

## **News in the Corridor**

November 2007

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### **CCA's 21<sup>st</sup> Annual Meeting**

#### **Keynote by Governor John Kitzhaber, MD**

Join 150 of your business colleagues, listen to a great presentation by Gov. Kitzhaber and enjoy a delicious lunch. Reserve now before we sell out. Open to the public. [More information and registration...](#)

**Friday, December 14<sup>th</sup> 2007**  
**12 noon – 2 pm**

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#### **Safe, Sound & Green Streets**

Portland Department of Transportation has cut their budget seven out of the past eight years, with one third of the \$42 million in cuts coming from administration and management. Nevertheless, there has not been enough money to maintain pavement quality on City Streets (the backlog stands at \$34 million).

Two major reasons are 1) state funds have decreased in real dollars since 1993--the state gas tax has remained at 24 cents/gallon while inflation has driven up the cost of maintenance, and 2) In 1994 the City Council decided to discontinue traditional PDOT funding from the Utility License Fee, shifting about \$10 million annually to the general fund.

CCA has been actively involved in Sam Adams' Safe, Sound & Green Streets proposals to find additional funding for street maintenance and safety improvements. Current ideas include a monthly maintenance fee assessed to every household and business, a local gas tax, and reallocating a portion of the Utility License Fee to PDOT. A proposal will go to the City Council in January. For more information, contact CCA at 503.287.8686.

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#### **New Ideas for Brownfield Redevelopment**

Portland has a number of brownfields that are vacant or underutilized. Recent efforts to find new ways to spark redevelopment led to the creation of an expert

team which was invited to Portland and asked to provide insight and recommend models to foster redevelopment. They were challenged to be creative, think out of the box and apply solutions used at projects with similar situations around the country. The result is in a report which is optimistic but also requires hard work from Portland officials and businesses.

Their recommendations include:

1. Recognize the cost of doing nothing—idle land is expensive.
2. Identify Champions for the cause. At this point, we have Mayor Potter, Metro President Bragdon and PDC Commissioner Rosenbaum.
3. Create a model purchase and sale agreement, including a menu of incentives, indemnification and transfer issues.
4. Select a Master Developer that will gain control of multiple properties to achieve economies of scale.
5. Create a public private partnership to own property. This new legal entity would manage and finance remediation, engineering and development.

Contact Corky Collier at 503.287.8686 for more information or [download the report...](#)

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### **New Fees to Support New Parks**

Every few years, a committee reviews the System Development Charges dedicated to new park development. This year is a little different because non-residential fees are considered for the first time. By creating a new fee applied to building permits, the cost of park use by non-residents can be recouped.

Non-residents account for 13% of park use. City Council will likely institute a fee on commercial construction which leads to additional employees. The current recommendation is \$228 for construction which leads to one additional employee. The fee for the central city will be \$410. This is a one-time fee applied at time of construction.

For example, if a building permit is issued for a 1000 square foot restaurant, the Parks SDC fee would be \$486 or \$873 in the central city. The calculations are extremely complicated. For more details, please contact Corky Collier at 503.287.8686. A public hearing will be held on December 12.

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### **PDC Introduces Small Business Loan Program**

The Portland Development Commission's new **Near-Equity Small Business Loan Fund** is intended for companies with fewer than 20 employees looking for up to \$50,000 in direct business support (working capital, equipment, etc.).

For more information, contact Kevin Johnson at 503.823.1176 or [johnsonk@pdc.us](mailto:johnsonk@pdc.us).

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### **September Economic Index**

The University of Oregon Index of Economic Indicators experienced a sharp drop in September. Two indicators in particular dropped significantly during the month. Oregon building permits fell 20%, reflecting the additional stress placed on the housing market as a result of the tightening in mortgage markets that

began in August. Another indicator, the Oregon weight-distance tax collected, a tax on trucking activity in the state, also dropped sharply, also declining 20%. It would be premature to conclude, however, that this decline is entirely indicative of weaker economic conditions; an unusual calendar effect may be involved – there were only 19 working days in September this year, compared to 23 in October and 22 in August.

In short, the Index likely overstated economic softness somewhat during September. Despite this caveat, the Index still suggests softer economic conditions consistent with an economy that is growing at a relatively slow pace. [Full pdf report...](#)

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### **Welcome New and Renewing Members!**

David Evans & Associates	ACME Storage
Hanson Pipe & Products Northwest	American Industrial Uniform Services
Jubitz Truck Stop	Associated General Contractors
Pierce Pacific Manufacturing	Group Mackenzie
Portland Freightliner	Mt Hood Community College
Andersen Construction Co Inc	Port of Portland
Gresham Chamber of Commerce	Rainier Group I LLC
Colwood Golf Course	Sapa Anodizing, Inc.
Norris Beggs & Simpson	WorkSource Oregon
Capacity Commercial Group	YoCream International

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### **NE Columbia Blvd Sewer Project Coming to a Close**

Environmental Services is continuing sewer construction, but expects major construction on Columbia Blvd to be finished by the end of November. Construction is almost complete on the NE 42nd Avenue ramp and the NE 33rd Avenue ramp.

Minor cleanup work will continue through December 2007. In addition, work on Holland Court is scheduled to begin on November 12, and will take three to four weeks to complete. Work on NE 59th Place through the Bullet Freight Systems yard is scheduled for late November to early December 2007.

For more information, contact CCA at 503.287.8686 or Joe Annett, Portland Environmental Services at 503-823-2934.

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### **Recycled Paint from Metro**

Recently, MetroPaint became the first Green Seal certified recycled latex paint in the world. Green Seal is an independent non-profit that develops standards to assure consumers that a product or service meets both environmental and performance standards. MetroPaint has also been certified by Master Painters Institute (MPI), the leading paint performance certification organization in North America. Green Seal and MPI both require that Green Seal certified MetroPaint *perform as well as new paint*.

MetroPaint isn't best for projects requiring accurate color matching. Contact Metro Recycling at 503.234.3000 or Miller Paint (a CCA member) at 503.255.0190. [For more information and a coupon...](#)

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### **Senator Wyden Speaks on Health Care**

If you missed our November lunch with Senator Wyden, you can still learn about his [Healthy Americans Act](#). Senator Wyden has spent years crafting a bipartisan proposal for affordable, high quality, private health coverage for every American, regardless of where they work or live.

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### **Upcoming Events**

[December 14: CCA Annual Meeting](#)

**COLUMBIA CORRIDOR**  
A S S O C I A T I O N

**A 501(c)6 Non-Profit Organization  
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