

February 14, 2026

TO: Senate Committee On Finance and Revenue

FROM: Karen Lisgnoli, SIOR, Associate Vice President, Colliers Westside Specialists

RE: Support for SB 1586 – The Oregon Jobs Act

Chair Broadman, members of the Committee,

I am a commercial real estate broker with Colliers, focused primarily on industrial/advanced manufacturing and office product in Washington County. I also serve on the executive board of NAIOP Oregon, a leading commercial real estate development association representing contractors, architects, developers, brokers, business owners and other industry professionals across our state.

I am submitting this testimony express my strong support for SB 1586.

In my role, I hear firsthand how businesses outside of Oregon perceive our state. Increasingly, executives and site selection consultants describe Oregon as “not open for business.” We regularly hear that companies are unwilling to consider Oregon due to our tax structure, limited industrial land supply, and a perception that state leadership does not prioritize economic growth and development. Meanwhile, other states are aggressively competing for these employers with clear incentives, shovel-ready sites, and coordinated economic development strategies which encourage high-paying jobs and economic prosperity.

Oregon is falling behind.

My team recently represented an advanced manufacturing company seeking to locate within 10 minutes of Intel. The company intended to purchase land and construct a 50,000–100,000 square foot facility, bringing up to **150 high-paying jobs** to our state. Despite Oregon’s desire for this type of employer, there were only two viable site options that met their operational needs.

After spending a month in the pre-application process, we learned that one of the sites could not accommodate their operations due to wetlands that could not be mitigated. With only one remaining option in Oregon, the company began actively evaluating alternatives in Boise and Arizona. Had that final Oregon site not worked, we would have lost those 150 jobs to another state.

Fortunately, with the intervention of Washington County economic development advisors, we were able to keep the company focused on Oregon, and our community will now benefit from those high-wage jobs and long-term investment. However, if another advanced manufacturing company with similar requirements approached us today, I am not confident we'd be able to accommodate them.

Overall, we are woefully unprepared to handle even moderate economic growth given our current supply of developable industrial land and economic incentive/tax policies.

From a practical standpoint, the infrastructure surrounding the identified 373 acres is significantly more prepared to support advanced manufacturing development than many other areas in Oregon. It should also put the community at ease that stand alone data centers, distribution warehouses and recreational uses are not allowed under this bill.

SB 1586 represents an important step toward addressing these challenges. Policies that increase site readiness, improve certainty in the development process, and demonstrate that Oregon values responsible, moderate economic growth are essential if we are to compete regionally and nationally.

I respectfully urge you to support SB 1586 and help position Oregon as a state that is truly open for business, capable of attracting high-quality employers and sustaining long-term economic prosperity for our communities and families in Oregon.

Respectfully yours,
Karen Lisignoli, SIOR
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