



Chair, Vice-Chair, and Members of the Committee:

For the record, my name is Alicia Bermes, and I am submitting testimony on behalf of the Beaverton Area Chamber of Commerce in support of SB 1586.

SB 1586 represents a comprehensive and coordinated approach to strengthening Oregon's advanced manufacturing ecosystem. By combining strategic site readiness, targeted incentives, and regulatory improvements, this legislation addresses the key factors that influence business investment decisions: land availability, cost competitiveness, and predictability.

### **Unlocking Industrial Land for Advanced Manufacturing**

The bill's proposal to bring 373 acres into the Urban Growth Boundary (UGB) immediately in North Hillsboro, with an additional 1,700 acres designated as urban reserves, provides a critical supply of build-ready land for advanced manufacturing. Requiring the land to be used for advanced manufacturing and related suppliers — while prohibiting stand-alone data centers — ensures that the site is reserved for high-wage, job-generating industries aligned with Oregon's strategic economic priorities.

While the City of Beaverton does not directly benefit from the specific land identified in this proposal, we are part of a deeply interconnected regional economy. Advanced manufacturing growth in North Hillsboro strengthens the broader ecosystem that supports businesses and workers across Washington County and the state.

Supply chains, workforce mobility, housing demand, small business growth, and regional infrastructure systems do not stop at city boundaries. When large-scale manufacturing investments occur in our region, Beaverton-based suppliers, service providers, construction firms, and small businesses often benefit. Our workforce also participates in this ecosystem, with residents commuting across jurisdictions. Expanding build-ready industrial land helps ensure the region remains competitive for major investments that generate long-term economic opportunity.

### **Enhancing Oregon's Competitive Position**

The bill's expansion of the Research & Development Tax Credit to include a broader range of advanced manufacturing industries — including clean technology and life sciences — aligns Oregon with other trade-reliant states competing for similar investments. Increasing certification limits, extending the sunset, and allowing refundable credits for companies with 3,000 or more employees provide certainty and scale necessary for large employers making long-term capital decisions.



Similarly, authorizing local governments to offer a five-year property tax exemption for new qualified capital equipment beginning January 1, 2026, supports reinvestment in productivity and modernization. Because the exemption applies only to new equipment and machinery and returns to the tax rolls after five years, it encourages capital investment while maintaining long-term local revenue stability.

Strengthening the Regionally Significant Industrial Sites (RSIS) Program by adjusting the rural job threshold from “per company” to “collectively” ensures communities such as Pendleton can continue qualifying for infrastructure reimbursement. This change supports balanced statewide economic development and recognizes that rural job growth may occur across multiple smaller employers rather than a single large firm.

### **Improving Predictability Through Regulatory Reform**

Finally, directing state agencies to establish and publish permit processing deadlines increases transparency and predictability — both critical for capital-intensive industries. Publicly available timelines and permit catalogs help businesses plan investments with greater confidence while maintaining regulatory standards.

### **Conclusion**

SB 1586 reflects a coordinated strategy to secure Oregon’s position in advanced manufacturing — a sector that drives high-wage employment, innovation, and export growth. Although Beaverton does not directly benefit from the specific land action in North Hillsboro, we strongly support this bill because our community is part of the broader economic ecosystem that will benefit from increased investment, job creation, and supply chain growth.

We respectfully urge your support for SB 1586.

Thank you for the opportunity to provide testimony.

Respectfully submitted,

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Beaverton Area Chamber of Commerce