




Digging Deep ... Shining a light


INSIDE



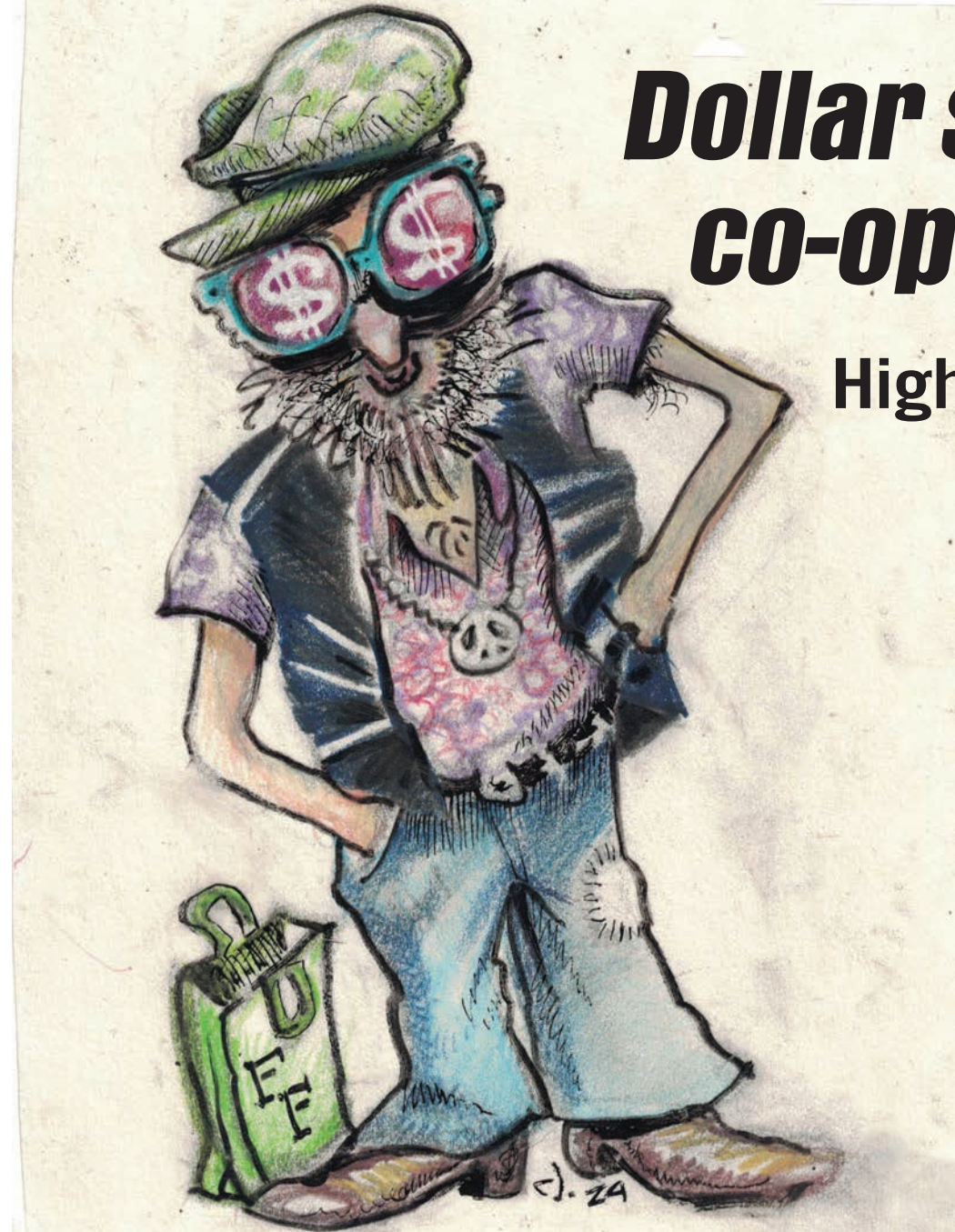
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Debating
without words



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Restaurants
come & go



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The way
we were



Dollar signs blind co-op anti-capitalists

Higher sale price supplants goal of grocery store

BY ALLAN CLASSEN

In the year after Food Front shuttered its doors, members agreed on two things:

- They wanted a grocery store there, even if a Food Front comeback was not in the cards.
- Money was secondary. Few cared about getting a return on the \$150 each paid for an ownership share.

Last month, the board of directors asked members to approve a sale of the property to a company that intends to find a retail tenant, hopefully a grocery store, for the vacant building. The board spurned consideration of an offer by Market of Choice to put in a grocery store.

Why was a surefire grocery store turned down for the mere possibility of one?

The board said it was the higher sale price. Market of Choice offered \$1.9 million, while a family-owned property management company, K-5

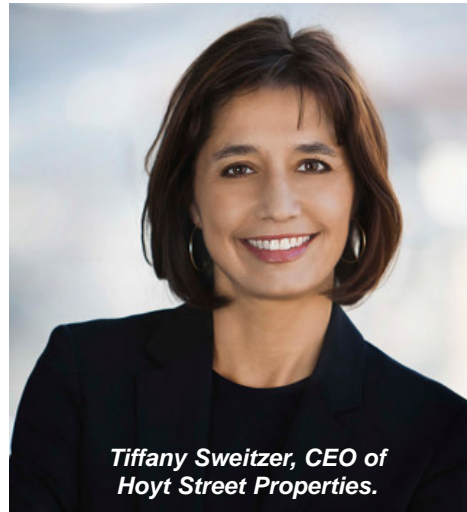
Urban Holdings LLC, offered \$2.55 million.

When did it become all about the money?

Perhaps when that became the only demerit to hold against Market of Choice, a company the board loathed irrationally.

Food Front Treasurer Mark Douglas, who was appointed to the board in June, made his strongest case against the Oregon-based healthy food chain. Selling to K-5, he said, would put an extra \$600,000 in the hands of mem-

Cont'd on page 6



Tiffany Sweitzer, CEO of
Hoyt Street Properties.

Developer on both sides of condo legal conflict

BY ALLAN CLASSEN

Tiffany Sweitzer has a complicated relationship with the homeowners association at the Cosmopolitan Condominiums, where she lives and owns two units with her husband, John Tess.

Sweitzer is CEO of Hoyt Street Properties, which built the 28-story Pearl District luxury tower in 2016. The HOA is now suing her company and various contractors for \$31 million to replace a dysfunctional heating and cooling system.

Cont'd on page 9

Orangetheory fitness coach under investigation for defrauding members

BY ALLAN CLASSEN

Orangetheory Fitness salons attract devoted, disciplined people adept at pushing against resistance. They also build community.

For one fitness coach, that combination spelled both his success and his undoing.

No coach engendered the ethic like Ryan Tong, a charismatic leader adept at raising heart rates and charitable donations while building community.

"You felt like family," said Daniel Borgen, a regular in Tong's classes.

The past-tense verb is intentional. It seems Tong was also allegedly expert at lining his own pockets. He is now facing possible fraud charges as the Multnomah County District Attorney's office investigates his case.

Orangetheory Fitness in Slabtown exalted Tong's philanthropic capacities in generating more than \$500,000 in contributions since the studio opened in 2018.

Members rushed to sign up for his classes, which routinely had waiting lists.

No one was drawn to Tong more than LeRae Hunt, who confessed that she cried upon learning that he was transferring from Orangetheory's Northeast Portland location, which was



HEAD COACH RYRY

Ryan Tong, also known as Coach Ryry.

near her home. She ultimately decided to make the trek to Slabtown four or five times a week to stay with him. At the Slabtown salon, she became the center of a circle of friends

Cont'd on page 14

1925 VILLA FLORENCE CONDOMINIUM IN THE
HISTORIC ALPHABET DISTRICT



507 NW 22nd Avenue #206

Enter the building via keypad entry, ascend to the 2nd floor and step into this home filled with architectural details and historic charm. Hardwood floors, crown molding, 3 walk-in closets, granite countertops, and tile bath. Entire building has been replumbed. Includes 1 dedicated storage unit, and 1 deeded parking space. A walk score of 98 is no surprise as this is conveniently located between NW 23rd & 21st Avenue with abundant shopping, dining and cultural offerings.

1 Bedroom / 1 Bath / 803 SF (Approx.)
RMLS #24422955
\$295,000

1959 MID-CENTURY IN KINGS HEIGHTS
WITH CITYSCAPE AND MT. HOOD VIEWS



2545 NW Mildred Street

Honoring the retro features, an extensive remodel was done in 2011, which resulted in a dramatic great room and opened up sight lines. The chef's kitchen features high-end appliances and has a Carrara marble island with a wet bar.

The Primary bedroom has a walk-in closet and pristine bath with original tile and Crane sink. The exterior of the home offers a mahogany deck, and a covered back patio with a quiet shaded garden. Attached 2 car garage with a 16x13 storage room for workbench, exercise or hobbies. The location is highly prized for its proximity to downtown, hiking trails, parks, and dining. Pittock Mansion, Hillside Center, Forest Park, NW 23rd Ave & Uptown Shopping Center are all nearby.

3 Bedrooms / 3 Bathrooms / 2,385 SF (Approx.)
5,227 SF Lot (Approx.)
RMLS #24340017
\$999,900

1930 COTTAGE ON THE ORIGINAL EDGECLIFF
LOOP IN DUNTHORPE



394 SW Edgecliff Road

English gardens, meandering paths, grassy terraces and tall fir groves create a secluded park-like setting surrounding this exceptional home. Upon entry, prepare to be charmed by the graceful wrought iron staircase railing, millwork, multi-pane windows and handcrafted oak arches. Kitchen just steps away from the greenhouse, and dining room with Mt. Hood view. Opportunity to use the main floor sunroom as a primary suite. Lower level has high ceilings and could become a family, bonus or media room.

There is no better address in Portland as you are centrally located on the original Edgecliff Loop of Dunthorpe Proper. Walk down the lane past stately homes to the exceptional Riverdale School.

3 Bedrooms / 3 1/2 Baths / 3,051 SF (Approx.)
41,817 SF Lot (Approx.)
RMLS# 24643550
\$1,750,000

"Dan Volkmer and his team provided us with exceptional service in the sale of our home in NW Portland. We interviewed several agents before deciding to go with Dan and his team. From start to finish, we received superb support from the entire team. We were given expert advice on preparing our home for the market and actual help in getting our home ready. Dan provided thoughtful and sound advice on pricing, advice which proved to be spot on when our home sold quickly at an excellent price. Dan has built a dedicated and talented team. And his value proposition, that it takes a team to sell a house, was fully borne out in our experience. Finally, kudos to Kishra, a member of the team whose efforts on our behalf went well beyond the call of duty. In short, we recommend the Dan Volkmer team with complete enthusiasm."

-Jim & Robert

1926 DEYOUNG AND ROALD GREEK REVIVAL

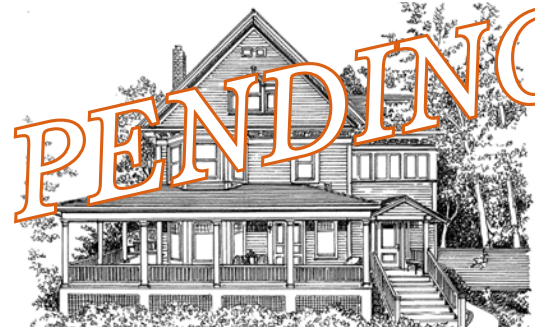


3008 NW Greenbriar Terrace

This G.L. Raush Home on Westover Terraces has been masterfully updated with timeless finishes. The Sundeleaf kitchen and family room expansion add to this home's impressive pedigree. A Master stone & tile mason from England created pathways complementing the existing stone walls. Surrounded by incredible gardens and elevated above the street unsure privacy, serenity and an abundance of natural light. Windows frame outlooks of Mt. Hood, Mt. Adams, Willamette River and the city. Rare original two-car garage attached with tunnel and convenient staircase to the basement and kitchen. Located one street away from Forest Park trails at the end of NW Cumberlândia.

4 Bedrooms / 2 1/2 Baths / 5,695 SF (Approx.)
9,583 SF Lot (Approx.)
RMLS# 24039597
\$1,370,000

1901 RESTORED CRAFTSMAN
IN WILLAMETTE HEIGHTS



3320 NW Thurman Street

This restored Craftsman home offers a versatile floorplan catering to a variety of uses, with home offices, extended guest set-ups (with kitchenettes) and social gatherings from intimate to grand.

Extensive improvements to infrastructure, systems and surfaces from 2012-2024 include Seismic retrofitting, updated plumbing, electrical, furnace, kitchen, all baths and so much more. Each room on the main level leads to the outdoors. A covered porch wraps around the home on 2 sides and connects to the private backyard. The owners teamed up with Metcalf Design and created a unique and comfortable residence that masterfully integrates past with present, resulting in a home that is truly an homage to a bygone era. Cross over the Thurman Bridge and stroll down to the shops and restaurants on NW Thurman, or go the other direction and hike through Forest Park.

5 Bedrooms / 3 1/2 Baths / 4,812 SF (Approx.)
7,500 SF Lot (Approx.)
RMLS #24393569
\$1,300,000

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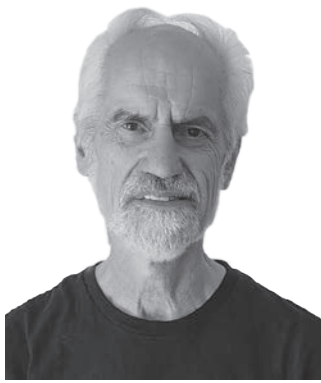
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PORTLAND BUSINESS
JOURNAL 2023



Debating without words a standup idea

Would-be Portland politicians could not have written a more accommodating charter than the one rolling out in the November general election. The number of City Council job openings jumps from four to 12 and the pay is fatter, while the duties are vastly trimmed.

Even unsuccessful campaigns need not be a financial loss, thanks to a public funding system that bestows up to \$9 for every dollar raised the hard way through donations from individuals.

And due to a ranked-choice voting system that sets the bar for victory at a mere 25 percent, candidates can tag-team with other contenders and ride into office without being anyone’s first choice.

A broad range of heretofore political outsiders sensed the opportunity and signed up. More than 20 candidates have filed for each of the four district races with the deadline still a month away.

For the voter, the system is less accommodating. How can a citizen reasonably study 20-plus candidates and make thoughtful decisions? Catching all at the same place at once is virtually impossible. Even if all the top contenders appear at the same event, the typical formats are not voter-friendly. Predictably evasive answers to predictable questions repeated by up to two dozen candidates is mostly mind-numbing.

What’s a voter to do?

I have a suggestion. Attend the District 4 Candidates Forum that I am moderating and co-sponsoring with Neighbors West/Northwest next month (Tuesday, Sept. 10, at Lincoln High School).

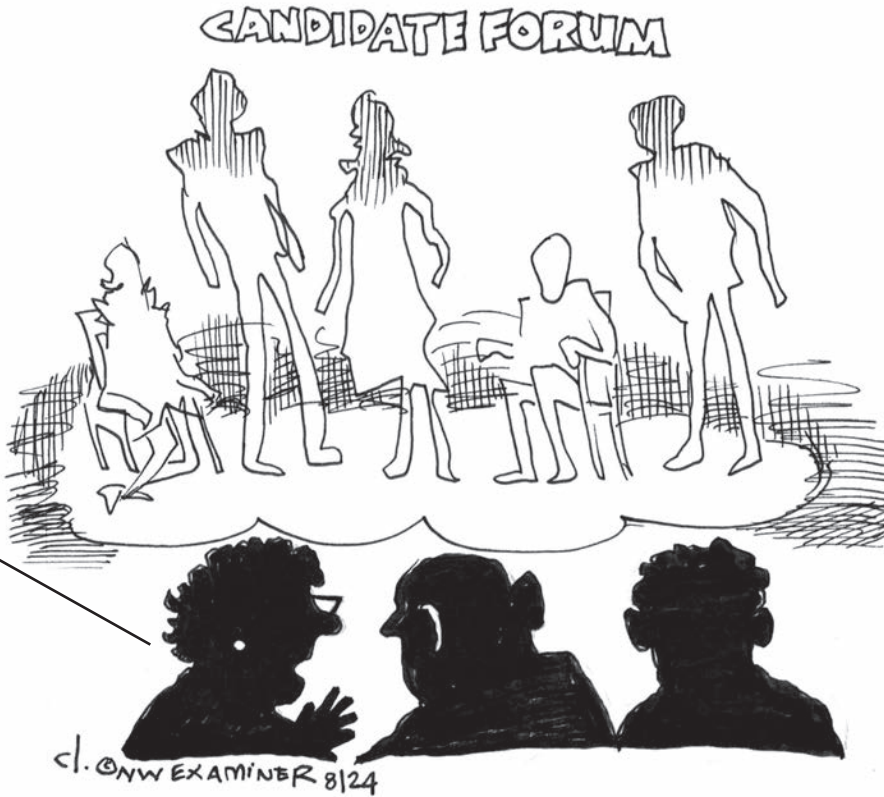
Rather than a row of candidates largely affirming pat positions on common topics, the heart of the event will be wordless. Voters want to know where candidates stand, not where they waffle to avoid giving a “wrong” answer. So we’ll ask them all to stand at once—or not—to show agreement to each in a list of statements and their corollaries.

Statements such as:

- The main cause of homelessness is a housing shortage or mental health or addictions.

•

“They talk too much anyway.”



Neighborhood associations have too much or too little influence in City Hall.

- Recent installations of traffic diverters and bicycle lanes improve or worsen transportation.
- Public safety spending should prioritize the Police Bureau or Portland Street Response.

If any candidates find such either-or choices too confining, they may use their wrap-up time to clarify. Each may also make an opening statement. There will not be time for each candidate to challenge the implications in each question.

Avoidance and obfuscation are natural self-defense mechanisms practiced by all candidates. They do not contribute to the democratic process, however. Though not technically elections, the Supreme Court nomination process is a parody of the know-nothing approach in fielding questions from the Senate. Judi-

cial careers have been saved, but to the detriment of the nation and to the integrity of the institution.

Elections mean something only when voters can express their will on the issues of the day. Votes cast on the basis of name recognition or warm-looking family photos in a brochure do not guide legislative bodies in any particular direction.

Candidates should tell us how they see the city’s challenges and what they intend to do about them. An election victory can then be a mandate to move in a certain direction or at least focus on certain problems. How can voters play their role if their selections say nothing about policy?

Designing a forum based on this goal is also a challenge. I hope that this novel approach will prove to be useful to voters and beneficial to our part of the city. At the very least, it should be interesting. ■

Readers Reply

Letters can be sent to: allan@nwexaminer.com or 1209 NW Sixth Ave., #303 Portland, OR 97204. Letters should be 300 words or fewer; include a name and a street of residence. Deadline: third Saturday of the month.

Renovate Keller

In Portland, we reimagine and restore. We don’t bulldoze buildings and neighborhoods when renovating makes more economic and environmental sense. This is what’s at stake in the upcoming City Council decision to renovate Keller Auditorium or build something new at Portland State University or Lloyd Center. We urge the council to renovate the Keller.

Fully renovating the Keller would cost about half as much as building something new, not including the cost to demolish or repurpose the city-owned

Keller. If the city abandons the Keller, it would leave an empty, unusable building in the heart of downtown. Renovating the 100-year-old Keller puts sustainability values into action while other locations require building carbon-intensive parking garages. And renovating the Keller will attract 400,000 people a year to downtown to use restaurants and hotels while enjoying shows. To revitalize downtown, the Keller is the only option.

During renovations, there will be two pauses in construction to allow Broadway shows and other events to continue. This will reduce the impact of

closures on existing jobs and revenues. Any renovation plan will also include money to help mitigate the short-term financial impacts on Keller users and workers. The argument that the city should permanently abandon the Keller, build something new at twice the price, assume the financial liability of an empty building and downtown block—all to avoid a less expensive temporary closure—makes no sense.

After renovations, Keller seating, acoustics and lighting will be as good as a new venue. New performance and rehearsal spaces will welcome arts organizations year-round. A new

outdoor plaza will connect the theater with the beloved public fountain. And after renovations, the Keller will provide improved access for those with disabilities and meet or exceed all modern seismic standards. The City Council should save the Keller.

Mike Lindberg,
Gale Castillo
and Diana Stuart

Editor’s note: Lindberg served on the Portland City Council from 1979-97. Castillo is president of Canopy in Portland. Stuart is a senior judge for the state of Oregon

Cont’d on page 5

Stewart Tuft Jr.



Stewart Tuft Jr., who grew up in Portland Heights, died May 15 at age 87. He was born May 15, 1937, and graduated from Ainsworth Elementary School in 1951 and Lincoln High School in 1955. He graduated from Portland State University and from Oregon Health Sciences University in 1967. He served three terms in the Army as a medic and doctor. He worked at the Bend Memorial Clinic until he retired to Manzanita, where he worked part-time at the Siletz Community Health Clinic. He is survived by his son Erik; sister, Martha Denison; former wife, Cassie; and two grandchildren. His son, Torey, predeceased him.

Elisabeth Linder



Elisabeth Linder, a peace activist and longtime Northwest District resident, died June 8 at age 96. Elisabeth Koralek was born March 20, 1928, in Prague and immigrated in the late 1930s with her family to Mexico, where she attended the American School in Mexico City. She moved to the U.S. to attend Mills College in Oakland in 1946. In 1954, she married David Linder, and they moved to Portland's Willamette Heights in about 1970. They later moved to Northwest Raleigh Street, and for the past 20 years she lived at Terwilliger Plaza. Their son, Benjamin, was killed by U.S.-backed rebels in 1987 while working on an electrification project in rural Nicaragua. A tree was planted in his honor in Wallace Park. She was active in the Women's International League for

Peace and Freedom. Her husband, David, died in 1999. She is survived by her son, John; and daughter, Maryan.

Edwin S. Collier



Edwin S. Collier, a well-known regional performer and long-time Portland Heights resident, died June 27 at age 82. Collier was born on Sept. 17, 1941, in Bellingham, Wash., and grew up in the Puget Sound area. He earned degrees in theater from Lewis & Clark College and Portland State University, and also studied at the University of Washington and the University of Oregon. He was director of theater at Pacific University for 25 years and taught film and acting at Portland State. He was also screenwriter for Boeing, was the spokesperson for G.I. Joe's for 18 years and sang in Seattle rock bands. He is survived by his wife of 48 years, Sarah; children, Jenn Sharp, Mitch Collier and Ann Rigney; and seven grandchildren.

Dr. Enrique M. deCastro



Dr. Enrique M. deCastro, a leader in women's health care who founded Northwest Women's Clinic and practiced medicine for 53 years, died July 1 at age 94. He was born on Jan. 6, 1930, in San Diego and grew up in Calexico, Calif., and Mexicali, Mexico. He graduated from Loyola Marymount University in Los Angeles and attended medical school at the Universidad Nacional Autonoma in Mexico City. He practiced at Legacy

Good Samaritan Medical Center and Providence St. Vincent Medical Center, was a clinical professor at Oregon Health Sciences University and served on the boards of several OB-GYN associations. His last home was a house he helped design in the West Hills. He was a member of the Multnomah Athletic Club since 1965. He married Alma Moulun in 1955; she died in 2012. He is survived by his sons, Enrique and Roberto; daughter, Elisa Hornecker; and six grandchildren; and companion of the last eight years, Susan Medak. His youngest son, Carlos, died in 2013.

Rose Mebesius



Rose Mebesius, a graduate of Lincoln High School, died July 21 at age 105. Rose Shleifer was born on May 24, 1919, in Portland. She was a champion tennis player, competing in tournaments in the United States and Canada. She was married to Norman Mesbesius for 29 years until his death. She worked in her brother's furniture store, Shleifer Furniture. Later, she worked 25 years for Sarah Coventry Jewelry, becoming director of sales. She then made handcrafts for the home and sold them at craft shows until she was 100. She is survived by her daughter Vicki; son William; four grandchildren; and two great-grandchildren.

Death notices

JOE APODACA, 82, former head of the Metals Department at Oregon School of Arts & Crafts.

ANNE NOALL, 77, longtime resident of Cedar Hills.

PHILIP L. BAKER, member of St. Mark's Anglican Church.

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A computer-generated image shows a streetcar departing Montgomery Park.

Buses should suffice

Why is there such a fixation on extending streetcar service to the Montgomery Park area, an area that seems far from being revitalized? Why not use buses to mirror the proposed route and schedule proposed to determine how much demand actually exists? If the area is going gangbusters, then add the infrastructure required for this mode of transportation. If, on the other hand, development takes much longer or stalls, the massive cost of a little-needed service would be avoided. Certainly we have other needs in the area that could make good use of those funds.

Carla Springer
NW Northrup St

‘Myself’ is wrong

I enjoy reading your paper every month. But this month, I must disagree with your use of the word “myself” in the first sentence of your cover article on the new sheriff in town. You write that the Food Front board considered terminating two members, “Toren Orzeck and myself.”

Myself is reflexive. I shot myself. I cut myself. I embarrassed myself. Myself cannot be used as an ordinary object in a sentence. Instead, you are required to use the word me, which you do in the rest of the article.

Keep up the good work.

Phil Jones
NW Cumberland Road

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- Northwest Community Conservancy Board





Food Front President Roman Shvarts (left) and Treasurer Mark Douglas.

"Dollar signs" cont'd from page 1

bers compared to the Market of Choice offer. Assuming there are 1,000 active co-op members, he told co-op members at the July 16 meeting, that would come to \$6,000 for each of them.

"Would each member be willing to add their \$6,000 just to get a store in there?" Douglas conjectured. "If that's true, and if a majority were there, we'd put it to a vote. I am certain if you told the members that you're going to subsidize a for-profit business just so you can have a store, [they would not say it is] worth \$6,000 per member to have a store."

The hypothetical rests on a stack of spurious assumptions. Such a skimpy membership estimate has never been mentioned before. In April, board President Roman Shvarts said with surety that the membership roster has about 14,500 names.

Another problem is Douglas' math: \$600,000 divided by 1,000 is \$600, not \$6,000. Correcting for the two categories of bad data, the bonus to each member for accepting K-5's offer would be about \$40.

Perhaps more disturbing, Douglas assumed he could read the minds of members and spare them from choosing when there is only one correct answer.

"I'm a little apoplectic," member Susan Stone said. "The bylaws say all questions must be decided by members. We got an offer last year from Market of Choice to put in a grocery store, which is exactly what members wanted."

"You guys have said the money is not the objective. We all know that. We've all agreed to that. We all wanted a grocery."

"We did a straw poll in December. For some reason board members really had a problem with Market of Choice. They've ignored them. They have dissed their offer."

"I strongly object to the board sending out their recommendation," she said. "We need to be able to vote on Market of Choice. We should have done this six months ago."

Douglas said Market of Choice was asked to raise its offer in light of later bids but refused to up the ante.

"You don't vote on something that's a bad deal," he said.

"But it wasn't your decision to make," Stone replied.

Dan Anderson, a member since the 1980s, agreed with her.

"I think you need to put all serious proposals before membership and not selectively edit them," Anderson said. "If you fail to include a proposal from that which the members are asked to formally consider, it fails the smell test."

That theme reverberated throughout the 70-minute meeting, which was attended by 47 members. Attendance would have been greater, but the board terminated the memberships of former board chair Toren Orzeck, Brent Douglas and me "for cause" earlier in the month. (See sidebar on page.7.)

Unopposed ballot

Members may have the final say on the proposed sale, but K-5 will be the only candidate on the ballot. The voting began July 25 and ended Aug. 1.

No one from the Keppinger family, which owns K-5, attended the July co-op meeting, at which the board shared information provided by Angelina Keppinger, the senior family member head of the company.

Three generations of the family have owned property in the neighborhood, beginning in the 1920s. That includes three adjacent houses directly north of the Food Front parking lot.

"We have never sold any property we've owned," read a statement submitted by Keppinger.

The sale and reacquisition of two of the houses on 23rd Place apparently doesn't count.

The board was sold on the family's story.

"They are a highly regarded property owner in every neighborhood where they are found," Douglas said. "They refurbish, they update and they look for good, long-term tenants. The Keppingers have a proven track record, and we have been able to verify a commitment to the neighborhood."

Kate Fulton, a newly appointed board member who works as assistant director of finance for All Good Northwest, a nonprofit providing services to homeless adults, said K-5 has accepted clients referred by her agency.

"I have nothing bad to say about them," Fulton said. "We often face obstacles with housing

"You need to put all serious proposals before membership and not selectively edit them."
--Food Front member Dan Anderson

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Complaint filed with Department of Justice

Two Food Front Cooperative Grocery members have petitioned the Oregon Department of Justice to dissolve the business and liquidate its assets due to misconduct by the board of directors.

The complaint filed July 26 by Brent Douglas and Autumn Sharp charges that members have been purged in violation of the bylaws and that co-op assets have been wasted.

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Jim Brunke Real Estate



Signs of hope remain in Food Front windows more than a year since the co-op store at 2375 NW Thurman St. closed.

folks who may have had a less than ideal rental record or spotty income, etc.”

Members had many questions about K-5 and its plans.

Member Steve Mayes wanted to know how many properties the company has and what might be revealed in tax and court records. He found it hard to believe that the family had never sold a piece of property.

Anderson said the board had not adequately researched the buyer’s background.

“You’ve asserted that they own more than 50 properties, and you’re aware of five specific ones. What about the other 45?” Anderson asked. “This isn’t rocket science. It’s taking the time to do due diligence.”

“We’re not idiots here,” Douglas retorted. “We’ve done basic checks. ... You’re basically saying we’re trying to deceive you.”

Nevertheless, the board promised to provide a full list of properties owned by the company.

Shvarts promised the information would be distributed at least a week before ballots are due, but nine days later, the ballots were sent and the promised report was not.

“I think it’s really dismissive to tell a member: Go do your own research,” Mayes said. “You have a financial and fiduciary duty to do your due diligence and not to tell the members: You go find out what they own.”

Suspicious surveys

Another indictment against the board has been circulating all year. Critics say a December member survey indicating “overwhelming” preference for Market of Choice was buried, while a March survey showing narrow 52-48 preference for a partnership with Skylab principal Jeff Kovel was all the evidence needed to move toward a final deal.

Skylab, however, pulled out of the proposed partnership. Soon K-5 and Por Qué No?, a Mexican restaurant with two Eastside locations, came in with offers higher than Market of Choice’s.

No matter how many contenders appeared, Market of Choice always seemed to come out in last place.

Shvarts grew testy over reactions to the surveys.

“That was not a vote,” he said of the December survey. “That is really frustrating to have to rehash things that have been rehashed multiple times. It was a feedback survey. That was all that it was. People can’t choose the survey they like and say that survey needs to be used.”

But the March survey was much more than general feedback. It was treated as a qualifying round to reach the final ballot—a primary election, in effect.

Why the antipathy toward Market of Choice?

Editor expelled from co-op

My membership in Food Front Cooperative Grocery was revoked by the co-op’s board of directors last month for publishing alleged “fake facts” that “hurt the co-op.”

“You have not taken accountability for your actions as a member of the co-op,” stated a 350-word letter from the board. “Without you taking any accountability for spreading misinformation or offering the co-op a reasonable explanation that makes sense, we have no choice but to terminate your membership.”

The factual dispute had to do with the period of time a December survey of co-op members was held open for participants. The April NW Examiner reported that the board collected input for more than a month. Food Front President Roman Shvarts said the survey response period was nine days.

At a June 25 hearing on the termination, Shvarts said the co-op lost “hundreds of thousands of dollars” because a proposed buyer lost interest in a deal due to Examiner reportage.

The board also terminated the memberships of Toren Orzeck and Brent Douglas. Their termination letters gave the reason simply as “for cause.”

There are consequences to loss of membership rights even though the store is closed. Only members may participate in co-op board and membership meetings. Should the co-op sell its property, the net proceeds could be divided among members or donated to a charity, according to bylaws. If there is a dispersal to each member, best estimates are that it could be around \$200.

— Allan Classen

An ideological bent against private businesses was evident.

Douglas, although his resume boasts positions with major international corporations, made three derogatory references at the July meeting about the “for-profit” nature of Market of Choice.

“I can’t support us giving away \$600,000 for a for-profit store that thinks they can get away with low-balling us,” he said. “They’ve

made it frankly clear in the communications we’ve had. They know what it’s worth to them, and that’s all they’re willing to pay. That to me is not a partner.”

Douglas claimed Market of Choice stores close, on average, after four or five years, an assertion that even Shvarts admitted was specious in that the board was aware of only one Market of Choice outlet that failed. The

Continued on page 8

E|W|F MODERN



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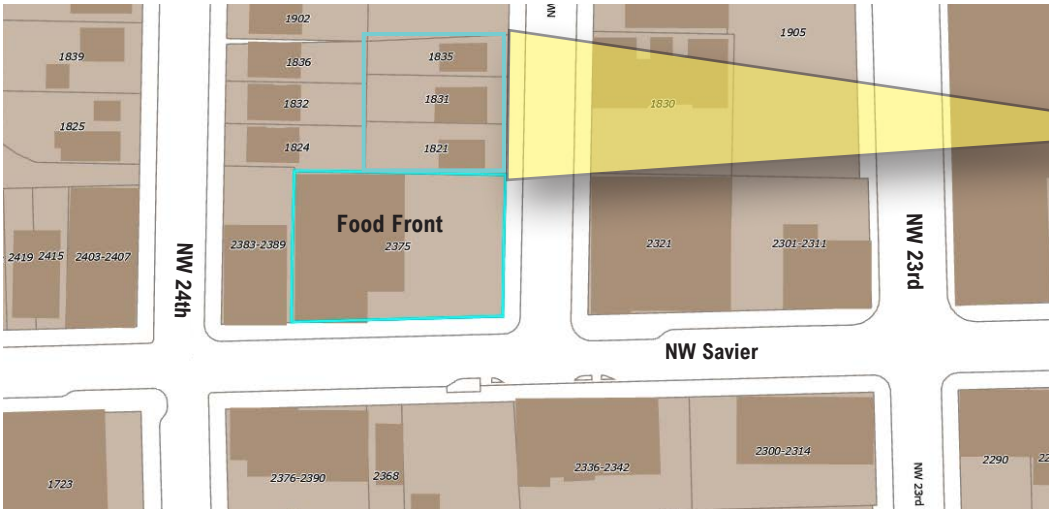
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Three houses owned by prospective Food Front buyer K-5 Urban Holdings LLC stand directly north of the store's parking lot on Northwest 23rd Place.

"Dollar signs" cont'd from page 7

second-generation company, founded in 1979, has 11 stores.

Kovel's Skylab is also a for-profit business, but Kovel consistently referred to seeking a partnership with Food Front.

Board member Sanela Fusinary has spoken bitterly about Market of Choice since CEO Rick Wright presented a purchase offer last November. She called the Eugene-based family company no better than a multinational corporation.

"The Market of Choice offer was highly divisive among the membership," board member Collin Ferguson said at the July meeting. "I even had interaction with other members who just actively hated the idea of selling to Market of Choice."

What would K-5 do?

Douglas claimed, incorrectly, that no legal mechanism exists to require the buyers to put in a grocery store. A deed restriction could do that.

Because the building is "already set up as a

grocery store," he reasoned that keeping it as such would be the easiest course.

"Their plans for the building could be anything," Mayes said. "It could be a grocery store. It could be a restaurant. It could be a tear down and build a four-story apartment building with no parking. ... When we sell it, it's out of our hands."

A few days after the meeting, Anderson advanced a theory in a thousand-word email sent to the board.

The higher price offered by K-5 may be illusory in that the deal does not close until the buyer exercises its due diligence period, during which K-5 may inspect the property and weigh zoning, environmental or other impediments to plans before committing to the purchase. If this period is drawn out, the buyer gains an advantage in that the seller would be hard-pressed to find another buyer at the eleventh hour. (The looming deadline is particularly pertinent in this case because Food Front has a hard-money loan requiring full payoff sometime in 2024, though the board has never shared those terms with members.)

Anderson also raised an intriguing pattern

that may suggest another motive for K-5's interest:

Keppingers bought 1821 NW 23rd Place in 2019.

They bought 1835 NW 23rd Place in 2022.

They have owned 1831 NW 23rd Place for many years.

The ensemble gives them a quarter acre of contiguous land adjacent to the one-third-acre Food Front site.

The story the family shared with the Food Front board explained these recent acquisitions as driven by nostalgia for homes owned by their forebears.

But might they be part of assembling a major parcel suitable for redevelopment, eventually leading to the feared four-story apartment building raised as a boogeyman; the worst-case scenario feared by Food Front members of all persuasions?

The Examiner asked K-5 principals for assurances that this is not a possibility. There has been no answer.

Longtime member, neighborhood resident

and business owner Ed Carpenter is vexed by Food Front leadership's decision-making. Why they are prioritizing the highest sale price, for instance?

"They've got it backward," Carpenter said. "They're focusing on the income, not the outcome. "Food Front should supposedly be about its mission.

"As long as debts are paid off, the sole objective should be to insure that a sale results in a grocery store for the neighborhood. I cannot imagine a single member who is holding out for their share of the sale. Insist on a guaranteed grocery, not a 'wise business deal.'

"What are they going to do with the money?" he asked rhetorically.

The most probable answer is to give it away, although again, the board has outlined no plans for what to do with the surplus, while repeatedly decrying the logistical nightmare of sorting out its outdated and seriously flawed membership list of somewhere between 1,000 and 20,000 members. ■

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Cha! Cha! Cha! has vacated the space at 2390 NW Thurman St.



Zula PDX brings Mediterranean cuisine to 1514 NW 23rd Ave.

Zula PDX

Husband-wife team Tal Dubitski and Elizabeth Stull, who moved to Portland from Tel Aviv a year ago, have launched Zula PDX, a Mediterranean cuisine restaurant at 1514 NW 23rd Ave. Chef Caleb Rose also comes from Tel Aviv.

Cha! Cha! Cha!

Cha! Cha! Cha! at 2390 NW Thurman St. closed permanently last month. The 23-year-old Mexican taqueria chain owned by Francisco Hurtado has seven other locations.

Twisted Croissant

Twisted Croissant has opened its third location in The Weidler, a just-completed apartment building at Northwest 18th and Northrup streets. Kurt Goddard, who has had several other restaurants in Northwest Portland, founded Twisted Croissant in 2019.

Supermarkets changing hands

The downtown and Pearl District Safeway stores are slated to be sold in a merger agreement between Kroger and C&S Wholesale Groceries. Both companies say the sale will ensure that the stores remain open and no frontline employees will lose their jobs.

QFC stores on Northwest Bethany Boulevard and Southwest Barnes Road would also change hands.

Clinic takes Surgicenter space

The former Lovejoy Surgicenter at 933 NW 25th Ave., closed for three years, has become Venya Medical Spa, a “beauty and wellness” clinic specializing in women’s health and dermatological concerns.

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AUGUST 12TH - TABOR MOUNTAIN BOYS

Experience the Tabor Mountain Boys, featuring Greg Stone, Brad Price, Dale Jones, and Max Tucker. They blend bluegrass, Americana, and rock into a captivating performance that showcases their diverse talents.



AUGUST 19TH - LAUREN SHEEHAN

Join us for Lauren Sheehan, the "Portland String Queen." Blending blues, jazz, and country, her distinctive voice and multi-instrumental skills offer a unique and captivating experience.



AUGUST 26TH - THE PACEMAKERS

Catch The Pacemakers, who have been delighting audiences with classic rock tunes for over 34 years. Their blend of timeless music and youthful spirit guarantees a great time for all.

NOBBY NEWS

Vol. 30, No. 8 “News You Can’t Always Believe” August 2024

Your destination for dining comfort

Hospitality industry journals have been saying for years that successful establishments need to become destination venues. As near as we can tell, that means giving customers a reason to hang out longer. Maybe make the place a little bit classier.

That’s the story behind our latest upgrade. It may look like just a stock tank for watering cows and horses, but the steel bin alongside our new alfresco dining facility can actually be used as a hot tub.

Don’t fret while we boil your lobster or harvest fresh greens for your artisanal salad.

Get in, lean back and let the steam-



ing water calm you to the bone.

We’re not just your neighborhood bar anymore. Welcome to the Nob Hill Bar & Grill and Spa.

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GREATER NORTHWEST PORTLAND DEVELOPMENT MAP

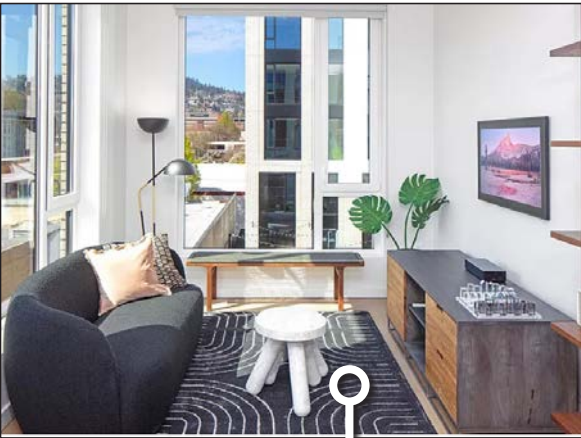
MODERN TOWNHOMES

Two substantial street trees were removed along the street side of the nearly completed Modern Townhomes on Northwest Thurman Street at 28th Avenue. Although the trees survived construction, the city determined that their roots under the sidewalk needed to be cut to accommodate ADA requirements. The apartment building by Skylab Architecture has five three-story units and one first-floor studio.



THE WEIDLER

The just-completed six-story, 124-unit The Weidler Apartments at Northwest 21st and Northrup streets is offering up to 12 weeks of free rent to new tenants. Units range from 430-1,010 square feet and rents from \$1,415-\$3,395.



2374 NW LOVEJOY ST.

The Nevada residents who own the duplex at 2374 NW Lovejoy St. were cited in February for listing the property with Airbnb as offering four bedrooms and up to nine guests in violation of the city zoning code. They have applied with the city to convert the property into a single-family residence with an accessory dwelling unit.



HAMILTON HOUSE

City staff approved conversion of the historic Hamilton House at 2723-29 NW Savier St. from a fourplex into a single-family home with an attached accessory dwelling unit. It was purchased for \$1.5 million in 2021 and the owner intends to live in its main house. Built in 1890, it was added to the National Register of Historic Places in 1993.



WASHINGTON PARK RESERVOIR

Concrete is being poured for a reflecting pond above the reservoir in Washington Park, a 10-year construction project scheduled to be completed next year. The project replaces two open-air reservoirs built in 1894 with one seismically reinforced underground chamber to comply with state and federal mandates "to ensure a healthy, resilient and secure water system."

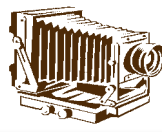


TILLER TERRACE

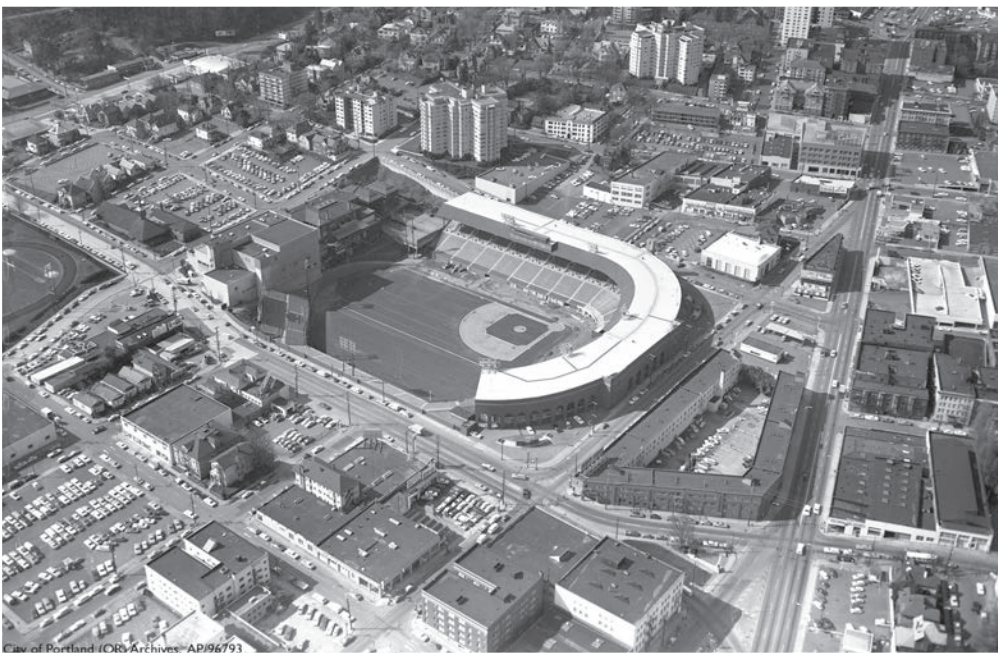
Tiller Terrace, a 214-unit affordable apartment building, opened last month at 1670 SW Alder St. The building was permitted and erected by a national developer, but Portland-based Guardian Real Estate Services acquired it. Rents range from \$1,198-\$1,530 a month, depending on household size. Household incomes are limited to \$49,560-\$76,500, depending on household size.



For an interactive and continually updated version of this map, visit: NextPortland.com
Also see the development map maintained by the Goose Hollow Foothills League: goosehollow.org/images/GooseHollowDevelopmentMap.pdf



Going Back



Civic Stadium (now Providence Park) and the Goose Hollow neighborhood in 1969.
City of Portland (OR) Archives, AP/96793.



Northwest 16th Avenue near Flanders Street in 1962.
City of Portland (OR) Archives, AP/88329.



The roof of the Civic Auditorium took a beating in the Columbus Day storm of 1962. City of Portland (OR) Archives, AP/50250.

A well-attended summer concert at Shemanski Park in the South Park Blocks in 1944.
City of Portland (OR) Archives, AP/30231.

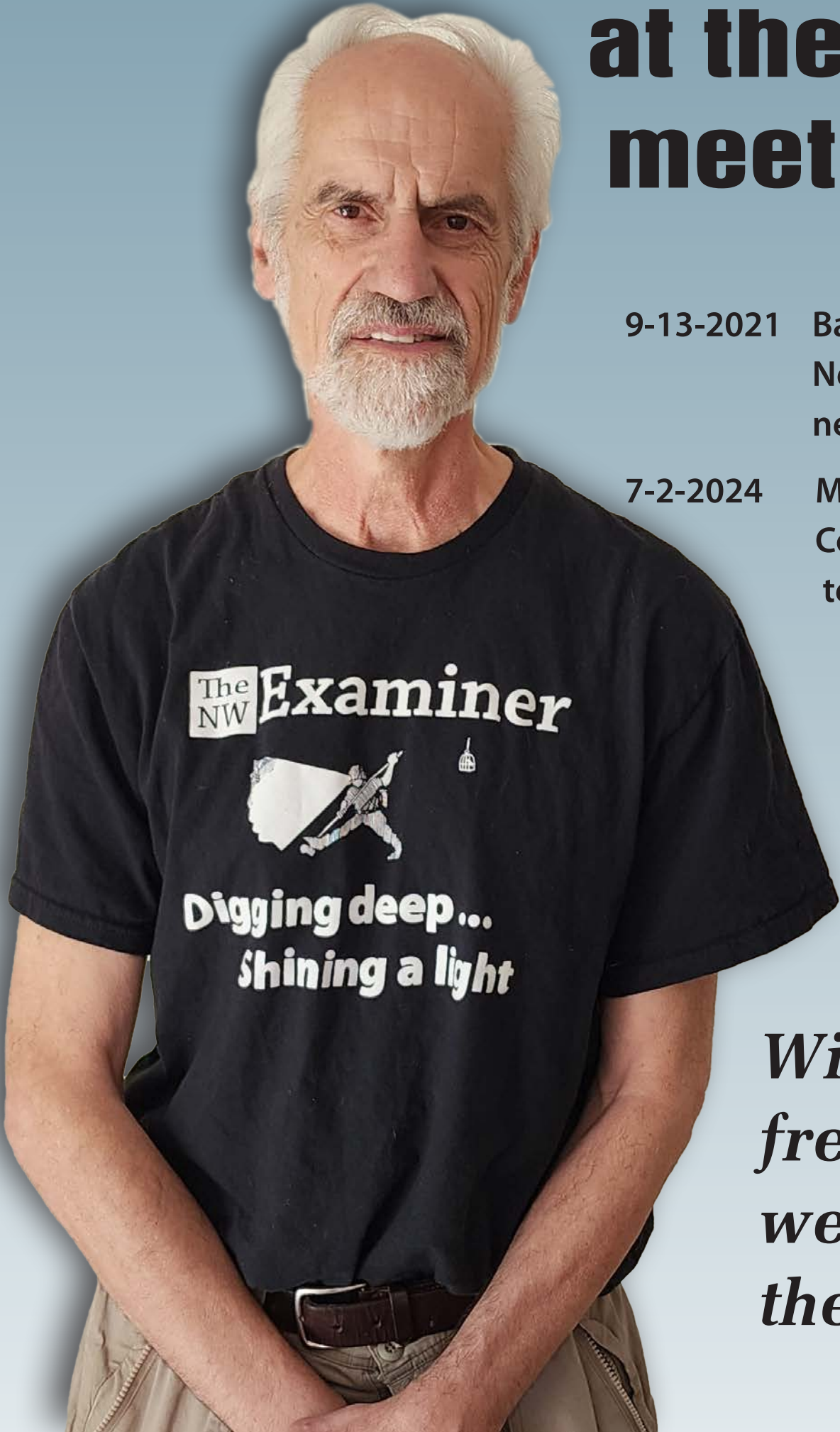


Southwest 18th and Jefferson streets looking west in 1960.
City of Portland (OR) Archives, AP/12694



The Northwest Baptist Church at Northwest 18th and Hoyt streets in 1981.
City of Portland (OR) Archives, AP/66009.

There's a reason some people don't want me at their meetings.



- 9-13-2021 Banned from meetings of Neighbors West Northwest neighborhood coalition
- 7-2-2024 Membership in Food Front Cooperative Grocery terminated

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LeRae Hunt and Daniel Borgen became friends at Orangetheory Fitness Slabtown and worked together to blow the whistle on their formerly favorite coach.

"Orangetheory" cont'd from page 1

centered on Tong's classes.

Their discipline and cohesion came into play when they learned this spring that Tong had taken advantage of them. The special classes he organized to support a list of local charities were not as advertised. Nike, Adidas and other major corporations had not signed on as sponsors. The five-fold matches he promised for donations flowing through his own Venmo account never happened, and the money did not reach the designated organizations.

Hunt's friends had connections with some of the intended recipients and found out the money was not getting to them. Borgen played

a key role in unwinding the scheme. As a board member of Cascade AIDS Project, he learned that no donations from Tong or Orangetheory had come their way.

"Thanks for confirming that you will ... provide a receipt for July 2023's Rainbow Relay 90-minute donation classes that benefited CAP," Borgen emailed Tong on April 3. "It seemed like you were in a hurry when I ran into you at the studio this afternoon, so I just want to be clear about what we need, and why."

Tong alibied himself past Borgen's earlier queries, but this time Tong did not respond. Borgen reported his evidence to Orangetheory, which terminated the coach later that month.

After a two-month investigation by franchise owner Honors Holdings, the company pledged to refund payments collected by Tong and to donate \$1,000 to each of 17 agencies that did not receive intended gifts.

"Through patron responses, we have established that about \$12,000 in donations appear to have not reached the intended nonprofit recipients," Jordan Thomas, regional manager for Honors Holdings announced.

Hunt was not satisfied with the company's gesture.

"Many thousands of dollars are unaccounted for," said Hunt, whose friends alone gave more than \$10,000 to Tong's account.

Extrapolating that to 800 members of the salon, she estimated "at least \$120,000-\$150,000 that he stole."

The list of 17 agencies is also incomplete, Hunt said, noting that she provided the company with a list of 22 organizations Tong claimed to be supporting.

Hunt would have had more confidence in Orangetheory's investigation had she been consulted. After emailing her evidence and claims, she received no feedback until Thomas

issued a notice to members of the Slabtown salon in July. Hunt said that most of her classmates did not receive that announcement.

Asked to respond to Hunt's concerns, Orangetheory referred the NW Examiner to a local public relations consultant who made no comments on the record other than to repeat the company's earlier news release.

A District Attorney spokesperson said Portland Police turned over its reports in early June.

"A number of investigators in our office are actively working on this case, and they are also consulting with DOJ's Charitable Activities Section," spokesperson Liz Merah wrote.

While Orangetheory's internal investigation relied on members to report their donations, the District Attorney has the authority to subpoena records of all payments Tong received.

Hunt said it didn't have to come to this.

"We all loved him so much," she said.

If Tong had gotten into a personal financial predicament, she would have understood.

"We would have given him money if he had asked us," she said.

Months after his dismissal, Tong was seen in the Slabtown neighborhood where he lived. Hunt wondered if he would ever face justice.

"It's disheartening to be a good person when there are no consequences to being evil," she said. ■

Check out the free services offered by Westside Watershed Resource Center!

The Westside Watershed Resource Center inspires awareness and action on behalf of watershed health in NW and SW Portland neighborhoods.

Looking for resources about managing rain on your property, community watershed projects or natural gardening? We're here to help you with the following free services:

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Westside Watershed Resource Center is funded through a partnership between the City of Portland Bureau of Environmental Services and Neighbors West Northwest

WHEN YOU NEED HELP, WHO YOU GONNA CALL?

I NEED EMERGENCY SERVICES:

CALL 911

to reach dispatch for Fire, Ambulance, and Police.

I NEED SOCIAL SERVICES:

CALL 211

to get help accessing food, employment, housing or childcare.

I NEED LOCAL GOVERNMENT SERVICES IN PORTLAND AND MULTNOMAH COUNTY:

CALL 311

to ask a question, request assistance, or report an issue related to local government.

OR 503-823-4000











Signs warn of a 7,000-volt electric fence around the Elite Towing & Recovery parking lot under Interstate 405 between Northwest Kearney and Lovejoy streets. The Oregon Department of Transportation and the city have no concerns. This voltage at low amperage is typical of fencing used to contain livestock and causes only an uncomfortable stinging. The electrified wires are inside a chain-link fence and would not be touched inadvertently by passersby.



Marshawn Edwards, 27, was sentenced to life in prison without the possibility of parole by a Multnomah County judge in June for the 2021 shooting death of a bystander at Silver Dollar Pizza Company at Northwest 21st and Glisan. A video camera captured Edwards firing indiscriminately through the front doors of the restaurant with a gun in each hand.



Major sewer repair work is blocking a lane of Northwest 12th Avenue, impairing vision and creating confusion and near misses by drivers and cyclists at Johnson Street, according to neighbors.



Last month's Pearl Party attracted visitors to Northwest 13th Avenue. Gloria Feinstein Photography



Families in Couch Park got a lift from Mr. Ben singing "Blast Off" and danced to the Ross Island Ramblers last month. The concert was sponsored by Friends of Couch Park.



Empress Condominiums at Northwest 16th and West Burnside has ordered a heavy duty security fence to keep campers from occupying the alley beside the building. The building superintendent said open air drug activity increased last month as the city's camping ban went into effect.



PENDING

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Lake Oswego **\$5,850,000**

8,170 SF OF LUXURIOUS LAKE FRONT LIVING • THEATER WINE CELLAR • 4 BD • 5.5 BA
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LeAnne Eaton 360.903.1120

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2331NWPinnacle.com

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