

Submitter: Gerritt Rosenthal  
On Behalf Of: self  
Committee: Senate Committee On Finance and Revenue  
Measure, Appointment or Topic: SB1586

HB 1586 Testimony  
18 February 2026

My name is Gerritt Rosenthal and I am on the Metro Council Representing District 3 which is southern Washington County including a small part of Hillsboro. My district also includes the Sherwood-Tualatin industrial area. I am speaking on my own behalf.

I am speaking, not so much against SB 1586, but against its passage without adequate deliberation in this short session. This is not a simple bill since it includes substantive taxation components, has provisions for streamlining the permitting process, breaks Grand Bargain commitment, and would irrevocably commit high quality land to eventual urban development with very limited discussion of potential impacts. The bill has some good ideas such as extension of R&D tax breaks to biotech startups but the logic of extending credits to large companies with 3000 employees eludes me. Also, although the E-zone credits have been removed, I have not seen economic justification for other extensions, which would simply reduce revenue from established companies at the expense of other needs, particularly education.

On land use, we might need additional land in the future but I have heard no evidence of an immediate need for a chips manufacturing location and most advanced engineering (e.g. LAM research in my district) and biotech developments use smaller parcels. It seems that lack of infrastructure-ready parcels and a consistent permitting process might be greater limitations.

My opinion would be that a year wait would give us time to make the 50-100 acre sites we already have truly “shovel ready”, Since “advanced manufacturing” will require a skilled workforce, and it seems rather silly to let “unproductive” tax breaks impoverish our education system. We need to develop smarter, not necessarily quicker.

In reprise...SB 1586 has some good components and I am very much in favor of economic development, but, in the absence of known “suitors” for very large land sites, let’s take a year to talk about this and “get it right”.