



INSIDE

District 4 City Council forum

Monday, Sept. 9, 5:30 p.m. Lincoln High School

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P.8

SEPTEMBER 2024/ VOLUME 38, NO. 1 **FREE** SERVING PORTLAND'S NORTHWEST NEIGHBORHOODS SINCE 1986 [nwexaminer](#)



Harm reduction or havoc creation?

High church, anarchists take tolerance to extremes

Blatant drug activity on the Trinity Episcopal Cathedral grounds has sparked a growing revolt by nearby residents. The Very Rev. Nathan LeRud proclaims that serving outcasts is the church's central purpose.

BY ALLAN CLASSEN

The southern end of Northwest 19th Avenue is paved with good intentions.

Trinity Episcopal Cathedral serves meals to 150-200 hungry souls every Wednesday and hands out food boxes daily at 19th and Everett streets. The indigent find safe rest on the church grounds, where the detritus of their lifestyle proliferates.

A scruffy congregation gathers two blocks south near McDonald's every Friday night to receive free syringes and pipes—no questions asked—from volunteers who believe drug users are entitled to dignity and a helping hand.

The Portland People's Outreach Project and the church have little in common, but they share a mission to serve

Cont'd on page 6

Co-op hopes to become tenant in its old store

Food Front members approve selling, but this may not be what they had in mind

BY ALLAN CLASSEN

Members of the Food Front Cooperative Grocery voted 394-42 to sell the store and underlying property to K-5 Urban Holdings LLC last month.

How did a membership “overwhelmingly” favoring a sale to Market of Choice, according to a survey last December, go all-in on a deal offering no assurance of a grocery store, the unquestionably desired outcome of all co-op factions?

They had no choice.

That's how Caroline Skinner, a longtime Food Front member and adamant Market of Choice backer, explained why she went along with the majority.

“They only gave one choice, so I voted yes because I want this to be over,” Skinner wrote in an email to the NW Examiner.

“I was a big supporter of MOC because I thought they gave a very strong argument for why they could do well there. The current survey is only a straight-up yes or no vote on K-5, not a choice between two or three options. At least that made it easy to decide.”

The board is now floating the idea that a sale could provide an avenue for reopening the co-op as a tenant in its old home at 2375 NW Thurman St.

That was exactly what Skinner hoped to avoid, as she clarified in an email sent to the board in July.

“I'm very concerned that we make a pragmatic decision quickly. At this point, it means taking the offer most likely to go to completion ...I almost don't care who buys it at this point, as long as it's a clean sale with NO entanglements. I want to see the Food Front building sold as soon as possible before anything really expensive happens on top of our current costs.”

The board drew a different message from the vote.

“We thank our owners for the overwhelming support we have received for this crucial vote for the co-op,” a board email read. “This overwhelming support gives the board confidence in our decision, which we believe is the best for our co-op.”

Skinner's skepticism was affirmed by many, if not most, of the respondents to a follow-up survey of members held later in the month.

Cont'd on page 12



Co-op board members hope to sell the property to a buyer who will rent their former store back to them. A member of the family attempting to acquire the property says “Food Front is being sold a bill of goods.”

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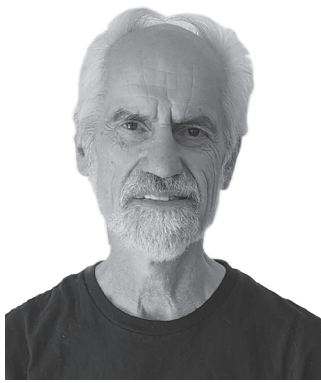
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**PORTLAND BUSINESS
JOURNAL 2023**



Charter path can get thorny

Portland's hopes for a comeback are tied to a novel government structure perhaps unique in American history. The new voting system is so complex, one has to become familiar with a vocabulary of RCV, MMD, PR and STV to talk about it.

Various permutations of ranked-choice voting and multimember districts were tried in the early 20th century, but all were abandoned—a fact conveniently left out of charter reform debates.

Why did they fail, and why should we expect something different this time around?

Voting reform emerged in the Progressive Era in the late 19th century amid social and economic inequality in many forms. Monopolies, railroad barons, corporate tycoons and the political parties that served them were blamed for strangling “the little man.”

Professor Douglas J. Amy at Mount Holyoke College said two dozen U.S. cities enacted a form of ranked-choice voting in the early 20th century, including New York, Cleveland, Cincinnati and Sacramento. By 1960, only one city council was elected this way—Cambridge, Mass., which does not have multimember districts.

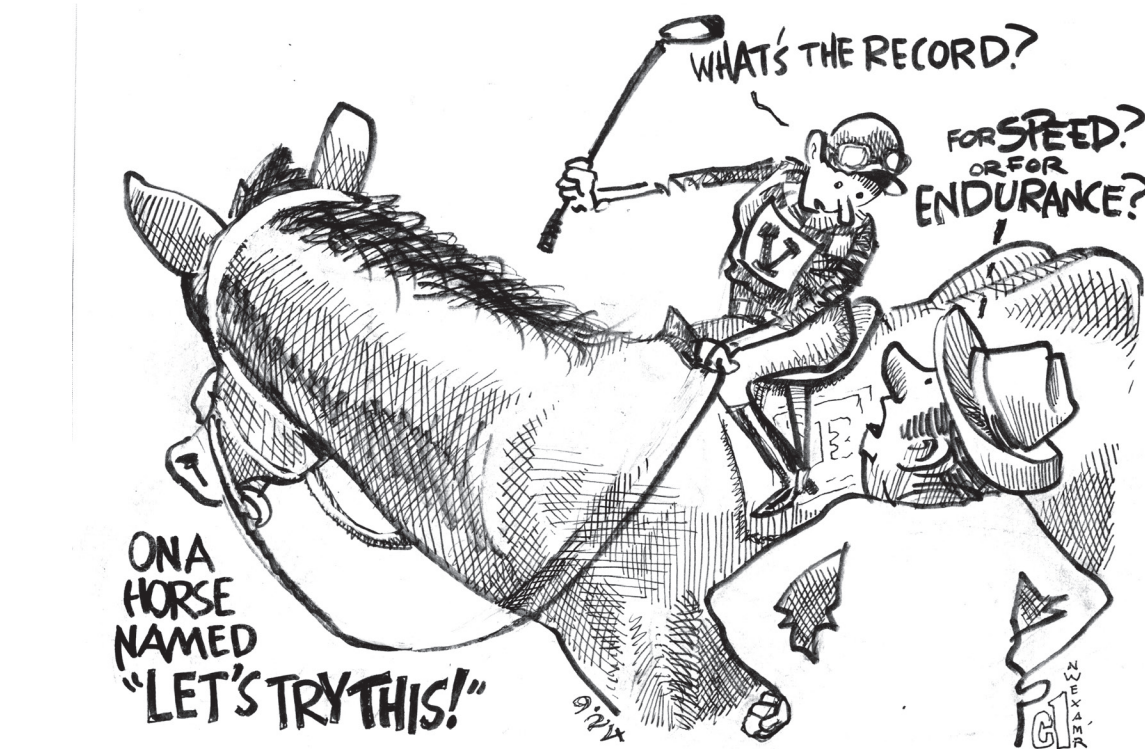
Amy gives several reasons why they were overturned: political parties were threatened, a white backlash set in and the Red Scare painted everything hinting at social equality.

In other words, the old guard still had the means to flip the game board and go back to the way things were. Reformers occupied the seats of government, but the levers of power remained in the same hands as before.

Did populist forces push too hard, attempting radical changes before the public was ready and while the old guard retained much of its muscle?

If that was at least part of their downfall, it is a lesson Portland's Charter Commission ignored. The commission adopted these “desired outcomes:”

- Government addresses past harms.
- Electoral system that promotes equitable distribution of services.
- Government adheres to its values, including its commitments to anti-racism and equity.



- A lower threshold to win election.
- Candidates face fewer barriers, play by the same rules and aren't advantaged by wealth.
- Portlanders can access services and influence power regardless of wealth or other privilege.

While there may be nothing inherently wrong in any of these goals, they reflect a code language with specific meanings understood by insiders. Addressing past harms may imply racial reparations, for instance.

Whether these desired goals go further depends on who is elected. While receiving the most votes is ordinarily considered the essence of a democracy, the Charter Commission deemed winner-takes-all elections to perpetuate inequality. Instead, the ideal it enshrined is that candidates speaking for narrower subpopulation groups deserve every advantage. Candidates capturing only 25 percent of the vote will be declared winners. There goes any need to compromise with more broadly held views.

Candidates unacceptable to a majority of voters may get on the new council. Can that create a stable, func-

tioning political system? Or will it become another idealistic experiment that falls under its own weight? Government that does not represent the will of the people will—and should—fail.

The truth is, we need governmental and economic reform in our city. Our bureaucracy is broken, meddling where it does not belong and unable to act when it is needed, supposedly short of funds but spectacularly wasteful in ways obvious to all.

Inequality in our society has by some measures surpassed that of the Gilded Age, which strains any democracy. Those struggling to get by must be able to believe that they can improve their lot through diligence and discipline. Otherwise, they will be tempted by demagogues promising to tear it all down.

The new council faces a formidable challenge. It must ride a wild horse bred for rampage, keeping it in its lane and making adjustments without stifling its speed. Too reckless, and the whole system may collapse, handing the reins to a new regime likely heading in a different direction. ■

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.

Bizarre aversion

As a Food Front Cooperative member who lives on the same block, I appreciate your recent article that casts light on the board's bizarre aversion to Market of Choice ["Dollar signs blind co-op anti-capitalists," August]. I was unable to participate in the last board meeting. Had I participated I would have shared my concerns with the board railroading the K-5 Urban Holdings offer.

I have had terrible experiences with the past tenants of the K-5 rental houses adjacent to Food Front. The tenants frequently hosted large parties with loud

music way into the night. I complained to the tenants and the landlord, but my complaints were ignored. I voted against selling to K-5 and strongly believe that Market of Choice would be best for our community.

Randy Jones
NW 24th Ave.

False choice

In response to your editorial ["Debating without words a standup idea," August] laying out the terms of a debate that bears no meaningful relationship to that word. You propose four potential questions, to which

the candidates must give up or down answers. You say that they can use their wrap-up time to question them, but that they will not have time to challenge the implications in each. By setting the terms in this way, you are forcing the answers. Every one of the questions contains a false binary and/or an incorrect framing, and none have any nuance.

Let's take the first one as an example: The main cause of homelessness is a housing shortage or mental health or addictions.

Lots of research by the Benioff Center and others has shown that people fall

into homelessness much more rapidly when housing costs in an area exceed 30 percent of median income. A large percentage of newly homeless are seniors on fixed incomes priced out of housing. Once on the street, people fall prey to addictions and often develop mental health problems that accompany or result from them.

We need to drastically increase the supply of all types of housing, especially affordable housing, and we also need to provide addiction and mental health services for people already homeless. According to Path Home, we are actually doing a decent job of

Cont'd on page 5



Arthur Kayser Jr.



Arthur Kayser Jr., a soloist at First United Methodist Church for more than 20 years, died of congestive heart failure July 21 at age 85. He was born in Portland on July 29, 1938. In 1947, his family moved to a farm on the Molalla River. He attended Molalla High School. He was a pioneer in computing, beginning at IBM in 1958, where he worked on the world's first hard disk drive computer, and later in positions at White Stag, Georgia Pacific and the Oregon State System of Higher Education. In the 1970s, he joined Computer Management Services Inc., where he became a partner and vice president. He was a member of the Multnomah Athletic Club. He married Virginia Judd, whom he met in high school, when they were both 19. He is survived by his wife, Virginia; sons, Jeffrey and Matthew; daughter, Elisa Kayser Klein; six grandchildren; and two great-grandchildren. A celebration of life will be held on Sunday, Sept. 15, at 2 p.m., at First United Methodist Church, 1838 SW Jefferson St.

Julie Bell



Julie Bell, who grew up in Portland Heights, died Aug. 3 at age 78. Julie Schlessor was born in Portland on July 20, 1946. She graduated from Ainsworth Elementary School in 1960, from Lincoln High School in 1964 and from the University of Oregon in 1968. She worked for Vancouver (Wash.) School District for many years. She married Edwin Bell; he died in 2019. She is survived by her son, Edwin; and daughter, Kristin.

Patricia Riedel

Patricia Riedel, co-owner of the Helen Swindells Building on Northwest Broadway, died May 31 at age 86. Patricia Swindells was born on Aug. 30, 1937, in Portland. She graduated from Catlin Gabel School in 1955 and the University of Oregon, where she received a bachelor's degree in political science. She was active in The Boys and Girls Aid Society of Portland and the Junior League of Portland. She is survived by her son, James; daughter, Christina Semerad; four grandchildren; and one great-grandson.

Austin Raglione



Austin Raglione, a former Northwest District resident who was prominent in civic affairs, died on Aug. 3 at age 69 after an eight-year battle with breast cancer. She was born on July 26, 1955, in Portland. She received a bachelor's degree in French from the University of Oregon. She was chief of staff for Portland Mayor Tom Potter from 2005-2009 and was the campaign manager for U.S. Rep. Earl Blumenauer in 1996. She led the Portland Police Bureau's Service Coordination Team, helping chronic addicts into recovery. In 2001, she opened Mimosa Studios, a do-it-yourself pottery studio. She is survived by her children, Cameron, Kingston and Leigh. A celebration of life will be held at Mimosa Studios, 1718 NE Alberta St., on Oct. 19, 5:30-7:30 p.m.

Leonard Zell



Leonard Zell, who grew up in Kings Heights, died Aug. 15 at age 97. He was born on June 28, 1927, and attended Columbia Prep. He attended the University of Southern California, the University of Washington and the University of Portland. In 1949, he joined the family business, Zell Bros. Jewelers. In 1981, he founded Leonard Zell Professional Sales Training, which had students from around the world. He married Marietta in 1993. He is survived by his wife, Marietta.

Cornelia Stevens



Cornelia Stevens, an active member of Trinity Episcopal Cathedral and civic organizations, died July 15 at age 90. Cornelia Hayes was born in 1933 in Portland. She attended Riverdale Elementary School, the Katherine Branson School and graduated from Vassar College in 1955. She married William T.C. Stevens in 1955. She designed and crafted many vestments for the cathedral. She worked for the Oregon Health Sciences University Center for Ethics in Health Care from 1991-2005. She was president of the board at Oregon Episcopal School in the 1970s and was a member of the Town Club, Multnomah Athletic Club and many other social organizations. She is survived by her husband, William; sons Edmund and Henry; daughter Margaret Blake; seven grandchildren; and three great-grandchildren. A service will be held at 2 p.m., Friday, Sept. 20, at Trinity Episcopal Cathedral

Gilbert Hawes



Gilbert Lee Hawes, who worked for Legacy Good Samaritan Medical Center most of his career, died on May 22 at age 98. He was born Dec. 3, 1925, and was a lifelong resident of Southeast Portland, where he attended Joseph Lane Grade School and Franklin High School. He served in the U.S. Army Air Corps. He received a bachelor's degree from Oregon State University and a master's degree from the University of North Carolina. He was a member of the Mazamas and the United Church of Christ.

Ilene Goldberg

Ilene Goldberg, who grew up in Northwest Portland and graduated from Lincoln High School in 1944, died Aug. 17 at age 97. Ilene Steinberg was born on Sept. 14, 1926. She graduated from the University of California, Berkeley. She was a docent at the Portland Japanese Garden. She married Maurice Goldberg in 1946; he died in 2011. She is survived by her son, Bruce Goldberg; and two grandchildren. She was predeceased by her daughter, Joan Ramsey.

Jason Studenicka

Jason Studenicka, who grew up in the Northwest District, died on Aug. 4, at age 83. He graduated from Chapman Elementary School in 1954 and from Lincoln High School in 1958.

Death Notices

JAMES BOCCI, 72, owner of Retro at the Metro Restaurant in Old Town.

BRENDA CASIN, 73, 1969 graduate of Lincoln High School.

MARY LAMB, 94, member of Trinity Episcopal Cathedral.

CAROL MEANS, 80, longtime Northwest Hills resident.

MARIANNE (GERKE) OTT, 98, attended Catlin Gabel School and Lincoln High School.

ILENE GOLDBERG, 97, graduate of Lincoln High School.

GORDON WONG, 93, owner of New China Laundry and Dry Cleaners in Old Town.

ERNST "BENNO" PHILIPPSON, 87, longtime West Hills resident.

The Northwest Examiner publishes obituaries of people who lived, worked or had other substantial connections to our readership area, which includes Northwest Portland, Goose Hollow, Sauvie Island and areas north of Highway 26. If you have information about a death in our area, please contact us at allan@nwexaminer.com. Photographs are also welcomed. There is no charge for obituaries in the Examiner.

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getting people off the streets, but people are falling into homelessness even faster. So neither housing nor treatment alone will solve the problem. It's a false binary.

None of these nuances can be explored in the event as you describe it. You do your readers and potential voters no favors by hosting such a thing, and it avoids the difficult conversations we need to have if we are actually going to solve these problems.

David Lewis
NW Pettygrove St.

Editor's note: The forum for District 4 City Council candidates will be held Monday, Sept. 9, 5:30p.m., at Lincoln High School.

Streetcars have their place

The letter "Buses should suffice" [August] deserves a counterpoint. A streetcar extension from Montgomery Park would cross the Broadway Bridge, then go to the existing urnaround at the OMSI MAX station, providing a low-cost doubling of service on the Eastside. After the COVID pandemic, streetcars were first to return to normal patronage and remain ahead of MAX and buses.

Standard 40-foot city buses do not convert very well to electric or hydrogen fuel cell power, nor are they suitable for stop-and-go circuitous routes. They are shuddering rattletraps, cold in winter, hot in summer, clammy in wet weather and difficult for those in wheelchairs to board. The FX2 articulated 60-foot buses are no better and should be relocated from Division Street to the No. 12 on Southwest Barbur Boulevard to Tigard, where fewer bus stops get them up to speed. Thank God voters rejected the horribly engineered and

inexcusably high-impact Southwest Corridor MAX land grab.

Electric buses must be built from the ground up, ideally in 30-foot lengths to reduce weight, improve handling, safety and ride comfort. They should have rear windows, and all windows should be clear rather than darkened. Their seating should be arranged to accommodate social distancing, much like the streetcar. They should not be dark blue with jumpsuit orange "silhouettes" in the back seats. Could Tri-Met come up with an even uglier color scheme than blue and urine-yellow half-moons on white?

Art Lewellan
NW Ninth Ave.

Debate needed

I am on the ballot this November as the Libertarian candidate for House District 33 representing the Northwest District, the Pearl and Downtown. I am running against Democrat Shannon Jones and Republican Stan Baumhofer.

This district deserves a debate, and I am eager to coordinate the details. I would welcome a local newspaper and the League of Women Voters to moderate it.

The role of the Legislature is to give local leaders in our cities, school districts and counties the tools they need to implement good policy and preempt them from bad or corrupt policies. There are many down-ballot issues that get ignored in election season.

As a former fiscal analyst at the Oregon Health Authority, where I observed constant fraud, waste and abuse, I am sufficiently knowledgeable about state law and needed reforms to be a good legislator.

Tom Busse
NW Flanders St.

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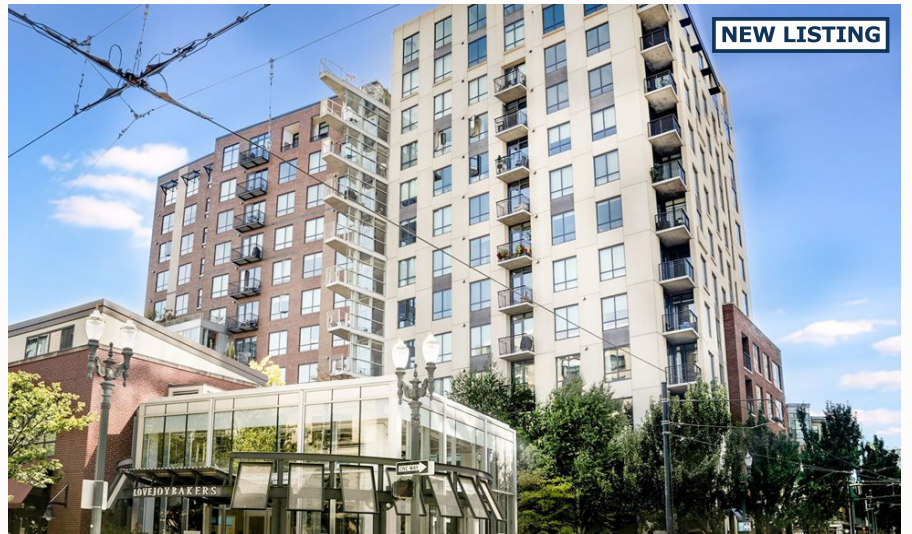




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ACTIVE

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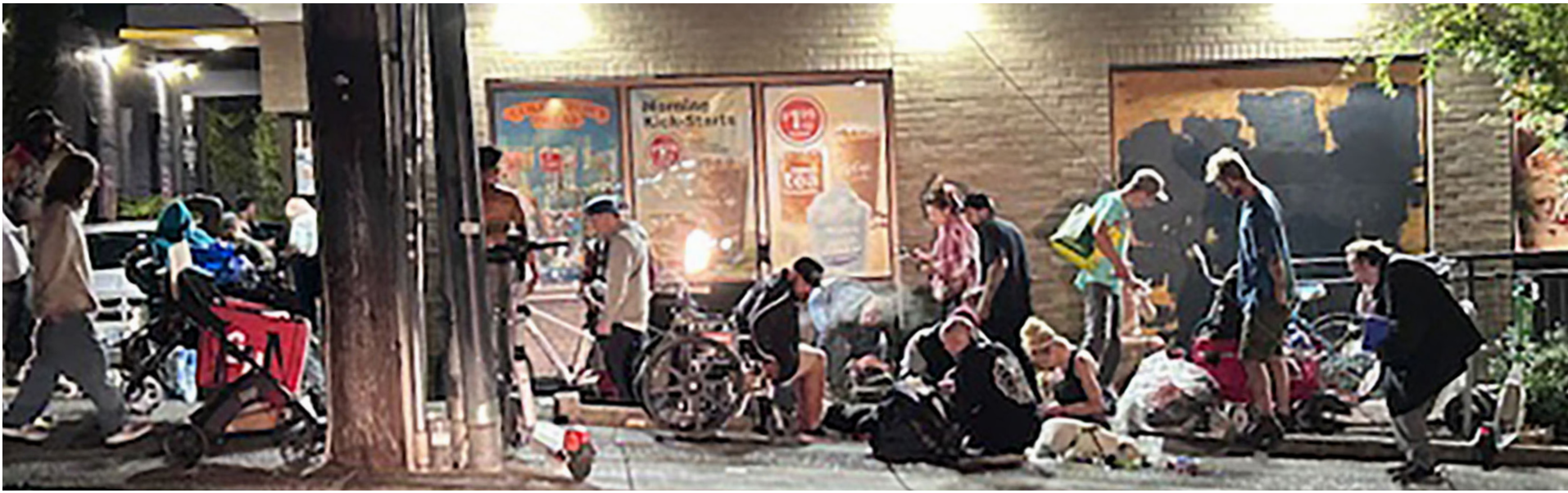
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McDonald's becomes a "party zone" after suppliers of drugs and drug paraphernalia arrive every Friday night.



After patrolling his neighborhood alone for years, Pete Colt has mobilized the community.



After Portland People's Outreach Project hands out supplies, dealers move in to conduct business. "It's like pouring gas all over and lighting a fire. And then they leave. The drug dealers swoop in later that night."

"Harm" cont'd from page 1

suffering people without imparting judgment or expecting behavioral change. Whether they are doing the Lord's work or spreading anarchy, the consequences can be indistinguishable.

It's not a pretty sight. Trinity chief priest Nathan LeRud spoke of a drug crisis "unfolding every single day on our front steps, in our courtyard, in Kempton Hall, in our bathrooms and, sometimes, here in the chapel. Members of my staff have been attacked. A woman shouted a gay slur at me the other day when I asked her politely not to shoot up on the steps."

"It seems like purgatory," said Megan Murphy, a member of Trinity Episcopal and co-owner of an apartment building on 19th Avenue. "The problem is bad all around. It's like a war."

Still, LeRud proclaimed in a June sermon that serving the destitute and distraught is "the reason we're here."

"We attempt to curate this little sandbox where all the unsavory folks of the world, the mentally ill and the drug

pushers and the hemorrhaging women and the ones who choose to live outside—all the ones who don't belong in polite society—shunted through broken foster care and health care and governmental systems, all the ones whom nobody can even see except church people. It is our job. It's more than that, it's the reason we're here. It's how we touch Jesus."

Neighbors say that is not their reason for living here. Nor did they invite the drug paraphernalia handouts by the loosely structured organization most had never heard of. How much should they tolerate in the name of someone else's social experiment?

"Every morning around 8 a.m., I go out and chase the drug dealers and users off multiple Trinity staircases," said Pete Colt, a longtime resident of Northwest 18th Avenue who is on his own kind of mission.

"I go out again around 5 p.m., then 8 p.m., which are other times drug dealers and sometimes more than a dozen

people will gather, sell and buy and do drugs and then continue to do drugs as they walk through the neighborhood, leaving syringes and foil where little girls and boys are at risk of finger sticks or fentanyl poisoning."

The drug paraphernalia is distributed under a theory called harm reduction; addressing addiction as a health, and not a criminal, matter that can be made less destructive with clean needles and supplies.

Hannah McDevitt, a former addict who has volunteered for Portland People's Outreach Project for four years, says addicts will only seek recovery when they are ready. Meanwhile, a ready supply of clean syringes and pipes reduces the chances of introducing disease and hardship.

The Friday night handouts are just one of seven weekly stops scheduled by PPOP, which receives free drug paraphernalia, hygiene supplies and tents from Multnomah County. McDevitt would not say where its financial sup-

port comes from, and Multnomah County spokesperson Denis Theriault said no county departments have provided drug paraphernalia or funds to PPOP.

Community meets

Frustrations simmered at a public gathering Aug. 1 hosted by Andreas Loeffler, director of pastoral services at St. Mary's Cathedral on Northwest 18th Avenue.

About 40 people attended, including LeRud and other representatives of Trinity Episcopal. Two Portland Police officers spoke. Two television stations came with cameras.

"In the past two weeks especially, we've seen a big spike in the number of deals going down and vandalism and tagging and you name it, going on," Loeffler said. "This past week's been a little crazy."

Colt, who organized the meeting and invited the news media, issued a call to action.

Friendly House Community Conversation



Portland's New Government and Understanding Rank-Choice Voting

Come learn about the City's new structure
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Lory Hefe, a member of Portland's Government
Transition Advisory Committee, will explain the new City
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districts and the new Mayor/Council form of
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Tubs of supplies draw eager throngs.



Neighbors had a message for Portland People's Outreach workers.



People living on the street find refuge in church alcoves.

"I love you. I love this neighborhood," he said, "but in two years I'm leaving Portland, and you guys have to pick up the baton."

His successor may not be evident, but the throng of neighbors who think he's on the right track is growing. Lately, they've been gathering at the PPOP Friday night handouts asserting their claim to a safe and livable community.

The message has gotten a foothold at Trinity, which has beefed up its private security patrols to four hours every day of the week.

"Trinity engages with private companies to perform security sweeps of the campus every day," LeRud said in his June 30 sermon. "We've increased our security budget by almost \$50,000 to accommodate these ever-increasing layers of enforcement and policing. And still, we find ourselves unable to adequately respond to the acute humanitarian crisis—the drug crisis."

Murphy believes it will take more than guards to turn things around.

"Our community cannot handle free meals now," she said at the Aug. 1 gathering. "It is hurting our neighborhood, and it is not helping."

She was in good company.

Homeowner Chris Kleronomos said he worries for his wife's safety when she has had to tell strangers to get off their porch.

"I'm not suggesting that we not help them," said Kleronomos, noting that most are nice, nonthreatening and in need of services. "That's not the point. At what point does this end? Why should this burden be on me?"

He said law enforcement has not been up to the task.

"We all know where drug deals happen," he said. "We all have videos. It doesn't take a ton of surveillance."

"Everyone knows that stuff is happening," said Officer Eli Arnold, noting that he has been attending special meetings addressing this and other hot spots for

a year. Catching perpetrators in the act in order to make an arrest, however, is labor intensive.

Michelle Milla and her husband moved into their house near McDonald's about a year ago. Only recently did they link the PPOP handouts with the problems they were seeing Friday nights.

"They come into our neighborhood every Friday," said Milla's husband, David Gray. "It's like pouring gas all over and lighting a fire. And then they leave. The drug dealers swoop in later that night."

The partying goes on all weekend, Gray said.

He said he has tried to talk to the PPOP volunteers about the consequences of their work but has been brushed off. Coarse exchanges between neighbors and drug users have become a Friday night staple. The Portland Police have been called to referee but haven't known what to do. In a city where possession of illegal drugs gets a pass, dispensing drug paraphernalia hardly registers.

Richard Perkins, a downtown resident who overcame drug addiction and imprisonment for drug offenses to become an advisor to policymakers on mental health and addiction issues, offered a critique of PPOP.

"Come Sept. 1, there is going to be more public attention on the things we are doing to get people into treatment. Needle exchange is about public safety. Needle handouts are about victim [drug user] safety, and can be at the expense of public safety," Perkins said.

"That's where we cross the line, in my opinion. The goal is too narrow."

"My other question is: How has Multnomah County figured out how to get supplies ... to them without this group being on their distribution list? Are we using public funds for this, and are we being transparent about it?" ■

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or email: allan@nwexaminer.com



Northwest 19th Avenue is a drug-free zone in name only.

DISTRICT FOUR

CITY COUNCIL

CANDIDATE FORUM

MONDAY, SEPT 9
@ 5:30 PM

Lincoln High School Auditorium

This is an open forum to meet the candidates running for District Four city council. Meet and greet from 5:30-6pm, Q&A from 6-8pm, meet and greet 8-8:30

NW Examiner

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Unique forum will show where candidates stand on the issues

BY ALLAN CLASSEN

District 4 City Council candidates will have the chance to differentiate themselves on policy issues in a novel debate format sponsored by the NW Examiner and the District 4 Coalition of neighborhood associations.

The forum will be held on Monday, Sept. 9, 5:30 p.m., at Lincoln High School, Southwest 18th and Salmon streets. The date has been changed to avoid the national presidential debate.

At least 20 of the 28 officially declared candidates plan to appear.

To accommodate the large number of contenders and to focus on issues, most of the forum will involve about 30 policy statements and questions to which candidates will indicate their support or disagreement by standing.

The statements will include:

- Saving existing housing is preferable to new housing construction.
- Dining shelters are a good use of the right of way.
- Portland neighborhood associations reflect their communities.
- The city should do more to accommodate bicycles.
- Given a choice, would you increase funding to the Portland Police Bureau or Portland Street Response?

The program will begin at 6 p.m., with 30 minutes before and after the forum for “tabling” and one-to-one conversations with candidates.

This will be the first election under the city’s new charter, which has three seats in each of four districts. District 4 encompasses all of the Westside of the city and a section of Southeast Portland.

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Keith Wilson best for Portland by a mile



Mark Johnston, President Obama's assistant secretary to reduce homelessness (L-R), with Keith Wilson and two local officials at a Salt Lake City nighttime emergency shelter.

BY ALLAN CLASSEN

Portland has been in a homelessness crisis so long, our political leaders accommodate it as the new normal.

Nine years after former Mayor Charlie Hales declared a homelessness emergency, politicians can recite the contributing factors and assign blame to nebulous forces outside their control. If that doesn't suffice, they blame the COVID pandemic. Limited funding has been exploded as an alibi; local governments

now have more money than they can spend, and still the problem gets worse.

Keith Wilson, saying we can end the unsheltered homeless crisis in one year, has crashed a mayoral campaign defined by three uninspiring City Council incumbents. Insiders find his claim shocking and unrealistic, but their expertise may be limited to passively watching past failures and assuming nothing more can be done.

Wilson developed his plan by visiting cities around the country and in Europe

that were managing similar challenges successfully. He visited mayors and managers of citywide programs in cities including Boise, New York City, San Diego and New Orleans, plus Amsterdam, Athens and Lisbon.

Wilson has not merely educated himself. He founded Shelter Portland, a nonprofit operating three mid-sized overnight shelters in churches at a cost of \$80 per person per month and without a need to build infrastructure. He knows this is only the first piece of the puzzle, but which of his opponents has created and overseen a program that demonstrates what can be done?

Based on his research of comprehensive programs in other cities, he estimates that \$25 million a year would turn Portland around. Where would that come from? We're already spending \$300 million a year on homeless services, funds that could be repurposed with plenty left over.

Because Wilson's revolutionary approach is a lot to take in, he's bringing top people from around the country, including the Obama administration's specialist on reducing homelessness, to Portland for a public event, a panel discussion at Franklin High School on Oct. 10.

People who know what they're doing aren't afraid to publicize their plans, providing deadlines, goals and numbers. Not everyone who makes plans can produce the results, but they inspire more confidence than those who are unable to specify their goals or strategy and who

are unwilling to be held accountable for outcomes.

If voters give Wilson the opportunity to test his plan, he and the rest of the city will know what succeeded or fell short. It would be possible to diagnose what part of the plan went awry and how it might be corrected. With his name on the line, he will not have latitude to change the subject or blame outside forces.

Failing to achieve lofty goals can also bring partial success. If progress should take twice as long or extend only halfway to benchmarks, we would still be far ahead of our current treadmill to nowhere.

In fact, the approach of setting out a clear path with benchmarks could set an example for more productive political discourse on a range of issues.

Wilson, who founded a trucking company that now has a fully electric local fleet, has a broad agenda. Climate change, emergency services and housing construction are all in his platform. He even has an idea to recycle plastic bottles into a paving mixture that will hold up on our streets three times longer than existing asphalt.

Governments cannot be run just like businesses. They can, however, marshal business-like, pragmatic problem solving toward social ends, and do so with transparency and public accountability. With the opportunity Keith Wilson presents, why would we vote for candidates offering the same old, same old? ■

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GREATER NORTHWEST PORTLAND DEVELOPMENT MAP

MONTGOMERY PARK

Portland-based Menashe Properties purchased the Montgomery Park property for \$33 million, only 13 percent of the price paid by Unico Properties of Seattle in 2019. About one-third of the office space in the building is vacant.



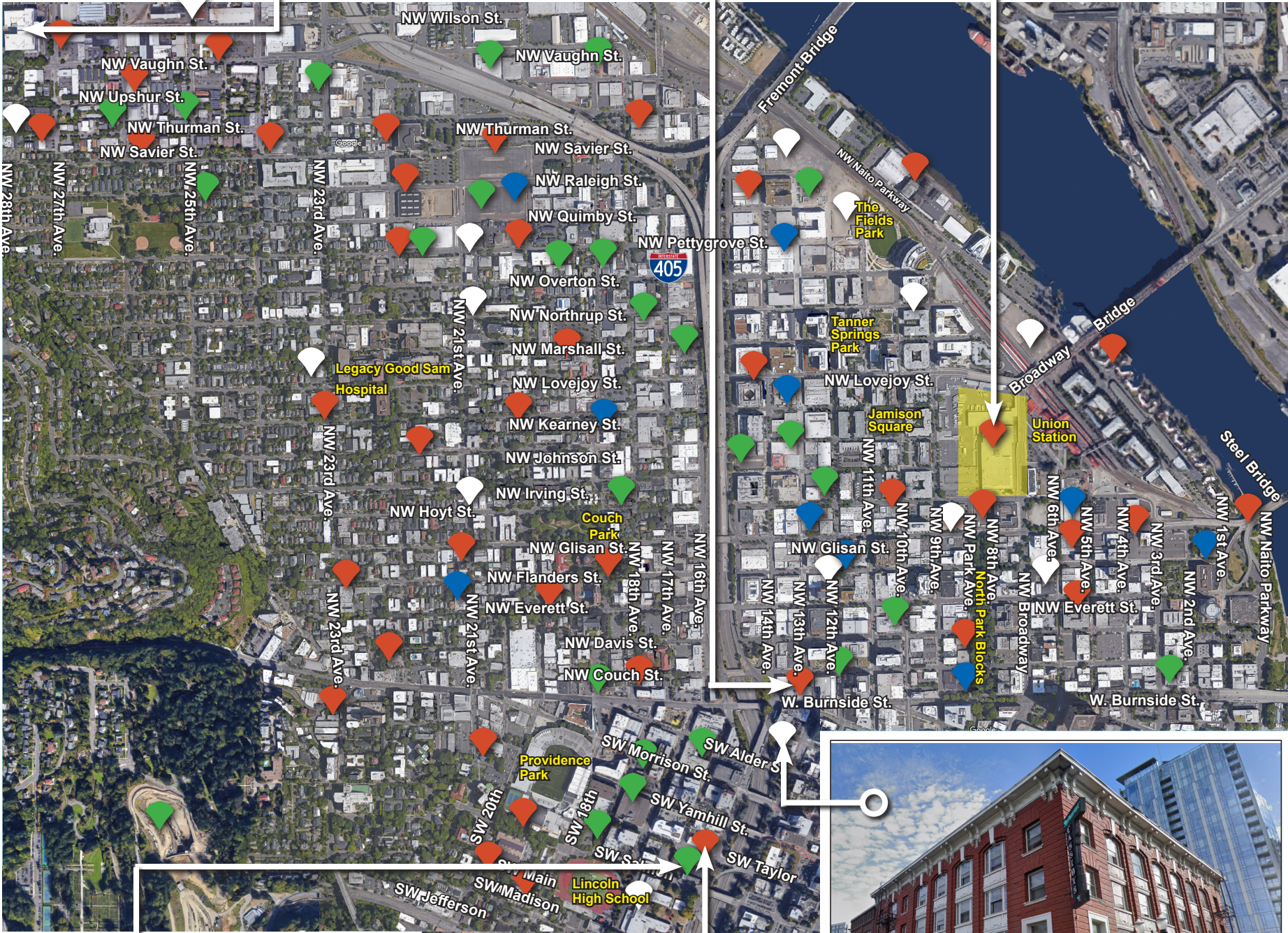
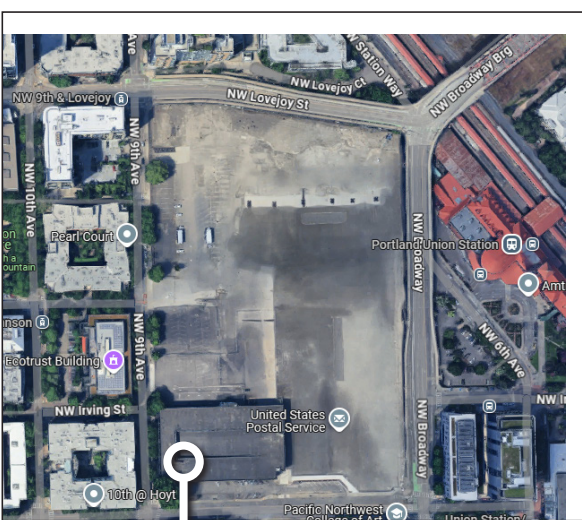
WHOLE FOODS

Whole Foods has received city approval to replace a clear glass window on the north side of the store with a translucent roll-up door accommodating a Bottle-Drop depot. Bureau of Development Services staff wrote that “the surrounding neighborhood benefits greatly from [the store] and this bottle-drop is necessary ... for this use.”



POST OFFICE SITE

The Portland Housing Bureau has approved \$42 million in funds for a 14-story, 230-unit apartment building on the former post office site between Northwest Hoyt and Lovejoy streets. Most of the funds will come from the 2018 Metro affordable housing bond.



919 SW 14TH AVE.

The three-story apartment building, badly damaged by the 2023 fire that destroyed the May Apartments to the north, is being thoroughly repaired, including replacement of all drywall and finishes. It has been owned by Constantine Kiriakedis of Lake Oswego since 1994.



1410 SW TAYLOR ST.

Owners of the former May Apartments, destroyed by fire in May 2023, obtained an electrical permit last month as a preliminary step toward erecting a new structure. It is owned by SkyNat Limited Partnership, registered by Larry Kelley of South Portland.



TAFT HOTEL

McMenamins Inc. purchased the vacant Taft Hotel at Northwest 14th and Washington streets, next to the company's Crystal Ballroom. No plans for the historic hotel have been announced. The building also includes Cassidy's Restaurant and Bar, which was founded in 1979.



Proposed

Under Review

In Construction

Other

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



Wisconsin alums adopt Jerry's Tavern



Jerry Benedetto has brought a Midwest feel to a corner of the Northwest District.

By ALLAN CLASSEN

Wisconsin football fans take over Jerry's Tavern, on the industrial edge of the Northwest District at 3010 NW Nicolai St., every time the Badgers play football.

There is nothing owner Jerry Benedetto can do about it. He lost his heart to Wisconsin alum Lauren years ago and married her. That's one of the reasons why, even though he grew up in Illinois rooting for the Badgers came naturally to him.

Badger football games draw standing-room-only crowds to the tavern, adding to a base of neighborhood regulars who have already taken to the place since its opening in May.

Matt Kruger, the longtime president of the local chapter of the Wisconsin Alum-

ni Association and a board member of the Northwest District Association from 2004-2008, said Jerry's Tavern has the perfect Midwest feel, not too formal and big on community. Fans of the Green Bay Packers, Chicago Bears and other Midwest teams are welcome. Ducks fans also have a place for their big games.

"We're all connected," Kruger said.

Together, they keep the tavern busy and sometimes overflow to the sidewalk, where picnic tables, a barbecue grill and outdoor television screens ensure that there's always room for one more.

"Hopefully, Jerry's will be our home base for years to come," Kruger said.

That sounds good to Benedetto, who feels at home running something "like a Midwest bar" in a city not often associated with that part of the country.

Benedetto has been bringing a part of the Midwest to Portland for a while. He opened Jerry's Pizza in Southeast Portland in 2021, developing a strong following for thin-crust Chicago tavern style pizza.

Pizza is on the menu, along with other "homemade grub, cold drinks and Midwestern hospitality," as noted on the website.

"Back home in northwest Illinois, the bar is a community space, a place to gather when times are good, when times are bad or any time for that matter," Benedetto said. "Whether you are from a small town or big city, in the Midwest or another region in the U.S. or even abroad, the main goal is that Jerry's Tavern feels like home to all."

Briefly ...



Zula PDX (above), which opened in March 2023 and not recently, as implied in the August NW Examiner, is donating 15 percent of all takeout orders Sept. 8, 11, 12 and 13 to Chapman Elementary School. Those happen to be prime nights for watching the swifts' migration on the school grounds.

Caffe and Bar Mingo

are closed indefinitely after a fire damaged the adjacent restaurants on Northwest 21st Avenue last month. A GoFundMe page raised more than \$50,000 in the first week after the fire. Michael Cronin founded the business in 1991.

"We will be closed indefinitely while we navigate the aftermath," the website stated. "The Mingo family is eternally grateful for your love and support during this difficult time."



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NOBBY NEWS

Vol. 30, No. 9 "News You Can't Always Believe" SEPTEMBER 2024

Dress for the holidays



The Nob Hill Bar & Grill is inaugurating Wear It On Your Sleeve Day, the alternative to Festivus Day for the airing of grievances made famous by the Seinfeld show.

Wear It On Your Sleeve Day is a time to put forward your most personal feelings and allegiances.

No one is taking this

holiday more seriously than Liz Lilly, who sewed 17 shirts in 17 days during the Olympics creating designs tailor-made for Nobby regulars.

For example:

James A—the Ducks
Jimmy C (ex-mailman)—stamps
Chef Jon—hot peppers

Greg H—Beers of the world
Mike P—futurama
Mikey R—Trail Blazers
Joe L—hamburgers

It's not too soon to begin thinking of what you want to wear at next year's Wear It On Your Sleeve Day, the date of which is to be announced.

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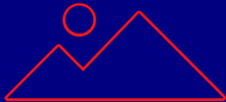


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Food Front’s papered-up windows can’t fulfill the promise on its awning. Photo by Wesley Mahan

“Co-op hopes” cont’d from page 1

Asked if they wanted Food Front to explore the option of reopening the store, 100 disagreed and 82 were in favor.

Comments on this course were also mostly negative, many vehemently so.

- “I want Food Front co-op to cease to exist. I dislike how the board is trying to cling to the life of a failed business venture. It was not sustainable. I want no part of any effort to try to restart the co-op. Do NOT attempt to reopen!!!”
- “The incompetency and unpleasantness shown to date, plus closure for a number of years without a solution and coercion into the vote to sell, points to any involvement being a bad idea for the success of the venture. I understood that selling meant Food Front had no further involvement and the choice of new tenant was in the hands of the new

owners.”

- “Food Front had demonstrated its inability to run and successfully operate a grocery. Do NOT try it again.”
- “Terrible idea. Seductive fantasy. Get out now. Distribute the proceeds honestly and transparently to owners.”
- “Food Front has broken my trust. I want Food Front to sell to Market of Choice or another grocer so that a legitimate local market can operate in that space and serve the community.”

Skinner wanted no part of efforts to revive the co-op or partner with an entity holding out this hope. She did not understand the board’s spurning of a \$1.9 million offer from Market of Choice for a potential \$2.55 million from K-5.

“If the board is so concerned about money, why is it dragging this out? It seems extravagant to be spending

\$16,000 of our money per month on a building we no longer need or can use. It’s time to get out from under this large debt.”

In the 15 months since the co-op store closed and defaulted on its loan, Skinner saw an organization incapable of recovery or even prudent planning. The board covered its existing debt with a \$1 million hard-money loan involving monthly payments of \$9,400. Missing a payment would make the entire balance due immediately, risking foreclosure of all co-op assets.

Food Front also has regular expenses to insure and maintain the property, property taxes and legal expenses. Board President Roman Shvarts reported in March that total expenses are about \$15,000 a month.

Co-op member Dan Anderson inspect-

ed Food Front’s financial records Aug. 8 and observed a bank balance of about \$156,000.

Without a source of income, the co-op approaches a financial cliff within a year, a vulnerability compounded by a potential buyer knowing Food Front’s predicament. A letter of intent signed by K-5 involves a leisurely pace, with up to 240 days for the buyer to commit to the purchase.

The buyer would also retain the right to sell the property to another party at any time.

“I believe the remaining Food Front community is not strong enough to ... have a say or stake in the future of the property,” Skinner concluded. “I am deeply regretful that we couldn’t rally overwhelming support for MOC, but it’s under the bridge now.”

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Security fencing surrounds the Food Front parking lot, one of the ongoing expenses depleting co-op reserves by about \$15,000 a month. Photo by Wesley Mahan

Board got played

Hopes and wishes are not going to be enough to reopen Food Front, in the view of Blaine Whitney, a partner in Columbia Capital Group, a Portland-based commercial real estate acquisition and development company.

“As a developer, I can tell you with 100 percent certainty that K-5 isn’t going to lease it to a grocery store,” Whitney said. “The reason they are paying more is they are underwriting to the residential land value of the development. Market of Choice underwrote it as a grocery store and having to do huge capital improvements to get it up to their standards.”

K-5 has particular interest in this site because it adjoins three houses it owns directly north on Northwest 23rd Place. Combined, the lots form more than a half-acre zoned to allow residential or commercial development.

“There are zero grocery store tenants

who are going to lease that space. It’s going to be scraped, along with the houses, and you’ll get an L-shaped double-loaded multifamily building with maybe some ground floor parking, but likely not.

“The co-op got played,” he concluded. “There will be no grocery store here. It’s a screamingly, painfully obvious.”

That is also the conclusion of Kathleen Keppinger, daughter of Leo Keppinger, who accumulated rental properties mostly in Northwest Portland until his death two years ago. K-5 is a creation of her stepmother, Angelina, and her halfsister, Kristine McGehee, and does not include Kathleen and her siblings.

“I see Food Front as being sold a bill of Goods”
— Kathleen Keppinger, Member of family seeking to buy property

Kathleen Keppinger doubts a grocery store is anywhere in K-5’s plans. That company’s acquisition of two houses adjoining the Food Front parking lot with in the past five years is a clear signal to her of intent to assemble a larger parcel for redevelopment.

“I see Food Front as being sold a bill of goods,” Keppinger said.

Her father would not have done business this way, she said.

“I know that this is going to tarnish his name.”

Nevertheless, the Food Front board is forming committees to explore a future in food sales. Members have been asked to

comment on four options:

- Reopening a grocery store at the current location as a tenant.
- Mergers/partnerships with other entities compatible with Food Front ideals or goals.
- A public market “where local vendors sell produce, meats, dairy, baked goods and specialty foods to consumers.”
- A food hub for “storage, processing, distribution and/or marketing of locally/regionally produced food products.”

The board particularly likes the fourth option:

“Food hubs are part of the agricultural food chain model and often share common values related to conservation and environmental regeneration, healthy food access and supporting local farmers.” ■

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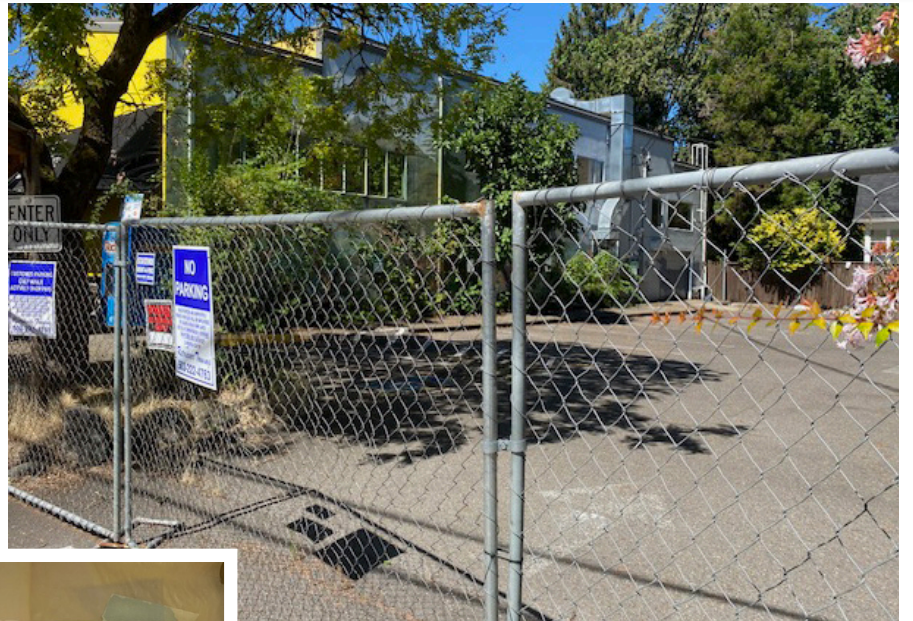
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An urgent message to Food Front's members and neighbors



Our Food Front co-op struggled financially for years before closing in April 2023. In a December survey, most of our members made it clear they wanted to sell the property to Market of Choice, an Oregon company that would open and operate a grocery store in the renovated building for at least 10 years. The option of re-opening Food Front received the fewest votes.

The Food Front Board ignored the survey and rejected Market of Choice's \$1.9 million offer. Instead the Board pursued an ill-conceived joint venture with a private developer that went nowhere.

The Board began negotiating in June with K-5 Urban Holdings LLC, a real estate company controlled by a family that owns three houses adjacent to the Food Front property.

No one from K-5 attended the July 16 meeting with members to discuss the company's plans for the property. The board spoke glowingly of K-5 and its commitment to the neighborhood. A week later the board asked members to approve the sale, but the board misrepresented the terms of the deal. And members, many of them weary of Board's

bumbling efforts, agreed to sell.

Now, instead of shopping at Market of Choice, we face the possibility of a four-story apartment building with no off-street parking. A project of that size will kill the vitality and livability of the neighborhood.

Meanwhile, the Board continues to pursue a fantasy, believing it could lease the building from K-5 and reopen some sort of store that would have, in reality, little chance of success.

But the Board has a big problem. Thousands of Food Front members were not informed of the proposed sale — a fact known by the board — and did not receive ballots. The K-5 sale is invalid and the Board, rapidly running out of money, could face legal action.

What Can You Do?

We are Food Front members and want the Board to withdraw from the K-5 deal and renew negotiations with Market of Choice. If you agree, join us by emailing us at **food.front.friends@gmail.com**

Stand up for fairness, livability and your neighborhood.



Auditor (Rank up to 6)						
Rank	1	2	3	4	5	6
Candidate 1	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Candidate 2	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Candidate 3	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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Candidate 5	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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A workshop on ranked-choice voting will be held at Friendly House Community Center, 1737 NW 26th Ave., Sunday, Sept. 22, 4-5:30 p.m. James Eccles, an elections analyst with the City Auditor's Office, will explain how ranked-choice voting works. Vadim Mozyrsky, president of the District 4 Coalition of neighborhoods, will facilitate the conversation.

Slow Flow Yoga classes are held every Thursday at 7 p.m. in Slabtown Square through Sept. 12, part of free public events at Northwest 21st and Raleigh streets. A recent art event with Portland Paints and Pistils Nursery involved decorating terracotta pots.



"Quit repainting curb extensions," Northwest District Association representatives have advised the Portland Bureau of Transportation. PBOT proposed the painted sections at corners as an experiment, but instead of producing data to evaluate their effectiveness as a safety measure, city crews periodically repaint them.



A Fall Festival in Wallace Park will include a dog parade, booths, food carts, kids activities and live music by Hit Machine. It will be held Saturday, Sept. 21, 3-7 p.m. (See ad on Page 12.)



James T. Rennick, 46, of Portland is facing second-degree attempted murder charges after a shooting at Northwest 21st and Glisan streets Aug. 11. He turned himself in the following day. A series of interactions began with a pedestrian striking a passing truck with a bag of cans.

Mike Lindberg
Former City Council Member



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Effective August 17, 2024, the National Association of Realtors, in collaboration with the Department of Justice, has updated real estate rules to allow buyers to pay and negotiate their own agent fees. Historically, the seller covered the buyer's agent expense, and buyers had little to no influence over them. Now, buyers can negotiate these fees, but at the same time, most buyers still strongly prefer that their agent be paid from the seller's proceeds for three basic reasons:

- Buyers know that fee has been built into every sold price when it comes to establishing value and this helps determine what price to pay for a property.
- Most buyers prefer, or need, liquidity and want to avoid bringing added cash to closing.
- Buyers believe they are the ones actually paying the total price, so it is effectively their money paying the closing costs for the seller.

For these reasons, our sellers represented below want to send a welcoming message to all buyers.

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The Lee Davies Group 503.468.4018



Hillsboro **\$1,475,000**
3,492 SF • 5 BD • 7.29 ACRES • PANORAMIC VIEWS
ML# 24216860
Kristen Bier-Kirby 503.734.7560 | Lynda Dowling-Wu 503.810.6166



Forest Heights **\$1,375,000**
4,324 SF • 4 BD • 3.1 BA • .37 ACRE • GREENSPACE
ML# 24618369
The Lee Davies Group 503.468.4018



Village on the Lake **\$1,299,000**
2,854 SF • 3 BD • VIEWS OF LILY BAY • UPDATED PRIMARY SUITE
ML# 24317344
Elizabeth Hills 503.805.2931 | Kelly Calabria 503.806.2972



Skyline Heights **\$1,295,000**
4,507 SF • 4 BD • 180 DEGREE VIEWS • .18 ACRE LEVEL LOT
ML# 24526683
The Lee Davies Group 503.468.4018



Cedar Ridge **\$1,265,000**
4,261 SF • 6 BD • 3.1 BA • LEVEL STREET & YARD
ML# 24351318
The Lee Davies Group 503.468.4018



Broadmoor **\$1,185,000**
3,132 SF • 4 BD • DAYLIGHT RANCH • MODERN UPDATES
ML# 24680810
Sara Clark 503.784.4878 | Nicole Jochum 503.894.6650



Happy Valley **\$1,099,000**
3,233 SF • 4 BD • 6,706 SF LOT • NEW CONSTRUCTION
ML# 24684847
Jon Ziegler 971.346.0252 | Connie Apa 503.805.7474



Pinnacle **\$987,000**
2,816 SF • 4 BD + BONUS • VALLEY VIEWS + SECOND LOT
ML# 24041613
The Lee Davies Group 503.468.4018



Skyline Heights **\$908,000**
3,800 SF • 5 BD • UPDATED • LOW MAINTENANCE YARD
ML# 24587450
The Lee Davies Group 503.468.4018



Crystal Park **\$887,000**
2,791 SF • 3 BD • AWESOME BACKYARD • PRIMARY ON MAIN
ML# 24226114
The Lee Davies Group 503.468.4018



Cooper Mountain **\$864,900**
4,272 SF • 5 BD • UPDATED • MAIN-LEVEL LIVING
ML# 24473381
Jacob Dobmeier 541.270.9573 | Tony Apa 503.806.9773



Summer Lake **\$749,000**
3,279 SF • 4 BD • 2.5 BA • SPACIOUS OPEN FLOORPLAN
ML# 24597163
Julie Williams 503.705.5033 | Nicole Jochum 503.894.6650



SW Portland **\$369,000**
708 SF • 1 BD • 1 BA • COVETED PARKING • AMENITIES
ML# 24202432
Sara Clark 503.784.4878 | Nicole Jochum 503.894.6650