

# Testimony on SB 1586-4: A Bill of Private Interest and Ethics Violations

**TO:** Chair Broadman and Members of the Committee

**FROM:** Dirk Knudsen - 62 years - Washington County - Primarily Hillsboro

Resident Chair Broadman, members of the committee:

My name is Dirk Knudsen. I am a 63-year resident of the Tualatin Valley, a land use consultant, and an investigative journalist. I am here to place this committee on notice: **SB 1586-4** is moving forward under a [cloud of potential corruption and systemic deception](#).

## 1. The "Advanced Manufacturing" Bait-and-Switch

Proponents claim this bill excludes "stand-alone" data centers. This is a fraud. Senator Sollman's late-night **-4 amendment** defines "Advanced Manufacturing" using the language of **Federal Executive Order 14318 (July 2025)**, which reclassified AI data centers as **"Industrial Infrastructure."** By including "computation, software, and networking" in the definition, you are fast-tracking AI data centers as an outright allowed use. You are telling the public these are factories for people; the text ensures they are housing for machines.

The "No Stand-Alone Data Centers" means nothing. The -4 revised definition immediately allows any data center computing AI an automatic approval.

The introduction of the **-4 Amendment** represents a significant pivot from "Semiconductor Manufacturing" to a broad **"Advanced Manufacturing"** framework.

- Under Section 2(1)(a)(A)(i), the bill defines "Advanced Manufacturing" as "coordination of information, automation, computation, software, industrial sensors and networking," • This broad language effectively reclassifies Data Centers as Advanced Manufacturing facilities. This allows developers to bypass the "Accessory Use" restrictions in the original bill, enabling 100% of the 1,700-acre expansion to be utilized for high-density data processing under the guise of "manufacturing."

Three current major Hillsboro players, **Aligned Data Centers (BlackRock)**, **Digital Realty (Vanguard)**, and **STACK Infrastructure**, have already filed for federal permits under the new ['Industrial Infrastructure'](#) Advanced Manufacturing standards. They aren't building factories for people; they are building power-hungry hubs for machines and doing so by calling it manufacturing. These facts guarantee the people of Hillsboro that the "No stand-alone data centers" language has no effect and is null and void. We will see the biggest data centers we have ever seen, and Hillsboro will permit them as Advanced Manufacturing. We are all being

lied to.

If we were to say that NO Data Centers could be placed on the 1700 acres, the support for this Bill would fall apart. And no one has stated what an Advanced Manufacturing employer looks like if it is not a Data Center or AI Computing facility. The entire proposal is a sham.

## 2. Conflict of Interest and the \$1.5 Billion Windfall

Public records from **ORESTAR** reveal that lobbyists/landowners within the 1,700-acre area have heavily contributed to the campaigns of some of the bill's primary proponents and its original Author, Senator Janeen Sollman.

This legislation triggers a land valuation spike of up to \$1.5 billion for these landowners/donors. Based on ORESTAR filings, the following government officials have accepted significant funds from these interests (this is only a few of the players we have researched):

- **Senator Janeen Sollman:** Accepted multiple contributions from **The Ir-Van Group LLC**, which is directly connected to and or owned by a prominent land owner, the **Northwest Hillsboro Alliance**, and the **Erickson** and **VanderZanden** families, among others.
- **Washington County Commissioner Pam Treece:** Received thousands from the **Erickson Group, LTD**, as well as funds from **Jack Erickson**, **The Ir-Van Group LLC**, and **Thomas VanderZanden**. All land owners or people connected to the land.
- **Hillsboro Mayor Beach Pace:** Received **Thousands** from the **VanderZanden** family and the **Erickson** family. Both landowners and the Ir-Van Group, LLC (lobbyist).
- **METRO Councilor Juan Carlos González:** Received funding from land owners: the **Erickson Group, LTD**, and **Thomas VanderZanden**.

\* These figures were pulled from the OreStar Campaign Elections Activity website and are the source for these statements

To advocate for a bill that enriches your own donors by ten figures without an explicit, public conflict-of-interest disclosure is a violation of the public trust and **ORS 244**. We are prepared to bring these documented entanglements before the **Oregon Government Ethics Commission**.

## 3. The Vertical Monopoly

Senator Sollman has accepted over **\$35,000** from **PGE, NW Natural, and the IBEW**. These entities, controlled by global asset managers such as BlackRock, State Street, and Vanguard, are the primary beneficiaries of the massive infrastructure buildout required for AI data centers. This is a vertical monopoly where the landowner, the utility, and the data center developers are

the same financial circle, while Hillsboro's schools face \$20 million in cuts.

In addition, the Orestar records indicate that [100% of the Primary Sponsors of this Bill, which is all of you](#), have received Campaign Donations from the energy sector players who will also reap massive financial harvests when this is built, not to mention the Data Centers, which they own too - [PGE, NW Natural, and PacifiCorp](#).

Despite the gentleman from PGE testifying Monday about their support and interest as a Public Utility, PGE is controlled by the 'Big Three' global asset managers: BlackRock, Vanguard, and State Street, who own a majority stock position in PGE, Pacific Power, and NW Natural.

These same 'Big Three' own the Data Center REITs and BESS battery arrays that will profit from this land. You are being asked to vote on a bill where the utility, the developer, and the customer are the same entity.

## **Conclusion**

If this land were truly for "jobs," you would explicitly ban data centers on every acre or set a maximum MW limit for data centers allowed, small enough to prevent what we have seen so far. Or perhaps the Bill can limit data Centers to not more than 10% of the total acres to be added into the UGB.

But you won't, because the money from these donors is the only thing driving this. I am adding this to the record so that the public will know exactly how their farmland and their future were traded away.

If there were any real jobs coming, any real employment, Hillsboro has the land needed to get them going now- almost 500 acres inside the Grand Bargain lands previously brought into the City. So this isn't about jobs.

**Vote 'No' on SB 1586-4 until the cloud is cleared and the truth is told.**

**Thank you.**

Dirk Knudsen  
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