



Testimony on SB SB 1586

The Oregon JOBS Act: Jobs, Opportunity & Build-Ready Site

Chair and Members of the Committee,

For the record, my name is Carmelle Bielenberg, and I serve as President & CEO of the Albany Area Chamber of Commerce, representing businesses across Linn and Benton Counties. I am here today in strong support of SB 1586, the Oregon JOBS Act: Jobs, Opportunity & Build-Ready Site Act.

Our local employers, from advanced manufacturers to small family-owned suppliers, are navigating rising costs, workforce shortages, and increasing regulatory complexity. At the same time, Oregon is competing aggressively with other states that are moving faster, permitting faster, and investing more strategically in job-ready industrial land. When Oregon loses a major project, the impact does not stop at the city boundary where that facility is located. It ripples throughout the state, into supply chains, housing markets, school funding, and small businesses that depend on strong regional economies. For communities like Albany, Millersburg, and across Linn and Benton Counties, advanced manufacturing growth in North Hillsboro and other regions translates directly into contracts for local suppliers, engineering firms, logistics companies, construction trades, and professional services.

Unlocking Industrial Land Matters to the Entire State

The provision to bring 1,700 acres into the urban growth boundary for advanced manufacturing use reflects a critical truth: economic opportunity requires both vision and location. Oregon cannot promise jobs without having “build ready” sites. The targeted nature of this proposal, limiting the land to advanced manufacturing and suppliers and prohibiting stand-alone data centers, ensures the focus remains on high-wage, high-impact industries such as semiconductors, biotech, and clean technology. These sectors generate strong multiplier effects that extend well beyond the metro area and into rural and mid-valley communities like ours.

Smart Incentives Protect and Grow Oregon’s Tax Base

SB 1586 strengthens Oregon’s ability to retain and attract advanced manufacturing jobs by modernizing and expanding tools already in place. Expanding the Research & Development Tax Credit beyond semiconductor companies to all advanced manufacturers ensures we remain competitive with other trade-dependent states. Allowing refundable credits for large employers and increasing certification limits recognizes the scale of investment required in this industry.

The proposed five-year property tax exemption for qualified capital investments tied to job creation or modernization gives local governments flexibility to compete for transformational projects. In communities like Albany and throughout Linn County—where advanced manufacturing and food processing are foundational industries—modernization is not optional. It is essential to competitiveness and keeping jobs in Oregon rather than watching them migrate across state lines.

Clarifying and strengthening the Enterprise Zone and Regionally Significant Industrial Sites (RSIS) programs also matter deeply to our region. Ensuring school districts receive enterprise zone school fees as intended builds trust and partnership at the local level. Adjusting RSIS thresholds for rural communities helps ensure that smaller markets can still qualify for critical infrastructure reimbursement—recognizing that economic development in rural Oregon often happens collectively, not in single mega-projects.

Predictability in Regulation is Pro-Worker and Pro-Community

The regulatory reform provisions in SB 1586 are about transparency and predictability. Establishing clear processing deadlines for permits, publishing them publicly, and cataloging permits issued creates accountability and certainty. Businesses can plan, lenders can finance, and communities can prepare. Delays do not just cost corporations, they cost construction workers waiting for projects, small contractors waiting for bids, and families waiting for stable employment opportunities.

Why This Matters to Linn & Benton Counties

Advanced manufacturing growth strengthens Oregon's income tax base, which supports schools, infrastructure, and public services statewide. It drives demand for local suppliers, trucking firms, machine shops, accountants, restaurants, and housing. It supports apprenticeship programs and workforce pipelines through Linn-Benton Community College and our local school districts. It provides career path jobs that allow families to stay, build wealth, and invest in their communities.

Oregon's working families are feeling economic pressure. SB 1586 is a practical, balanced response—focused on sites, incentives, and regulatory clarity—to ensure Oregon remains a place where innovation is built, not just imagined.

On behalf of the Albany Area Chamber of Commerce and the employers we represent, across Linn and Benton Counties, I respectfully urge your support for SB 1586. Thank you for your consideration and for your commitment to strengthening Oregon's economic future.



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