

2026 legislative industrial land use conversations workplan

Outcome desired: If an Oregon family-wage company wants to expand in Oregon or a new family-wage company wants to come here, they have the land to do so.

Overall strategy: In collaboration with key stakeholders including legislators, environmental and community groups, business entities and government partners, co-develop and advance mutually agreed upon land use and funding solutions to ensure targeted industries have development-ready land to grow and expand in Oregon.

Metro Council

Outcome desired

- Metro Council is knowledgeable about the industrial land use issues facing our region and our state.
- Metro Council is knowledgeable about partners and other parties interests related to industrial land issues facing our region and our state.
- Metro Council understands and approves of the process to arrive at policy and funding solutions
- Metro Council sees their perspectives and priorities reflected in final legislative solutions

Activities

Metro Council education (Council work sessions Spring-Fall 2026)

June 9th: Disparities by the Numbers: Understanding inequities in Oregon's economy

- Wants economist perspective – trends over time. Who benefits? Who bears the cost?
- Look at multiple inequities: race (including American Indians/Alaskan Natives), gender, geographic, but lead with race
- Presenter: ECONW
- Overarching framing questions:
 - Is Oregon's economy producing shared prosperity or concentrated advantage?
 - What does economic opportunity look like in Oregon and who has access to it? Who doesn't have access to it? Why?
 - What does economic opportunity look like for tribes in Oregon? What role do tribes play in the local, regional and state economy?
- Understanding overarching disparities

- How do income and wealth differ across groups in Oregon and how have they changed over time?
- What communities face the highest barriers to job quality, income growth and wealth?
- Which geographic regions experience the deepest inequities?
- Industry and Labor specificity
 - Which industries in Oregon produce the widest wage gaps by group?
 - Who holds high wage, high growth jobs and who is excluded?
 - What does the data show about disparities in entrepreneurship and small-business ownership?
- Structural/Historical
 - What historical policies and practices create today's economic landscape in Oregon?
 - Where do we see evidence that policy choices drive disparities? How are current systems reinforcing or reducing inequities?
- Solutions
 - Which policies or interventions have reduced economic disparities in Oregon or similar states?
 - How do culturally specific chambers reduce economic disparities?
 - Where is Oregon making progress? What additional policies or strategies should Oregon pursue to reduce economic inequities for different groups?

July 7th: Region's business recruitment: HOW it works?

- Nick Triska GPI – recruitment pipeline
 - How does business recruitment work in the region? What are the nuts and bolts?
 - What are the common barriers?
 - What does the region do well? Where is there room for improvement?
 - What is the typical success rate and how does it compare to other states?
- Economic development tools – state and local overview
 - Jeff Hampton, BO's regional development officer – works more on retention question
 - What are the economic development tools that exist to recruit and retain businesses in the region? Who controls them and how are those decisions made?

- What tools are particularly successful? What barriers exist?
- How do the tools that we have compare to other states?

July 28: Traded sector industrial land supply statewide

- Traded sector site selection – Gabriella Frask (Mckenzie)
 - What are traded sector businesses looking for in land supply and how do they go about finding it?
 - What are the current barriers?
 - What's the success rate?
 - How speculative is it? How much is driven by the employer vs intermediary developer?
- Statewide perspective: OBC
Current Region – the Port (Teresa Carr)
- Industrial land tour: Hillsboro industrial area with Hillsboro; East County, CLK – Wilsonville, Basalt creek

Sept 8th: how has industrial land been utilized in Metro's UGB – Metro staff

- Historical overview – what's been successful and what has failed?
- Who gets to make what decisions – what is in Metro's span, what is in cities and counties span and what is in private market control?
- How do we ensure we get the jobs we want
- Site readiness/Brownfields

October 6: Data centers 101 and Tribes

- Possible presenters: TAO, PGE, Building Trades, Green Building Institute
- Data Center 101
 - What is a data center, and what role does it play in everyday life?
 - Why do data centers matter? What benefits do they bring?
 - Why are companies choosing Oregon as a location for data centers?
- What is the true economic value of data centers to local communities?
 - What economic benefits do data centers provide (construction jobs, tax revenue, indirect spending)?
 - How many permanent jobs do data centers create, and what skills do those jobs require?

- How do data centers impact local water, energy, and land use — and what thresholds or limits matter for sustainable growth?
 - How much power do data centers use, and what does that mean for the local grid?
 - How much water do data centers require for cooling, and what alternatives exist?
 - What land, zoning, and infrastructure conditions are necessary for data center development?
- What steps have Oregon and other states taken or considered to address the various concerns around data centers?
 - Governor’s Data Center Advisory Committee recommendations

October 20: Overview of agriculture industry within the three county area – what challenges and opportunities exist for agriculture specifically about land?

- Local farm bureaus?
- Farmworkers?

Metro Council legislative priority development (Late spring to mid-fall 2026)

- Regular briefings with Metro Councilors to discuss progress towards legislative solutions to help guide and shape solutions
 - Do we want the Ec Dev Councilors to get more frequent briefings? Or the MPAC councilors?
- Dialogue and discussion between Metro Councilors about possible legislative solutions that’s not serial communication

Legislative Stakeholder Table

Convened by Oregon Business Council

Members include Metro, Port, local jurisdictions, 1000 Friends, Farm Bureau, environmental groups and business groups.

Legislative development: Spring 2026-August 2026