

## HOUSE COMMITTEE ON REVENUE

February 6, 2020  
5:30 PM

Hearing Room A

**MEMBERS PRESENT:** Rep. Nancy Nathanson, Chair  
Rep. Pam Marsh, Vice-Chair  
Rep. E. Werner Reschke, Vice-Chair  
Rep. Alissa Keny-Guyer  
Rep. Mark Owens

**MEMBER(S) EXCUSED:** Rep. Diego Hernandez

**MEMBER(S) ABSENT:** Rep. Greg Smith

**STAFF PRESENT:** Chris Allanach, Legislative Revenue Officer  
Jaime McGovern, Economist  
Kait Harger, Economist  
Austin Anderson, Committee Assistant

**EXHIBITS:** Exhibits from this meeting are available [here](#)

**MEASURES/ISSUES:** Work Session: HB 4079  
Public Hearing: HB 4010

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**00:00:07** Meeting Called to Order by Chair Nathanson  
**00:00:54** Chair Nathanson Opens Work Session on HB 4079  
**00:01:00** Jaime McGovern, Economist, LRO  
**00:01:01** EXHIBIT 1 : HB 4079 -1 Preliminary SMS  
**00:01:03** EXHIBIT 2 : HB 4079 -1 Amendment  
**00:02:10** MOTION: Vice-Chair Marsh moves the -1 Amendment into HB 4079  
**00:02:15** Chair Nathanson  
**00:02:26** VOTE: 5-0-1-1  
**00:02:28** MOTION CARRIES  
**00:02:30** MOTION: Vice-Chair Marsh moves HB 4079 as Amended to the Floor with a Do Pass Recommendation and that it be referred to the Joint Committee on Ways & Means by prior reference  
**00:02:38** Chair Nathanson  
**00:02:50** Vice-Chair Reschke  
**00:03:12** Rep. Owens  
**00:03:47** Chair Nathanson  
**00:04:13** VOTE: 3-2-1-1  
**00:04:29** MOTION FAILS  
**00:04:50** Chair Nathanson Closes Work Session on HB 4079  
**00:04:51** Chair Nathanson Opens Public Hearing on HB 4010  
**00:05:05** Kait Harger, Economist, LRO  
**00:05:07** EXHIBIT 3 : HB 4010 -1 Preliminary SMS

00:05:16 EXHIBIT 4 : HB 4010 -1 Amendment  
00:06:24 David Brock Smith, State Representative, HD 1  
00:11:21 Rep. Keny-Guyer  
00:11:47 David Brock Smith, State Representative, HD 1  
00:12:45 Rep. Keny-Guyer  
00:12:53 Chair Nathanson  
00:13:27 Meeting Recessed by Chair Nathanson (Committee Stands at Ease)  
00:13:41 Meeting Reconvened by Chair Nathanson  
00:13:42 Chair Nathanson  
00:15:00 Bennet Minton, Coalition  
00:15:05 EXHIBIT 5 : Bennett Minton Presentation  
00:20:53 John Calhoun, TFO  
00:25:09 Laurie Wimmer, Oregon Education Association (OEA)  
00:25:33 EXHIBIT 6 : OEA Testimony  
00:29:09 Cadence Petros, City of Beaverton  
00:32:52 Sarah Zahn, Urban Development Partners  
00:36:13 Eric Paine, Community Development Partners  
00:39:40 Vice-Chair Reschke  
00:40:01 Cadence Petros, City of Beaverton  
00:40:09 Vice-Chair Reschke  
00:40:11 Eric Paine, Community Development Partners  
00:40:20 Rep. Reschke  
00:40:23 Eric Paine, Community Development Partners  
00:40:33 Chair Nathanson  
00:41:11 Jody Wiser, TFO  
00:41:15 EXHIBIT 7 : TFO Testimony  
00:44:43 Josie Koehne, League of Women Voters of Oregon (LWVOR)  
00:44:58 EXHIBIT 8 : League of Women Voters of Oregon Testimony  
00:48:48 Avery Pickard, Oregon Economic Development Association (OEDA)  
00:49:18 EXHIBITS 9 & 10 : OEDA Testimony Opposing and Oregon OZ Coalition  
FAQ and Compiled Comments  
00:52:07 Jonathan McGuire, Aldrich CPA's and Advisors  
00:52:14 EXHIBIT 11 : Jonathan McGuire Testimony  
00:52:16 EXHIBITS 12 & 13 : Coni S. Rathbone Letter and Oregon OZ Maps,  
respectively.  
00:55:32 JL Wilson, Oregon State Chamber of Commerce (OSCC)  
00:55:42 EXHIBIT 14 : OSCC Testimony  
00:57:41 Neil Amondson, Hunter Renaissance Development  
01:01:04 Matthew J Conser, Conser Homes, Inc.  
01:01:07 EXHIBIT 15 : Matthew J. Conser Testimony  
01:04:33 Jason Orme, Oregon Society of CPA's (OSCPA)  
01:04:52 EXHIBIT 16 : OSCPA Testimony  
01:07:09 Marcia Kelley, Oregon Women's Rights Coalition (OWRC)  
01:07:17 EXHIBIT 17 : HSCO Testimony  
01:10:20 Britt Conroy, Ecumenical Ministries of Oregon (EMO)  
01:10:25 EXHIBIT 18 : EMO Testimony

**01:12:52** Jeremy Rogers, Oregon Association of Realtors  
**01:13:44** EXHIBITS 19, 20 & 21 : Opportunity Zone Case Study (Ox Fibre), Opportunity Zone Case Study (Parramore Oaks) and Opportunity Zone Case Study (The Tappan).  
**01:16:11** Gwenn Baldwin, Oregon Smart Growth  
**01:19:31** Kevin Mannix, Common Sense for Oregon  
**01:22:48** Chair Nathanson  
**01:23:03** Vice-Chair Reschke  
**01:23:40** Chair Nathanson  
**01:23:52** Meeting Recessed by Chair Nathanson (Committee Stands at Ease)  
**01:24:00** Meeting Reconvened by Chair Nathanson  
**01:24:03** Chair Nathanson Closes Public Hearing on HB 4010  
**01:24:13** Meeting Recessed by Chair Nathanson (Committee Stands at Ease)  
**01:24:21** Meeting Reconvened by Chair Nathanson  
**01:24:37** MOTION: Vice-Chair Reschke having served on the prevailing side, served notice of possible reconsideration of his vote on HB 4079.  
**01:24:49** MOTION: Chair Nathanson recognizing that Rep. Reschke served notice of possible reconsideration of his vote on HB 4079 announced that the bill will be the first item on the next agenda.  
**01:25:10** Meeting Adjourned by Chair Nathanson