

February 10, 2026

Representative Daniel Nguyen, Chair
Representative Alek Skarlatos, Vice Chair
Representative Shannon Isadore, Vice Chair
Economic Development, Small Business, and Trade Committee
900 Court Street, NE
Salem, OR 97301

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

For the record, my name is Tina Guldberg, Assistant Vice President for Economic Development and Strategic Relations at the University of Oregon. I am pleased to submit this written testimony today in strong support of House Bill 4084, Governor Kotek's economic development package.

The Governor's Prosperity Roadmap outlines clear goals to retain and grow Oregon businesses, spurring job creation and accelerating the state's long-term economic growth. HB 4084 is an essential implementation step, modernizing our tools to attract investment, expand opportunity, and strengthen regional economies statewide.

This legislation tackles the huge need to address our over-regulated permitting structures. Companies evaluating expansions routinely cite slow, fragmented permitting processes as a deterrent to investing here. HB 4084's FastTrack Permitting program, coordinated through a Joint Permitting Council, will provide predictable timelines and reduce cross agency delays, making Oregon far more competitive with other states.

Oregon is also constrained by a shortage of shovel ready-ready industrial sites, especially those large enough to support advanced manufacturing, R&D, and innovation sector-sector growth. HB 4084's \$40 million investment in the Industrial Site Loan Fund will address the costly and complex pre-development needs—such as infrastructure, environmental mitigation, and site assembly—that local governments cannot undertake alone.

One of the most compelling examples is the Clear Lake industrial area near the Eugene Airport. This is a high potential site that remains undeveloped because of

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major upfront costs, including required wetland mitigation and significant transportation infrastructure improvements.

Clear Lake offers:

- hundreds of acres suitable for innovation driven-driven industry,
- proximity to research universities (UO and OSU),
- access to multimodal transportation routes, and
- the scale needed for advanced manufacturing and R&D operations.

Yet without state partnership, the site will remain dormant, despite strong market interest. HB 4084 provides the type of strategic investment needed to unlock this significant regional and statewide industrial asset.

HB 4084 updates one of Oregon's most effective economic development tools—Enterprise Zones—so that more communities and more types of businesses can benefit. Changes such as adjusting job creation thresholds, expanding eligible business types, and extending exemption timelines will better support small, rural, and innovation-oriented-oriented employers.

The University of Oregon, in partnership with Oregon State University, Oregon Business Council, industry, and local governments, is co-leading the Southern Willamette Valley Innovation Corridor, a unified regional strategy connecting Corvallis and Eugene to drive innovation led economic growth.

This effort is:

- leveraging world-class research capacity,
- aligning workforce and industry needs,
- adopting proven lessons from regions like North Carolina's Research Triangle, and
- creating a coordinated policy agenda for 2026 and beyond.

However, the corridor's potential—and Oregon's competitiveness—are constrained by the same challenges HB 4084 seeks to address: complex permitting, scarce shovel ready industrial land, and insufficient infrastructure funding. Clear Lake and other high value sites in the region are exactly the places where HB 4084 will make an immediate difference.

In summary, HB 4084 modernizes Oregon's economic development toolkit at a moment when the state must act decisively to attract investment and support

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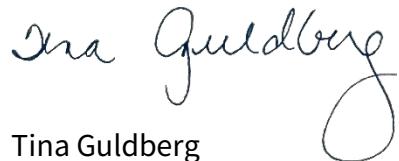
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innovation driven industries. It offers practical, targeted solutions: faster permitting, strategic site readiness funding, and updated incentives that support businesses of all sizes.

On behalf of the University of Oregon's Economic Development & Strategic Relations team, I urge your strong support for HB 4084.

Thank you for the opportunity to provide written testimony.

A handwritten signature in black ink that reads "Tina Guldberg". The signature is fluid and cursive, with "Tina" on the top line and "Guldberg" on the bottom line, with a small circle at the end of the "g".

Tina Guldberg

Assistant Vice President for Economic Development & Strategic Relations
University of Oregon

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