



**Southern Oregon Regional
Economic Development, Inc.**

February 16, 2026

House Committee on Revenue
Oregon State Capitol
900 Court Street NE, Room 160
Salem, OR 97301

Re: HB 4084A - Support (with concerns and recommended revisions)

Chair Nathanson, Vice-Chair Reschke, Vice-Chair Walters, and Members of the Committee:

I support HB 4084A, with two concerns: (1) enterprise zone property tax abatement extensions, and (2) legislative visibility into the permitting program's performance.

Enterprise zones: I support most of the modernization components in this bill. My objection is limited to the proposed authority to extend the enterprise zone property tax abatement period. While the amendment scales back the extension concept compared to the introduced version, it still allows longer extensions through Business Oregon rulemaking. I cannot support any extension beyond current law unless the state adopts a revenue-sharing or backfill mechanism that protects counties and local taxing districts.

If the state wishes to authorize longer abatements as part of a statewide competitiveness strategy, the extension should be paired with a state-level fiscal alignment mechanism similar in concept to the Strategic Investment Program, which aligns statewide economic priorities with local fiscal stability.

Council reporting / oversight: I also have a governance concern. HB 4084A routes the Joint Permitting Council's reporting and agencies' delay reporting primarily to the Governor rather than to the Legislature. Even if executive coordination improves execution, legislative visibility and public accountability remain important, particularly during initial implementation.

Separately, I appreciate the direction of the FastTrack concept, especially including economic development practitioners on the council. Lowering the thresholds from the introduced version improves statewide usability, but most communities will still have few projects at that scale. Permitting streamlining is equally impactful for the much larger set of projects below the thresholds, and the model should be designed to evolve if it proves successful.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Blair Sundell".

Blair Sundell
Executive Director
Southern Oregon Regional Economic Development, Inc. (SOREDI)