

EDCO/REDI – In Support of HB 4084 as Amended

Chair Nguyen, Vice Chairs Isadore and Skarlatos, and members of the Committee,

For the record, my name is Steve Curley. I am the Redmond Director for Economic Development for Central Oregon, and I'm here today in support of **House Bill 4084, as amended in the -4 amendment**.

The amendments make this bill clearer, more balanced, and more effective statewide.

First, **fast-track permitting for major projects**.

The amendments lower the **investment thresholds**, so the program works for all parts of Oregon:

- **\$100 million for projects in metro areas,**
- **\$50 million for projects in medium-sized counties, and**
- **\$25 million for projects in rural counties.**

These levels still represent significant investment, but they recognize that a \$25 million project can be transformational in rural communities.

The amendments also correct the regulatory approval language. A project must now require **multiple regulatory approvals from at least one state agency**, rather than approvals from multiple agencies. That better reflects how permitting works and ensures the program is accessible to real projects facing real delays.

Just as important, the bill clearly states that **FastTrack is intended to reduce permitting timelines**—not just coordinate them. The processing timelines for approvals are explicitly intended to be shortened, consistent with the reductions identified through the permit inventory and streamlining work in the bill. This alignment ensures the program delivers real, measurable time savings.

The amended bill places the Joint Permitting Council in the Governor's Office, includes Regional Solutions review to ensure alignment with local and regional priorities, and caps participation at **15 projects**, ensuring focus and accountability.

Second, **industrial site readiness**.

The \$40 million investment to help prepare land so it is ready when opportunities arise is critical to keep Oregon competitive nationally.

Third, **enterprise zone modernization**.

The amendments move enterprise zones toward a **performance-based model**, allowing flexibility while maintaining clear accountability for results.

The amendments allow for alternatives to traditional job-count metrics, such as job retention, wage growth, productivity improvements, capital intensity, and modernization investments. They also shorten certain eligibility timeframes and authorize pilot programs and waivers under clear rules.

In short, **HB 4084 as amended improves competitiveness, supports rural and mid-sized communities, and delivers faster permitting with accountability**—all while maintaining strong oversight and environmental standards.

I urge your support and thank you for your time.

Steve Curley
Director
Redmond Economic Development, Inc., in collaboration with
Economic Development of Central Oregon