



OREGON HOUSE OF REPRESENTATIVES

Senator Fred Girod, Co-Chair JWM Subcommittee On Capital Construction
Representative Rob Nosse, Co-Chair JWM Subcommittee On Capital Construction
Members of the JWM Subcommittee On Capital Construction

February 12, 2026

Re: House District 3 Capital Project Request
Spalding Industrial Park Wastewater Infrastructure Upgrade – \$2,000,000

Dear Co-Chairs and Members of the JWM Subcommittee On Capital Construction:

I write to you not only as the State Representative for House District 3, but as someone who lives and works in a community that has struggled for far too long to regain its economic footing.

Josephine County has consistently faced unemployment rates above the statewide average and continues to rank among the more economically distressed counties in Oregon. Median household income in our region trails the state average by a significant margin, and too many families live paycheck to paycheck. Poverty rates remain stubbornly high, particularly among children and seniors. These are not abstract statistics. They represent our neighbors, our veterans, our young families trying to build a future in Southern Oregon.

For years, we have talked about economic revitalization. The Spalding Industrial Park Sanitary Sewer Infrastructure Project is a tangible, ready-to-build opportunity to actually deliver it.

The City of Grants Pass is requesting \$2,000,000 in state capital construction funding to close the gap on a \$4.5 million project that will construct the sanitary sewer main, pump station, wet well, and force main necessary to serve dozens of acres of currently undevelopable industrial land. Environmental review is complete. Detailed cost estimates are prepared. There are no unresolved feasibility issues. This project is fully shovel-ready.

Without sewer infrastructure, this industrial land sits idle, producing no jobs, no payroll, and no tax base. With sewer infrastructure, it becomes a platform for manufacturing, logistics, and traded-sector employers that provide family-wage jobs.

Based on comparable industrial development in similarly sized Oregon communities, full buildout of the Spalding Industrial Park could reasonably support 200–400 direct jobs over time, depending on tenant

mix. At an estimated average annual wage of \$50,000–\$65,000 for industrial and logistics positions, that translates conservatively to \$10–\$20 million in new annual payroll circulating in Josephine County.

Using standard economic multiplier estimates for traded-sector employment (1.5–2.0), the total regional economic impact could approach \$15–\$40 million annually once the park reaches maturity. Over a decade, that represents hundreds of millions of dollars in cumulative economic activity, generated from a one-time \$2 million state investment.

That is the definition of leverage.

In addition to job creation, development of this land will expand the local property tax base, increase state income tax revenues, and strengthen the long-term fiscal health of both the City and the State. The City of Grants Pass has committed a significant local funding match, demonstrating real local skin in the game. This is not a request to solve our problems for us. It is a request to partner with us in solving them.

I have met with small manufacturers who want to expand but cannot find properly served industrial land. I have spoken with young families who want to stay in Josephine County but need stable, family-wage employment to do so. I have heard from workforce leaders who are ready to train workers if the jobs materialize.

The missing link is infrastructure.

This project is precisely what the Capital Construction Program was designed to fund:

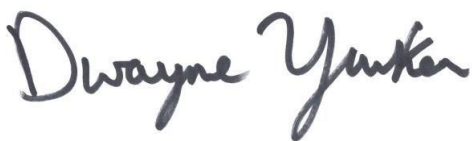
- Construction-ready
- Locally matched
- Economically catalytic
- Directly tied to job creation and long-term revenue growth

Rural Oregon does not ask for special treatment, but we do ask for equitable opportunity. Strategic infrastructure investment in economically distressed regions is not charity. It is sound statewide economic policy.

The Spalding Industrial Park Sewer Project offers a clear path to durable economic revitalization in Southern Oregon. I respectfully urge your support for this \$2,000,000 request.

Thank you for your leadership and your thoughtful consideration of investments that strengthen all corners of our state.

Sincerely,

A handwritten signature in dark ink that reads "Dwayne Yunker". The signature is written in a cursive, flowing style.

Dwayne Yunker
State Representative, Oregon House District 3