

Senate Bill 1110 Support  
March 20, 2025

Good morning Chair Taylor and Members of the Committee,

My name is Anyeley Hallová, the CEO of Adre, a socially responsible real estate development company. We are the development partner on the Williams & Russell Business Hub project. I am not presenting in my role as Chair of the Land Conservation and Development Commission; I am here as the development partner on the Williams & Russell Business Hub.

Today, I'm honored to speak about how the Business Hub merges economic empowerment with environmental sustainability. The Business Hub is about creating opportunity and addresses the critical need for environmentally sustainable spaces within historically under-resourced communities.

The Business Hub will create economic development and economic resilience through not only its programming, but through the environmentally efficient design and construction of the building. The Business Hub project received funding from the USDA Wood Innovations grant program to help realize mass timber as a construction material, not just within a historically under-resourced community, but purpose built for the community.

Communities in historically under-resourced areas are typically not beneficiaries of innovative and sustainable development. By choosing mass timber and offering tenancy below market rate, we're not just creating a structure; we're offering an opportunity for the local business community to engage with and benefit from innovative and sustainable building practices.

Mass timber offers a host of environmental and economic benefits. It sequesters carbon, uses fewer construction materials, is faster to build, and supports the local forestry economy. Early calculations show that the embodied carbon savings from using mass timber in this project could be over 60% compared to traditional building methods. And when harvested responsibly, mass timber doesn't contribute to deforestation. It even opens the door for the use of smaller, lower-grade timber, ensuring that wood products can be produced in a more sustainable and inclusive manner, boosting local economies.

Additionally, the Business Hub is seeking LEED Gold certification including top-quality insulation, LED lights, low-flow fixtures, and solar power. The environmentally efficient design practices will ensure that the Business Hub encourages long term economic resilience by incurring lower utility costs.

The Business Hub will create an environment where health, sustainability, and innovation are at the forefront. By providing a space for entrepreneurs to thrive, while also prioritizing environmental efficiency, the Williams & Russell Business Hub will not only be a place where businesses can grow, but will also be a living example of how sustainable development and economic development go hand in hand. Thank you.