



City of Wilsonville Policy Position
Supporting HB 4086-2 Related to Economic Development:
Adding flexibility to Regionally Significant Industrial Sites criteria benefits economic development in Oregon

February 3, 2026

Chair Nguyen, Vice-Chair Skarlatos, Members of the House Committee on Economic Development, Small Business, and Trade:

On behalf of the City of Wilsonville, I am submitting this testimony in **support of HB 4086** and the -2 amendment, particularly **Section 8**, which would modify ORS 285B.626 to **allow measuring average annual employment at Regionally Significant Industrial Sites (RSIS) cumulatively**.

RSIS sites are often **large, multi-property, and long-term development efforts**. Such is the case in Wilsonville. RSIS sites require substantial **upfront public investment** in infrastructure—often years before full site buildout occurs. Under the current statute, cities are asked to make these investments with limited certainty that any single employer will meet the required employment thresholds, which creates significant risk.

Allowing cumulative employment across multiple eligible employers directly addresses this challenge by:

- **Reflecting real-world development patterns**, where RSIS sites build out incrementally across several businesses and properties;
- **Providing greater certainty** that jobs will be created across the site as a whole, even if no single employer meets the threshold alone;
- **Reducing financial risk for cities**, enabling more confident decisions around major infrastructure investments; and
- **Aligning state incentives with public investment timelines**, where infrastructure must precede private development.

For cities like Wilsonville, this certainty is crucial. Infrastructure investments must be justified to taxpayers and elected bodies, and the cumulative employment approach provides a clearer line of sight between public investment, job creation, the potential for reimbursement afforded by the RSIS program.

Importantly, the bill **maintains strong wage requirements**, ensuring that these jobs remain **high-quality, traded-sector employment**. The proposed change does not lower standards—it modernizes the structure to match how industrial sites actually develop.

For these reasons, the City of Wilsonville **strongly supports** the cumulative employment provisions in HB 4086. Thank you for the opportunity to submit testimony.

Sincerely,



Mayor Shawn O'Neil
City of Wilsonville