



February 16, 2026

Chair Nathanson, Vice Chairs Reschke and Walters
House Committee on Economic Development, Small Business and Trade
900 Court Street NE
Salem, Oregon 97301

RE: Support for HB 4084 – Prosperity Bill

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

On behalf of Economic Development for Central Oregon (EDCO), the Bend Chamber of Commerce, and Redmond Economic Development, Inc. (REDI), we write in support of House Bill 4084 as amended. The amendments make the bill clearer, more balanced, and more effective for communities across Oregon.

First, the FastTrack Permitting Program represents an important step toward improving predictability, coordination, and competitiveness for major investment projects. Placing the Joint Permitting Council within the Governor's Office ensures executive-level oversight and accountability. The revised investment thresholds, \$100 million for metropolitan areas, \$50 million for medium-sized counties, and \$25 million for rural counties, appropriately recognize that transformational projects look different across Oregon. In rural communities, a \$25 million investment can significantly expand family-wage employment, strengthen local tax bases, and catalyze long-term economic opportunities.

The amendments also improve the regulatory approval language so that qualifying projects must require multiple approvals from at least one state agency, rather than from multiple agencies. This more accurately reflects how permitting functions in practice. Importantly, the bill clearly states that the program is intended to reduce permitting timelines, not merely coordinate them, consistent with the permit inventory and streamlining work required in the measure. The cap of 15 projects ensures focus and accountability while maintaining existing environmental and land use standards.

Second, the \$40 million investment in industrial site readiness through the Industrial Site Loan Fund is critical. Communities cannot compete nationally if sites are not shovel-ready. Preparing land in advance allows Oregon to respond quickly when opportunities arise and strengthens our position in recruiting and expanding traded-sector employers. Our organizations have historically supported this investment in economic development.

Third, HB 4084 modernizes Oregon's Enterprise Zone program in thoughtful and measured ways. Enterprise Zones remain one of our most effective economic development tools, yet today's projects are increasingly capital-intensive and technology driven. The bill recognizes that job creation timelines have evolved, construction schedules are longer, supply chains are more complex, and major projects often take years to reach full operational staffing. It provides reasonable flexibility in employment thresholds and timelines, particularly for rural and smaller communities, while preserving minimum standards and local oversight.

The measure also clarifies the use of alternative performance measures such as job retention, wage growth, productivity improvements, and capital investment, bringing greater predictability to local decision-making while maintaining accountability. Finally, it improves clarity around business eligibility and better aligns statutory language with modern traded-sector industries, ensuring transparency while preserving the program's focus on attracting outside investment and generating long-term community benefit. We have experienced firsthand companies that cannot meet current statutory hiring timelines, underscoring the need for a more modernized and practical framework.



In short, HB 4084 as amended strengthens Oregon's competitiveness, supports rural and mid-sized communities, improves permitting efficiency, modernizes enterprise zones, and invests in site readiness, all while maintaining strong accountability and environmental standards.

EDCO is a private, nonprofit organization serving Crook, Deschutes, and Jefferson counties. Its mission is to strengthen communities by creating opportunities that generate new revenue and family-wage jobs. Guided by its vision to be a catalyst for economic prosperity for all, EDCO recruits new employers to Central Oregon, supports entrepreneurs in launching scalable businesses, and assists existing companies with growth and expansion. Its client base includes many of the region's highest-paying companies, which contribute significantly to the local tax base.

The Bend Chamber of Commerce represents more than 1,650 members and approximately 8,500 employees across Central Oregon. We advocate for policies that support a strong, resilient business climate grounded in predictability, affordability, and responsible growth. Our members, spanning healthcare, manufacturing, hospitality, construction, technology, retail, and professional services, rely on clear regulatory frameworks, timely permitting, and infrastructure readiness to make long-term investment decisions. We engage on issues where policy uncertainty, unnecessary delays, or rising costs may undermine competitiveness, workforce stability, and economic opportunity. HB 4084 aligns with our values by promoting efficiency, transparency, and balanced accountability while preserving Oregon's environmental and land use standards.

REDI (Redmond Economic Development, Inc.) is a private, nonprofit corporation with the mission to create prosperity through community and business development by increasing the quality and number of jobs and capital investment in the community. Redmond serves as a manufacturing hub for Central Oregon and relies on effective tools to support business retention and expansion. This bill will make a meaningful difference not only for local economic vitality, but for Oregon's statewide competitiveness.

We respectfully urge your support of HB 4084. If you have any questions regarding our comments, please feel free to reach out directly. We appreciate the opportunity to share our perspective.

Sincerely,

Jon Stark
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Economic Development for Central Oregon

Sara Odendahl
CEO
Bend Chamber of Commerce

Steve Curley
Director
Redmond Economic Development, Inc.