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MAY 2026/ VOLUME 39, NO. 9

FREE

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## Getting things done

*When things break down, Zimmerman goes to work*

BY ALLAN CLASSEN

City Councilor Eric Zimmerman sees himself as someone who gets things done. NW Examiner readers saw that trait in an October 2025 cover story highlighting his work in taming the trash along Interstate 405. He took funds from his office budget for cleanup crews, and he parlayed a state grant into permanent metal fencing along the trench.

“We are asking government to get real when it comes to the idea of just leaving people outside who don’t have the will or wherewithal to make choices for themselves,” Zimmerman said.

Getting things done was also behind his vow to “die on the dais” before allowing cuts

in Portland Environmental Management Office funds providing fast multibureau intervention on livability hot spots.

After two years as a District 4 councilor, Zimmerman is campaigning for a full four-year term, as are his colleagues, Olivia Clark and Mitch Green. So far, he has been the clearest, most consistent voice against the progressive caucus that currently holds six of the 12 council seats.

Zimmerman has had more government experience than any of the 12. He was chief of staff for two Multnomah County commissioners and was the senior adviser to former Mayor Ted Wheeler. He was also a deputy city manager in Medford and Tigard.

For 17 years, he has served in

*Continued on page 6*

Councilor Eric Zimmerman rolled up his sleeves to bring cleanup crews to areas around Interstate 405. Photo by Walden Kirsch

## City expedites repaving of Northwest 23rd Avenue



BY ALLAN CLASSEN

The potholed north end of Northwest 23rd Avenue will get some attention soon, the Portland Bureau of Transportation announced last week.

Resurfacing work will begin May 4 on the section between Lovejoy and Vaughn streets, with most of that stretch completed by the end of the month. The Lovejoy and Marshall intersections, which involve ADA ramp installation, will be done after that.

“The top layer of asphalt will be ground out and a new layer of asphalt will be placed on top,” PBOT announced. “This project is a short-term fix to address critical pavement failures.”

*Continued on page 7*



## Northrup shelter closure surprises, thrills neighbors

*Though some saw the writing on the wall*

BY ALLAN CLASSEN

News last month of plans to close the Northrup Street Shelter came as a surprise to neighborhood activists, many of whom had worked passionately for that result.

But seen from the city’s point of view, “ine-

vitabile” may be a more fitting characterization. Mayor Keith Wilson’s explanation that a looming city budget shortfall drove the decision has some truth; this was the city’s largest and most expensive overnight shelter to operate, and that doesn’t factor in the extraordinary services required in the “engagement zone” created

*Continued on page 9*

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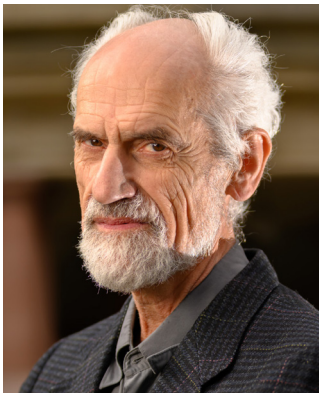
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## Regulating citizen participation

More than 50 years ago, progressive Portlanders brought forth a vision to encourage residents to remain in the city, which had been bleeding population to the suburbs. A dynamic administration promoted a livability agenda that involved giving people across the city a voice in government decisions affecting them, particularly within their neighborhoods. Plans for freeways cutting through neighborhoods were halted, and a comprehensive plan was adopted to enact a long-range land-use vision. Enacted in 1980, that plan was built on input from citizens in each part of the city. And how did policymakers know that those claiming to speak for a certain part of the city actually reflected the will of that population? Neighborhood associations. Only through established, democratically run organizations within defined boundaries could local government know who spoke for a particular area. Some such organizations emerged organically, such as the Northwest District Association, founded in 1969 around a fight to stop the Interstate 505 freeway. But a quilt of neighborhood associations covering the city did not emerge until the establishment of the Office of Neighborhood Associations in 1974. The City Council funded the office, which in turn provided grants to local neighborhood coalition offices. Funding citizen activity that could challenge government actions was foreseen as a dicey proposition. But this could not be just another city department managed from City Hall. To fulfill its role as a conduit for an independent voice of the people, local government would support but not dictate the goals of neighborhood associations. The subtleties of this dance of democracy were recognized in the



program's enabling legislation, which endures as City Code 3.96, adopted by the City Council in 2005. To revise the code or rules for performance, the city's "Office of Community & Civic Life will seek representation from neighborhood associations, district coalitions, business district associations, diverse community interests, city agencies that engage in considerable public involvement activities, and other interested people as necessary." That duty was swept away under city charter reform in 2023, which turned the council-adopted code into a rule that could be revised administratively. Three years later, neighborhood activists are just learning they can no longer count on a deliberative process in which they play a central role. In March, OCCL Engagement Officer

Amanda Garcia-Snell notified coalitions of unspecified changes to be adopted by the city administrator on July 1. There would be no grass-roots involvement in defining this process. Neighborhood associations, just as any individual, could testify, but the city administrator would make the final decision. And what rules or standards would be revised? She didn't say. Just that changes were afoot and neighborhoods could not head them off at City Council or the court of public opinion. "The goal of this project is to modernize and clarify the language ... to align with the city's current governance structure and core values," Garcia-Snell wrote, listing those values as "anti-racism, equity, transparency, communication, collaboration and

fiscal responsibility." This is the exact opposite of what Portland's neighborhood program set out to do: to transmit the values and goals of the people to their government. Now the city is defining those values and rewriting laws to bring the people into compliance. We often fault politicians for checking the wind of popular opinion before making a decision. That is what they should be doing—not to follow shifting views in every instance but to understand the will of the people they represent. Telling the people what they should believe and then using the power of government to turn that belief into policy could not be further from the American way. In "Animal Farm," George Orwell suggests that political power corrupts those who hold it, whatever ideology they use to justify their actions. That is why government officials must hear the unfiltered messages of those living under them. If they use their offices to manufacture the appearance of support, if they have a hand in selecting or steering citizen bodies critiquing their performance, this is not accountability. They are enlisting members into their cheering sections, ultimately in service to their reelection campaigns. It's akin to tampering with the jury. Portland's once vaunted neighborhood system may endure in some form. The danger is that it will become a public relations arm of City Hall, indistinguishable from any other city agency controlled from above.

### Readers Reply

Letters can be sent to: [allan@nwexaminer.com](mailto:allan@nwexaminer.com) or 1209 SW 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.

#### Egregious act

Thank you for the recent coverage of Mitch Green, especially for including his infuriating and unethical threat to withhold funds from Portland State University for prosecuting a handful of individuals (not all were students) who were responsible for extensive damage to the PSU Library last May.

Green claimed to be supporting PSU

"students," in truth a few naïve young people misled to think that vandalism to a place of learning would somehow advance the Palestinian cause. I absolutely agree with the person quoted in the story that Green's position on this was an abuse of power: following his own political inclinations to make a financial decision completely unrelated to the actual circumstances of the case.

It is particularly egregious to threat-

en to punish an institution of higher education forced to find \$1.2 million to repair the library when it is already in such dire financial straits that it is closing programs and firing faculty and staff. Who represents the students whose educations were negatively affected by the forced closure of the library?

Linda Walton  
NW Raleigh St.

#### Don't subsidize Blazers

Portland's proposed street repair fee is outrageous when you consider the city and county want to use \$208 million of taxpayers' money to renovate the Moda Center.

This amount is required so the state can unlock another \$300 million plus to go to the Moda Center. It is incredibly undemocratic for the government

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## Stephen Griffith



Stephen Loyal Griffith, who coached Capitol School Constitution teams for more than 25 years, died Feb. 12 after a mountain climbing fall in Ecuador at age 80. He was born on Dec. 9, 1945, in Washington, D.C., where he attended Sidwell Friends School. He received a bachelor's degree from Harvard University in 1967, a master's degree from the University of Oxford in 1969 and a law degree from Stanford University in 1977. He was a general litigation attorney for Stoel Rives LLP for 37 years. After retiring, he started a pre-school in Liberia in the same town where he had served in the Peace Corps in 1970-72. He married Christine Dickey in 1981. He served on the Portland School Board from 1987-95. He is survived by his wife, Christine; son, David; and daughters, Meg Belais and Jade Dickey-Griffith; brother, Lawrence Griffith; and four grandchildren. A celebration will be held Sunday, June 7, at 2 p.m., at the Lincoln High School.

## Eric East



Eric Hjalmar East, who grew up in King Heights and graduated from Lincoln High School in 1963, died on April 26 at age 80. He was born on Jan. 16, 1945, at Legacy Good Samaritan Medical Center. He attended Chapman Elementary School, Oregon State University and Portland State University before receiving a master's degree in urban planning from the University of Washington. After serving in the Oregon Air National Guard, he worked on public transit projects for the Oregon Department of Transportation, and managed a high-speed rail project to link Oregon to Vancouver, B.C. He married Laurie Bess Shaylor DeVoir in 2009; she died in 2018. He is survived by his sons, Marcus East and Erik; brother, Sam; and four grandchildren.

## Susan Andersen



Susan Andersen, a Portland Heights resident, died April 2 at age 78. She was born on June 3, 1947, in Long Beach, Calif. She moved to Oregon to attend Willamette University, then earned a master's degree in English and teaching certificate at the University of Southern California and a law degree at Lewis & Clark Law School. She had a 30-year law career in estate planning. She is survived by her children, Allan Czinger, Melissa Czinger, Elizabeth Dunn, Claire Shroul and Laurie Thomas.

## Jane Hergenhan



Jane Hergenhan, who was active in Trinity Episcopal Cathedral more than 50 years, died on March 18 at age 94. Jane Stahl was born on May 20, 1931, in Philadelphia, and attended Moravian Preparatory School in Bethlehem, Pa. She graduated from Bucknell University in 1952. She taught elementary school in Bethlehem and at an Air Force base in Okinawa, Japan. She married Kenneth Hergenhan in 1959. After moving to Portland, she volunteered at Legacy Good Samaritan Medical Center and was a founding member of the Women of Good Samaritan. She served terms as president of Northwest Pilot Project, Northwest Neighborhood Nurses and Young Audiences. She was also a member of Portland Garden Club and the Multnomah Athletic Club. She is survived by her husband, Ken; daughters, Lisa and Suzy; sons, Williams and John; and 11 grandchildren.

## Robert Bay



Robert Herring Bay, who worked for the family-owned Bay News Co. for many years, died April 17 at age 80. He was born on May 19, 1946, and graduated from Lincoln High School in 1964. He received a bachelor's degree from the University of Oregon in 1968 and a law degree from the Oregon Law School in 1970. He worked as an attorney for the city of Portland and Multnomah County. He received a Ph.D. from Stanford University in 2006 and taught at Chapman University in California. While working for Bay News, he was an officer in the Northwest Industrial Neighborhood Association. He then practiced labor relations law until retiring in 2022. He married Maryanne Ivey in 1968. They had a son, Alex; and two grandchildren.

## Larry R. Huget



Larry R. Huget, who retired from ESCO Corp. as president and chief operating officer in 2010 after 38 years with the company, died on Jan. 25 at age 80. He was born on March 28, 1945, in Lake Oswego. He graduated from Lake Oswego High School in 1963 and received a bachelor's degree from Portland State University in 1969 and an MBA in 1971. He married Irene in 1970. He is survived by his wife, Irene; and sons, Matthew and Peter; and four grandchildren.

## Death notices

**ANNE DONG**, 95, grew up in Old Town and 1948 and was a Lincoln High School graduate.  
**JEANNE GAYLORD**, 92, attended Lincoln High School.  
**ALAN ELLIOTT MILLER**, 87, board member for Congregation Beth Israel.  
**MICHELLE BRESSLER**, 65, resident of Linnton.  
**ELIZABETH RIDDLE JACKSON**, 99, 1943 Lincoln High School graduate.  
**CLARE (KRIS) SCOGGIN FREIERMUTH**, 65, member of the Multnomah Athletic Club.  
**JUDITH PIERCE WESTERMAN**, 91, attended Ainsworth Elementary School.  
**MARGARET STEWART CLARK**, 93, member of Trinity Episcopal Cathedral.  
**DORIS SANDERS**, 91, Multnomah Athletic Club member.  
**ALAN ELLIOTT MILLER**, 87, member of Congregation Beth Israel.  
**SUE CAROL MURPHY ALTSTADT**, 92, member of Town Club, Garden Club and Multnomah Athletic Club.

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 Rebecca Boraz



Not everyone is committed to keeping the Rip City brand.

to decide to subsidize the Blazers' new owner because he might move the team.

Did anyone ask the new owner what he needed for the venue before he bought the team, or put language in the sales agreement that he had to stay in Portland?

The Paul Allen estate made a \$3.93 billion profit from the sale. Clearly no one from the NBA cares about Portland or its taxpayers.

According to ChatGPT, the Blazers are a money loser for the city. They create only a handful of good jobs and lots of low-paying, crappy jobs.

As for the street fee, the city proposes charging homeowners \$144 per year and commercial property owners \$732 per year—all to raise another \$47 million on top of PBOT's \$90 million income from gas taxes. Having a business or property in Portland is already subject to excessive taxation.

Instead of taxing business and home owners, let's put some collective heat on our city government to rethink subsidizing the Blazers' new owner and spend that money to fix our infrastructure.

Toren Orzeck  
NW Savier St.



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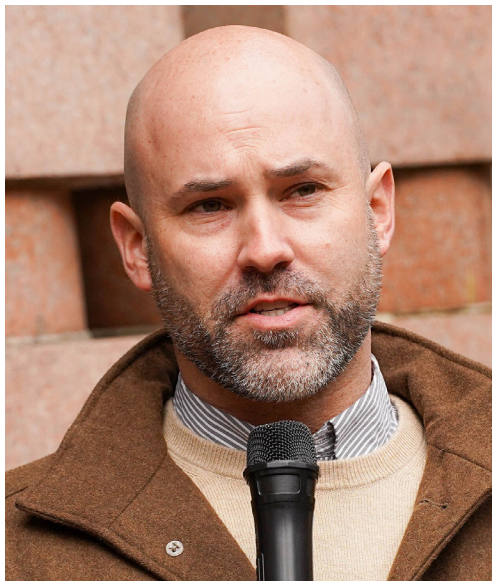
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Eric Zimmerman brings the experience of a former deputy city manager, focusing more on finance and performance than ideological topics.

"Zimmerman" cont'd from page 1

the Oregon National Guard as an openly gay man, and he was an Army platoon leader in the Iraq War.

In an exclusive interview, we asked Zimmerman about his year-plus in office and the central issues he sees ahead. His answers were edited for brevity and clarity.

The interview was conducted four days before the closure of the Northrup Street Shelter was announced.

**Was siting the shelter on Northrup Street a mistake?**

The closer a shelter is to residential [the more] you have to bring a hell of a lot of neighborhood services, and you have to have very strict enforcement. ... That's what I encouraged the mayor to

do. I think they've missed the mark at Northrup: the enforcement side—exactly what some of us councilors predicted would happen at 6 and 8 o'clock in the morning is happening.

**Do you think it should be closed?**

At this point, I do. ... The impact that shelter is having on the Pearl District right now has been extreme. ... It trickles throughout the whole wider district, which is what we all said was going to happen when we were at the Armory [town hall last summer]. And that's come true.

**What do you think of changes proposed in the city's neighborhood program?**

I haven't had a breakdown from the

Office of Community and Civic Life about what they're trying to do. Civic Life has never, as far as I can remember, met with our office.

My initial impression is that it kind of reeks of the old version, the [former City Commissioner] Chloe Eudaly version of trying to get rid of neighborhood associations. I'm pretty sensitive to that, because I don't want anything to do with it.

If there's a rewrite that's about hamstringing them or a rewrite that is defunding them, I don't think that'll get much support from many of us, but certainly not from my office.

**Why did you recently vote against the Portland Bureau of Transportation**

**funding package?**

I worked to get it better, but ultimately I voted no, and it comes down to a couple of key areas for me. ... We've got no idea for how many blocks per year can be repaved or potholes fixed. I think that's kind of a key. The other part is, I'm pretty sensitive to the affordability question right now for Portlanders. Adding another \$12 a month to your water bill is steep.

**Why do you favor remodeling the Keller Auditorium?**

I do know that the Keller has a future in Portland. ... Don't bring me some plan to knock down a staple of Portland.

**At the City Club forum in February, you said other districts are more deserving of**

**NWDA ANNUAL MEETING NOTICE**



The 2026 NWDA annual membership meeting will be held on Tuesday, May 19th at 6:00 PM. The purpose of the meeting is to conduct the annual election, consider updated bylaws, and other proper business.

All current members will receive an official election ballot via email. Applications for membership can be found at [NWDAPortland.org](http://NWDAPortland.org) and must be submitted by noon on Thursday, May 14th to be eligible to vote.

Board of Director candidates for the 2026 election cycle are: Richard Gronostajski, Regina Hauser, Connor Lennon, Lindsay Moore, Michele Peters, Jeremiah Via, and Todd Zarnitz. Candidate for President is Todd Zarnitz.

Find full meeting information on the calendar page at: [NWDAPortland.org](http://NWDAPortland.org)



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"23rd" cont'd from page 1



Eric Zimmerman's pilot project to put cleanup crews along the freeway has been included in the proposed city budget. Photo by Walden Kirsch

**"I've been aligned from day one that [23rd] needed to be repaved."**  
**—Eric Zimmerman**

Short-term is defined as about seven years, in this instance.

Earlier plans called for waiting until a federal grant tied to extension of the 23rd Avenue Streetcar line might be approved, but political pressure may have played a hand in expediting the schedule.

"Northwest 23rd is a gem of District 4 and Portland," District 4 City Councilor Eric Zimmerman told the NW Examiner. "Council Vice President Olivia Clark and I have been aligned from day one that it needed to be repaved."

Construction hours are 6 a.m.-4:30 p.m. Both lanes of traffic will be open at the end of each workday and weekends. One lane will remain open during construction, though with some intermittent closures.

Parking will be possible except during the work shifts.

A full rebuild of the street, estimated to cost \$17 million-\$22 million, is dependent on coordination with a federal grant extending the streetcar line to Montgomery Park. That project could begin as soon as 2029.

For updates, visit:

<https://www.portland.gov/transportation/pbot-projects/construction/nw-23rd-avenue-pavement-resurfacing-project>

**a pool or community center. Have you thought more about that?**

I think it's a fair criticism, but what I've tried to lay out is how I want to work with the other districts. ... I think the district model is the best part of the charter change, and making it continue to be the best part means that we don't become too territorial or too turf [focused]. There's a balance, and that's what I'm trying to strike.

You should have at least a little bit of a lens ... for some of the equity citywide.

I want more cleanup dollars for damn sure in District 4, because I think we have a bigger problem cleanup wise than other districts have. I think

that it's OK to say our police are more concentrated in District 4 because our people are more concentrated.

How do we get a park in Slabtown is on our list.

**What changes would improve the city charter?**

I think the mayor should sit on council and be the ninth member ... and move it to two elected representatives per four districts. The idea of having an even number on council is foolish.

**What grade would you give City Council on its first year?**

A high D, low C. ... It's doubling the timeline to do things. ... Some of the

mistakes are [the fault of] council, and some of it is charter-induced.

**What do you think about Frog Ferry?**

I love it. I don't know what the financing pots [exist], but from a vision and a what's-the-next-cool-thing-Portland can do, I think it's great.

**Do you support the city being a funding conduit for federal grants for the ferry?**

I asked the mayor last year to do an initial funding, and that didn't come to fruition in his first budget, and I don't have the votes yet to get to any more than that. ... It's a big lift, but I think Portland needs to have things to love, and I think there's a future there.

# Autumn Sharp

## Democrat Candidate for State Senate

I'm Autumn Sharp, and our neighborhood deserves a real voice in Salem.

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PAID FOR BY FRIENDS OF AUTUMN SHARP (PAC ID 24865)

# Blocked at state level, needle hand-outs may face county regulation



Multnomah County Commissioner Julia Brim-Edwards thinks the county can regulate mobile drug paraphernalia handouts, such as those conducted by Portland People's Outreach Project.

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BY ALLAN CLASSEN

Multnomah County Commissioner Julia Brim-Edwards told her constituents that she believes she can pass an ordinance to regulate the distribution of needles within 1,000 feet of schools.

Brim-Edwards was speaking at a

virtual town hall meeting with State Sen. Lisa Reynolds, who in March mixed an effort to accomplish the same thing through state legislation.

Stadiumhood Neighbors and Friends of Couch Park have sought to stop the open distribution of needles and other drug paraphernalia, as practiced by

Portland People's Outreach Project around Northwest 19th and Burnside streets for years. Last year, PPOP moved from this location, though it resurfaced recently at Northwest 15th and Kearney streets, just beyond the two-block perimeter of the Northrup Street Shelter.

The April 23 town hall meeting



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was co-hosted by Reynolds and Brim-Edwards.

Reynolds defended her refusal to move Senate Bill 1573 out of a committee she chairs, giving three reasons:

- It would not have had the votes to pass.
- It would have undermined the provision of harm reduction measures, which she believes are appropriate to address drug addiction.
- She does not support creating the legal right to bring civil action against distributors of drug paraphernalia and supplies, which was part of a preliminary version of SB 1573.

John DiLorenzo, a lawyer with Davis Wright Tremaine who included the right to private action in a draft of the bill, attended the forum and explained his thinking.

Without debating the efficacy of harm reduction, DiLorenzo said, people should be expected to clean up “their own mess.”

“We did not think that we could depend upon the police or the sheriff or a \$250 fine to dissuade some of the people who do this,” he said.

But giving neighbors the right to contract with a trash removal company and have those costs passed on to the “party that was truly responsible” seemed more practical.

“Anyone could sue the person or organization that was responsible for leaving the mess,” he said.

While that logic didn’t fly, Brim-Edwards believes she can get at least three county commissioners to support an ordinance banning the distribution of harm reduction supplies from

mobile units within 1,000 feet of K-12 schools.

Brim-Edwards, a candidate for county chair, conceded that the ordinance is a starting point, but “the county can work quicker. Ultimately the state may need to provide a better framework, but the county can do this relatively quickly by getting it before the commission within a month.”

Sen. Reynolds, who represents District 17 in the west side of Portland, promised to work for a bill in the 2027 legislative session.

Many in the audience were not satisfied with the senator’s work on the issue.

Ken Thrasher, who chairs the private nonprofit Northwest Community Conservancy to fill in the gaps in police and social services in the Pearl District, said handing out needles is unacceptable.

“We’re enabling more drug use rather than solving the problem,” Thrasher said.

Many others raised complaints.

Twenty-three minutes into the meeting, Reynolds announced, “The chat [function for written comments] is getting really inappropriate, so we’re going to shut it down.”

Kara Colley, chair of Friends of Couch Park, shared her frustration that Reynolds stopped talking to proponents of SB 1573 while blaming them for refusing to compromise.

Without explaining further, Reynolds said she was “frustrated that we got mixed messages, which I don’t think was necessarily vindictive, but sometimes we don’t always know what people’s legal authority is.”

“Northrup Shelter” cont’d from page 1

around this shelter.

This is also the only city shelter facing a lawsuit, a \$5 million claim filed on behalf of owners of the adjacent ORO Apartments.

The other complicating factor for the Northrup Street Shelter was a mobilized citizenry, led by the Pearl District Neighborhood Association and its Shelter Oversight Committee that daily documented the safety and livability effects rained upon surrounding blocks.

On April 20, Wilson pulled the plug. That evening, his office informed PDNA President Bruce Studer and Northwest District Association President Todd Zarnitz.

“This is great news,” Studer wrote to association members.

Zarnitz was more outspoken, talking to several news outlets in the next days.

“We’ve lived in this crisis a long time,” he told *The Oregonian*. “We knew this wasn’t going to work. And that knowledge wasn’t considered valuable.”

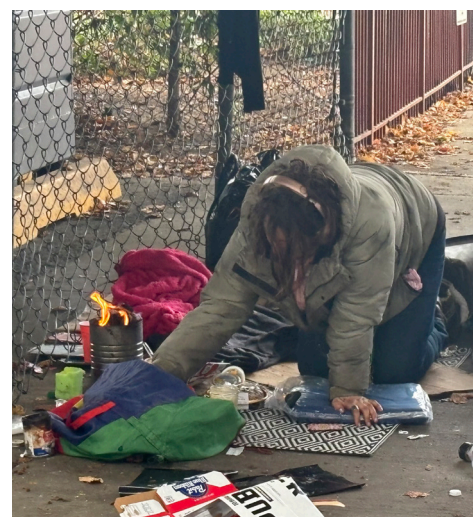
But this time, City Hall finally got the message.

“Instead of doubling down on failure, somebody in government is making the effort to redirect, and I’m really happy about it.”

The NW Examiner broke the news of the closure the next day, when over 30 readers commented on two posts.

“I just heard this and didn’t believe it was true. I still can’t believe it, but I am absolutely thrilled,” wrote one anonymous subscriber.

“This is excellent news. The livability of the Pearl has been seriously impacted by the increase in crime, drug use, and accompanying filth and noise since the Northrup shelter opened,” wrote



The Northrup Street Shelter was promised to reduce camping on the street, but photo evidence suggested otherwise.

Cathleen Callahan.

“Shelters should not be put in the middle of neighborhoods period—unless it’s 24/7 with case management. The least they could’ve done is continue the shuttle service. But they let the ball drop on that too and got defensive when pressed about it,” wrote Talia Giardini.

The big unknown is when the doors will close. The 12-year lease with property owner Vanessa Sturgeon can be terminated earlier, though with a penalty equal to six months rent (\$108,000). Termination notice must be given at the end of a fiscal year (June 30) or otherwise with 120 days notice.

So the city could be paying rent for two to four months, though the end of operations could come sooner.

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The Thurman Street Building and three adjacent buildings are scheduled for a county auction in August, and Dan Baer of Big Dan's West Coast Bentos is not happy at the thought of losing his business's home since 2008.



## Thurman properties up for auction

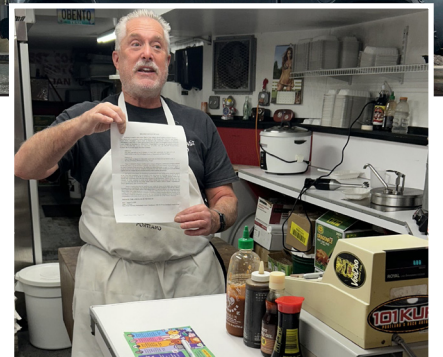
Cluster of buildings to be sold to cover owner's debt of \$860,000

BY ALLAN CLASSEN

A cluster of properties at the corner of Northwest 24th and Thurman streets will go up for auction at the Multnomah County Courthouse on Aug. 31 to cover debts of over \$860,000, according to notices sent to tenants by Olsen Barton LLC, a Lake Oswego law firm specializing in real estate.

The properties, which include a 1904 two-story commercial building at 2390 NW Thurman St., are owned by Brent Douglas, who purchased them in 2004 and 2007.

Tenants include the Thurman Street Collective marijuana dispensary, Big Dan's West Coast Bento, Dibina Coffee, Sparrow Frances Furniture, and a



residential tenant in a house facing Northwest 24th Avenue.

Current tenants will be at the mercy of the potential buyer determined by the auction in August.

Dan Baer has operated his bento stand at 2368 NW Thurman since 2008, and said he had no warning of the financial crisis facing Douglas.

Paul Barton of Olsen Barton said the debt originated from a bank loan purchased by his client after the bank dissolved.

Douglas told the NW Examiner he had no comment on the matter.

# NOBBY NEWS

Vol. 32, No. 5 "News You Can't Always Believe" May 2026

## Our mascot is ready to play ball!

Ellen Cohen does not know that major league stars of yore, Mickey Lolich and Johnny Pesky, grew up within walking distance of the Nob Hill Bar & Grill.

She does not know that a Pacific Coast League team called the Beavers once played in the neighborhood, or that "Vaughn Street" once referred primarily to is home ballpark.

Nor has she been told of the year when the major leagues went on strike, and baseball-starved neighbors came to the Nobby to watch historic replays of games to recapture the thrill of long-forgotten contests.

But Ellen, the grandchild of the Nobby owners, loves baseball as she sees it, and being the Nobby mascot is wonderful in itself.



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The former Jim & Patty's Coffee in Forest Heights has the same owner, but a new name and some new products.

## Forest Heights coffee shop rebranded as Spielman Bagels

The former Jim & Patty's Coffee in Forest Heights, 2021 NW Miller Road, has been rebranded as Spielman Bagels, according to Paul Ceserani, who has owned the company since 2019.

Spielman Coffee was founded on Southeast Division Street in 2011 by Rick Spielman and his son Raf on Southeast Division Street. The "Portland-style" boiled bagels soon became their main draw.

The Forest Heights shop also retains many items from Jim & Patty's Coffee menu and continues to operate Jim & Patty's DoorDash.



## Briefly . . .

**BAKER'S MARK**, a sandwich shop that does all the baking onsite, recently expanded into the former Ben & Jerry's Ice Cream space on the corner of Northwest 10th and Everett streets.

Kaylin Allen moved her designer vintage shop **ALONG THE WAY** from the Pearl to 2326 NW Irving St. The grand opening is planned for May 1, coinciding with First Friday, billed as Portland's original art walk.

"I'm very excited about bringing First Fridays to 23rd," said Jared Phippen of **WILL LEATHER GOODS**. "We're very focused on bringing back the community to the street with lots of fun events. We have almost 30 businesses that are participating. There will be local artists, local wineries, lots of activations, food vendors and special discounts."

**GARY BODKER DESIGNS**, a glass blowing studio and retail space, recently opened at 2236 NW 21st Ave.



On Saturday, May 9, **WILLIAM TEMPLE HOUSE** (above) is throwing a mental health awareness concert, House Jam!, from 2-8 p.m., featuring Ned & Wendy the Band and five other acts. The event is set in the garden of the historic Mackenzie house at 2023 NW Hoyt St., and includes a thrift store pop-up, food and drink, and raffle prizes. All proceeds fund William Temple's low-cost counseling and social services.

A **UPS STORE** will soon open in the building on West Burnside Street near 21st Avenue, where a Subway sandwich shop closed last year (top image).

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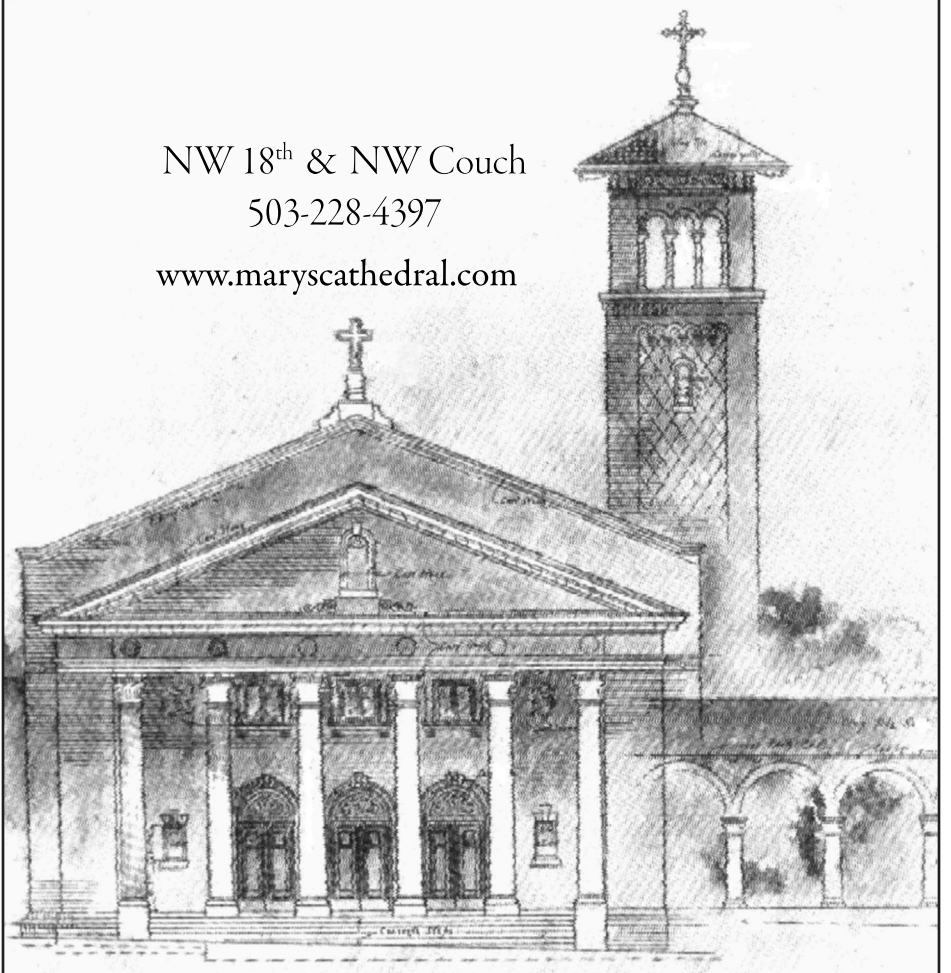
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# GREATER NORTHWEST PORTLAND DEVELOPMENT MAP

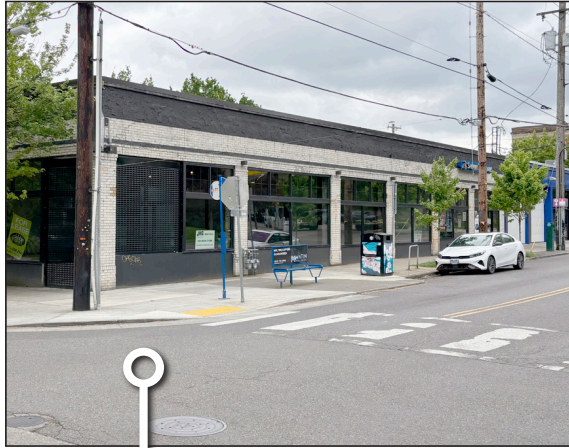
## NW 31ST AND VAUGHN

Portland Parks & Recreation is seeking to rezone a 5,000-square-foot lot it owns on Northwest 31st Avenue just south of Vaughn street so it can be sold to a housing developer. The lot, which is currently used by the adjacent homeowners, is now restricted by open space designation.



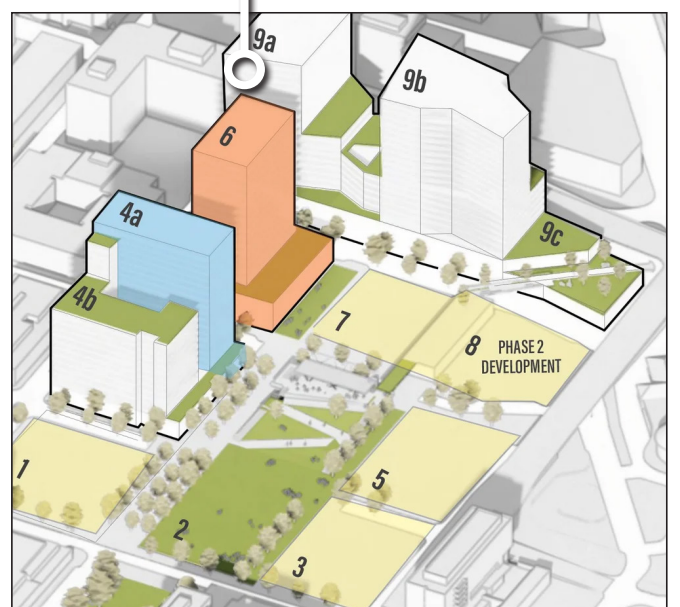
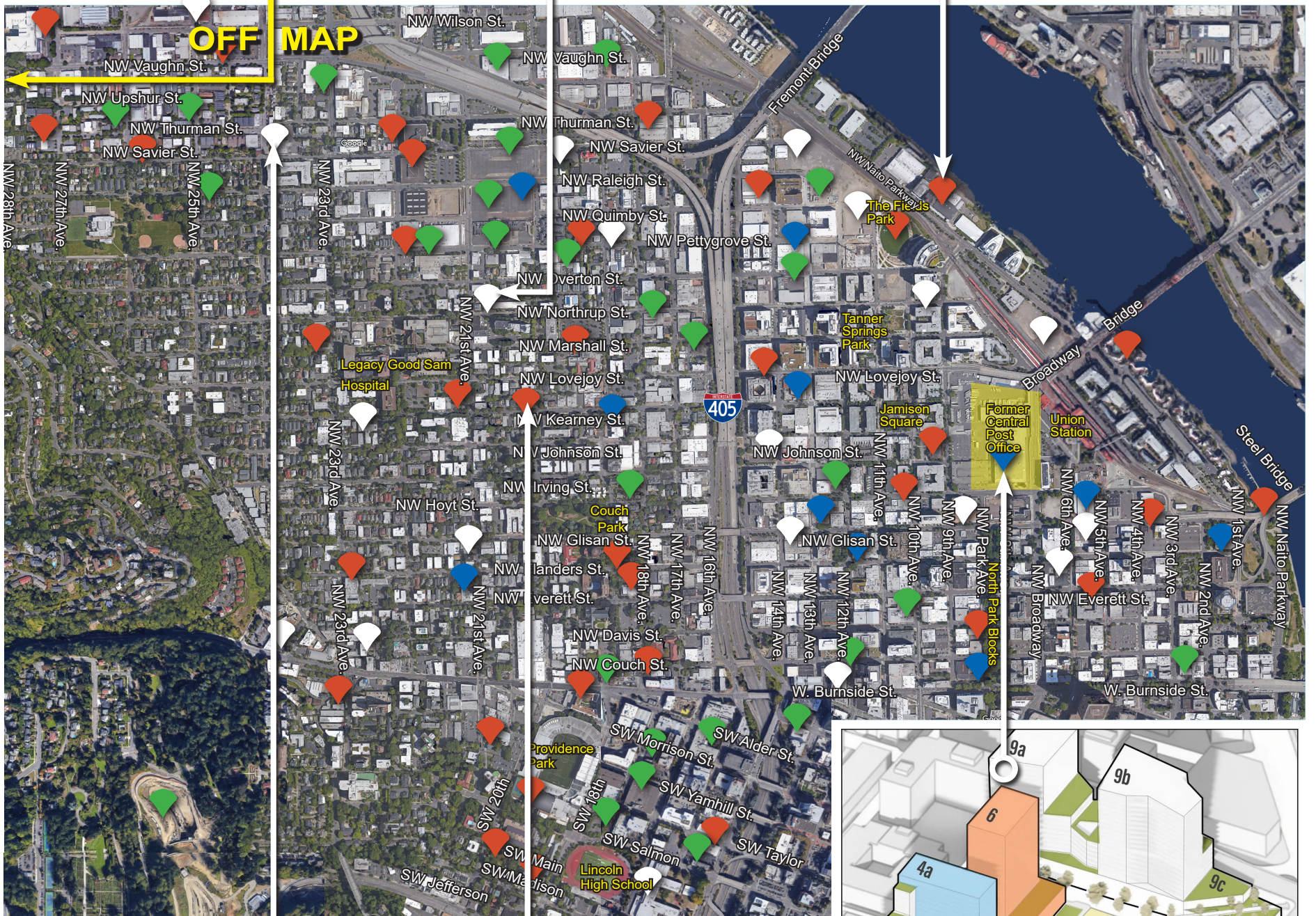
## 1120 NW 21ST AVE.

For lease signs have been removed from the commercial property at Northwest 21st and Northrup streets. Sherwin-Williams Paint Store occupies the south portion of the building, but the larger portion to the north has been vacant since the Northrup Market closed. The property was sold in 2016.



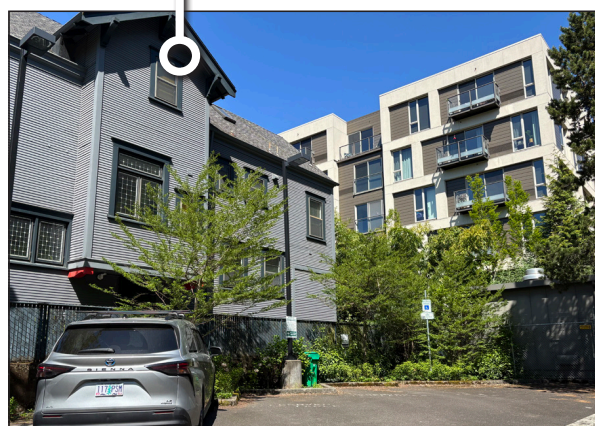
## CENTENNIAL MILLS

A nightclub may be coming to the Centennial Mills site at 1362 NW Naito Parkway. James Kasper, who owns a sandblasting company in Vancouver, plans to convert the former Portland Mounted Police building into a 38,000-square-foot live entertainment venue with a restaurant and two bars, according to the Portland Business Journal. This is separate from the mixed-use project planned by Stuart Lindquist to the north.



## NW 24TH AND THURMAN

At least four commercial spaces are in play at Northwest 24th and Thurman streets pending the result of an Aug. 31 auction sale for an unpaid loan. Thurman Street Collective, Big Dan's West Coast Bentos, Dibina Coffee and Sparrow Frances furniture are the current tenants.



## 2023 NW KEARNEY ST.

The absentee owner of an 1890 house at 2023 NW Kearney intends to build a two-story house as an accessory dwelling unit in the backyard. The 840-square-foot structure needs an adjustment from the 800-square-foot maximum for accessory dwelling units. The Northwest District Association has no objection to the adjustment.

## BROADWAY CORRIDOR

Aerial view of Broadway Corridor plan encompassing the former US Postal Service property. The blue image represents the first project, a 14-story, 232-unit low-income apartment building approved by the Bureau of Development Services April 16.



This page produced entirely by Lincoln High School students.

# The Cardinal Times

## Budding into spring: Flower shops near Lincoln

By SIRENA CHEN and ANIKA RIGBY

As soon as we walked into Goose Hollow Flowers, we were greeted by the sweet scent of freshly trimmed stems and a friendly brown dog named Louie. Around us were plenty of bouquets, succulents and other blooms. The shop made it feel like spring was really coming to life, even with the gray clouds outside.

The flowers are free of pesticides, ensuring sustainability. Their fresh-cut arrangements are sourced directly from growers in the Pacific Northwest, and start at \$75. Each is uniquely beautiful, with the designer's goal to "interpret your vision."

Every Monday, Goose Hollow Flowers also leaves old flowers outside Fehrenbacher Hof for free. Picking up these extra blooms is a great way to brighten your day or a friend's without spending extra money. Though



Individual stems at Sammy's Flowers.  
By ANIKA RIGBY

some of the outer petals may begin to wilt, they are still very beautiful and bright. Being just a few minutes' walk from Lincoln, we appreciated the convenient commute and even took some flowers home for ourselves. Cutting these stems at a 45-degree angle and placing them in a vase with fresh water and flower food helped revitalize them.

Though it was raining hard that day, we visited Sammy's Flowers. The interior was homely and cozy. The mood inside the store made it easy to forget the poor weather outside. The warm lighting invited us further into the store to the shop's unique bouquet bar. There, you can make your own arrangements and buy flowers by the stem. They have a wide variety of species, including roses, snapdragons and lilies, sitting in pots of water to keep them fresh. Sammy's Flowers also sells other greens to complement the flowers. Flowers start at \$3 apiece. The bouquet bar offers a cheap, customizable option for anyone looking to buy flowers for a significant other.

Around the bouquet bar are various potted plants for sale, ranging from \$60 to over \$100. There were plump succulents and leafy monstera, so many that you could hardly see the shelves. Despite being busy making arrangements for flower deliveries, the staff was also quick to ask if we needed any help with looking for flowers. A kind employee walked us through what flowers they had.

Needless to say, both the fantastic customer service and the store's atmosphere created a welcoming, wonderful experience at Sammy's Flowers.

## End of an Era: Lincoln Students discuss Lloyd Center closure

By SURI REYNOSO

The Lloyd Center mall, located in Northeast Portland, is one of Portland's iconic landmarks. Opening in 1960, the mall was one of the largest in the nation and housed the first indoor ice skating rink in a mall, according to Koin 6.

When it first opened, the Lloyd Center was a huge attraction, as the skating rink was the only one in proximity to the city.

According to KGW 8, the mall has struggled to keep up economically following the COVID-19 pandemic. The Lloyd Center owners, Urban Renaissance Group and KKR Real Estate Finance Trust, officially announced on KGW 8 that it will be fully demolished by the end of this year, but no official date has been confirmed.

Students who grew up visiting the mall have mixed feelings about Lloyd Center's closure.

Sophomore Jane Paras has had many memorable experiences at the stores and at the skating rink with friends and family, and is sad to see the mall closing.

"My favorite memory [at] Lloyd Center would be with a past partner of mine, [first meeting the friends at the mall], got close to his friends. We're [still] really close to this day, the boy not so much. [I remember] going through the mall and being astonished with how big it actually was. It was amazing," said Paras.

Junior Tasha Asuman was a recreational figure skater at Lloyd Center and has many positive memories there. She also sympathizes with the business owners losing their storefronts.

"There are so many small businesses within the mall and all of the owners are so kind. Not to mention that the ice rink is one of the oldest rinks in Portland, with tons of history," said Asuman. "I do not think it's a good thing the mall is shutting down [because] as of lately, it has been becoming more lively again with small businesses and markets. As a figure skater, I love the community and the mall in general."

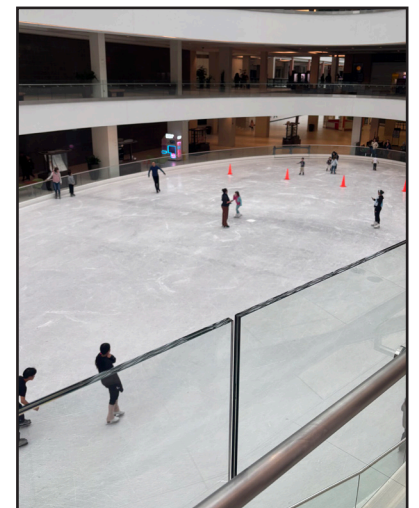
The owners of the Lloyd Center

plan to completely renovate the area, adding a neighborhood including housing, restaurants and entertainment, according to Fox 12 Oregon.

Junior Brooke Mason thinks that these renovations could bring back the positive nature that the Lloyd Center once had, even if she is sad to see it go.

"I truly hope that the community can make it into something positive [Lloyd Center], even though it is devastating to lose this iconic site. If it does turn into housing, I hope that green spaces, park and walkable areas are incorporated throughout. It is very sad, and I made many memories there," said Mason.

If you want to go skating one last time or relive childhood memories, visit the Lloyd Center soon. If you're looking for an alternative skating experience, Mountain View Ice Area is the closest in proximity to Portland.



The Lloyd Center mall in Portland, once one of the nation's largest shopping centers, is set to be demolished by the end of this year. No official date has yet been announced.

By SURI REYNOSO

## Lincoln's female athletes make history: record mile and state titles kick off Women's History Month

By SIRI LINDSEY

As Women's History Month celebrates women's accomplishments, three Lincoln athletes are making history. Junior Ellery Lincoln broke the Oregon girls mile record, while junior Skye Schwartz and sophomore Sofia Patterson won state titles in swimming and wrestling.

On Saturday, Feb. 21, San Diego State University commit Skye Schwartz became the first of the three athletes at Lincoln to compete, winning the state title in the 100-meter breaststroke with a time of 1:03.08.

Schwartz swims for the Multnomah Athletic Club (MAC) when she's not with Lincoln and says she has been in the water since she was three months old. She began competing at eight and remembers dreaming of winning a state title.

"When I was eight years old, I went to my first state meet. Because I competed in the eight-and-under division [a category for swimmers ages eight and younger], I think I won the whole thing," said Schwartz.

She said women's swimming is gaining more recognition and pointed to athletes like Katie Ledecky as inspiration.



Junior Skye Schwartz won the 100-meter breaststroke state title on Feb. 21, finishing with a time of 1:03.08.

Courtesy of AUSTIN WHITE

The following Saturday, Feb. 28, Patterson and Lincoln brought two more historic moments for Lincoln.

Sophomore Patterson didn't expect to become a state champion when she first started wrestling her freshman year, but with determination and support from her coaches and teammates, she proved otherwise.

After dropping to 105 pounds for a better chance at state, Patterson defeated an opponent who had previously beaten her twice.

"I didn't think I'd ever get there," she said, "but now I realize I can achieve the same things as [other female champions]."

Finally, University of Oregon run-

ning commit Ellery Lincoln broke the Oregon girls high school mile record, finishing with a time of 4:35.55.

Lincoln credited Wildwood Running, an organization focused on empowering female runners, with helping her grow as an athlete and person.

"Wildwood... educates girls on what it means to be a well-rounded person outside of running and how to stay healthy. They're doing so much to keep girls in sports," said Lincoln.

Lincoln described the final lap as the moment she realized the record was within reach and pushed even harder to finish strong.

"I saw the clock with about 400 meters to go and realized I was on pace for around 4:40. As I picked it up on the backstretch, I heard my coach calling out 4:35, so I started running really hard because I wanted it badly. When I crossed the line and saw the clock, I was really excited because I've wanted to run that time for a while," said Lincoln.

The achievements of Schwartz, Patterson and Lincoln highlight a strong moment for girls athletics at Lincoln and will continue to inspire the next generation of female competitors.

# Cultural Center sale on thin ice



Founders CEO Tanya Toby presented previous drawings of a remodeled cultural center, but outside, things have been sliding.

## Developer needs help to cover application fees



BY ALLAN CLASSEN

For the third straight year, Las Vegas developer Tanya Toby has appeared at a Northwest Neighborhood Cultural Center annual meeting to explain why plans for restoring the landmark building have not come about.

This time there was no hiding the lack of progress. Founders Developments has stopped making the monthly payments they agreed to in a 2022 purchase agreement. The company has also neglected maintenance obligations, and for the third-straight year has failed to pay property taxes, forcing the nonprofit cultural center board to pick up the tab rather than face foreclosure by Multnomah County.

Toby insisted that she is committed to completing the deal by investing perhaps \$100 million to turn the former church at 1819 NW Everett St. into a high-end membership club, plus a boutique hotel erected on the adjacent parking lot.

"We will need your help," she told an audience of

20 center members on a Zoom call April 21.

She blames much of the reversal on lack of support from the city of Portland.

Toby sought a reduction in about \$2 million in system development charges from the Bureau of Development Services and got nowhere. She sought pre-application financing from Prosper Portland, but was turned down.

"We're going to get to the final line one way or another, but it's very frustrating to me," she said.

Toby claims the project could already be under construction had the city been more supportive.

The immediate hurdle is nearly \$250,000 in pre-application fees before the project will be reviewed. Beginning actual construction could cost another \$1 million, she added.

While she claimed investors are ready with most of the capital needed for the entire project, some center board members were skeptical, and board President

Ginger Burke said she has seen no details on such commitments.

"I didn't hear a single word that might give a clue that their financing stack is lined up yet," board member Tavo Cruz said. "They don't have anything. They're just hoping to wave a magic wand."

"It's not an ideal situation to be in," Burke admitted.

Meanwhile, she recommended paying the bills and keeping the possibility of the \$4.75 million sale alive. Founders paid about \$1.4 million in monthly earnest money installments before running out of cash.

"You can't bleed a turnip," she said. "The board needs to take ownership of basic maintenance issues that are not being taken care of. We have money to do it."

And then what?

"We have to look at a Plan B over the next few months," Burke said.

# Administrative control asserted over neighborhood program

BY ALLAN CLASSEN

In the sweeping Portland charter reform package adopted in 2023, an anodyne revision was made in the code governing the city's neighborhood program. It merely redefined a term.

Three years later, that redefinition allows city staff to revise the standards governing neighborhood associations without City Council or broad public involvement. Many see it as challenging the bedrock principles that have made the Portland neighborhood system a national model since the 1970s.

Todd Zarnitz, who chairs the District 4 Coalition of neighborhood associations, discovered the significance of the redefinition only after the Portland Office of Community and Civic Life sent down a dictum. He assumed it was an overreach coming from bureaucrats who didn't know the program's unique character or governing documents.

A March letter from OCCL Engagement Officer Amanda Garcia-Snell notified coalitions of unspecified changes to be adopted by the city administrator by July 1.

"How are they doing this?" Zarnitz thought. "It makes no sense."

He and other neighborhood leaders had understood City Code 3.96 to provide

a deliberative grassroots process giving neighborhoods equal footing with city officials in revising the standards, which was what happened when the document was last updated in 2005.

Zarnitz soon learned that it was he and a cadre of neighborhood activists across the city who were in the dark.

"Finally, I went through and looked at the definitions, and this is what changed," he said. "[This is] what gives them the ultimate power to do what they're doing."

"Standards" are no longer council-controlled documents but "administrative rules" under the jurisdiction of the newly created city administrator position.

Instead of a two-year process guided by a citizen advisory body as in 2005, "they don't have to incorporate that feedback or even read it," Zarnitz said. "And then, in 30 days, if the city administrator signs the rules into law, they become new standards."

All of this maneuvering is taking place

**"They don't have to incorporate feedback or even read it."**  
—Todd Zarnitz, NWDA president

without knowledge of specific changes OCCL is seeking.

The one exception pertains to staffing of the neighborhood coalitions, which, as independent nonprofits, have responsibility for hiring and overseeing their employees. The agency proposes open bidding on contracts to provide services to coalitions,

fitting into the city's standard practices for hiring contractors. It would also, presumably, give City Hall greater control over workers in the district coalition offices. This bidding system is to begin in 2027.

Before any of this happens, a political fight looms.

District 4 Councilor Eric Zimmerman declared where he will come down.

"My initial impression is that it kind of reeks of the old version, the [former City Commissioner] Chloe Eudaly version of trying to get rid of neighborhood associations. I'm pretty sensitive to that, because I don't want anything to do with

it," he told the NW Examiner.

"If there's a rewrite that's about hamstringing them or a rewrite that is defunding them, I don't think that'll get much support from many of us, but certainly not from my office."

The code switch slipped in three years ago could face legal scrutiny.

Diana Stuart, vice president of the District 4 Coalition and a Multnomah County Circuit Court judge, said, "I don't think this new provision has been interpreted. I don't think anyone has challenged it yet, and I'd suggest that the language is not clear."

Stuart believes the code may still require extensive community engagement before revisions are made in the standards.

"I think it would be appropriate for the coalitions to join together ... and seek the council clarifying what their intent was by this provision, and a provision that makes it very clear that the neighborhood associations are supposed to be involved at the very onset, and not after the fact."

Zarnitz added, "I think there are a number of ways to modify the rules to get us back to a sane way to do this, but I think clearly the council's going to have to be involved."



An overflow crowd packed the 600-seat Armory auditorium April 28 to hear neighborhood-generated plans to “re-ignite” the district with public events and attractions this summer. Attendance exceeded that of an event here last July calling for Mayor Keith Wilson to defend his plans for the Northrup Street Shelter, which he announced recently would be closing eight months after opening.



Friends of Frog Ferry founder Susan Bladholm brought former Green Bay Packers CEO Mark Murphy to Portland to help announce a community support campaign modeled after the Packers’ community ownership system. Bladholm said Portland is eligible for a Federal Transportation Administration grant that could help launch a pilot project between North Portland and downtown.



Staver Locomotive, 2537 NW 29th Ave., hosts its 17th annual Spring Steamup with a series of events May 13-June 20. The event draws model train aficionados from across the country to operate their steam-powered engines. For information, email [staverschedule@gmail.com](mailto:staverschedule@gmail.com).



The Portland Bureau of Transportation rolled back plans to extend enforcement of parking meters three additional hours to 10 p.m., but didn’t bother to revise the signs in Northwest and downtown that still direct drivers to pay during that period. The machines will not accept payments after 7 p.m., but some say the outdated signs send the wrong message and imply that longer hours are coming. Late last month, PBOT finally reversed course and agreed to update the signs.



Early April landslides wreaked havoc in the West Hills, causing several road closures, including sections of Northwest Cornell Road.

## TUESDAYS 2026 NWDA FREE SUMMER CONCERTS

**2 JUNE** Wallace Park – NW 25<sup>th</sup> & Raleigh  
Lincoln HS Jazz Combo  
6pm-8pm

**14 JULY** Couch Park – NW 19 & Glisan  
Boka Marimba  
6pm-8pm

**28 JULY** Couch Park  
Mr. Ben – Ross Island Ramblers  
5pm-7pm

**11 AUGUST** Couch Park  
Orofino – Ned & Wendy the Band  
6pm-8pm

**16 JUNE** Slabtown Square – 21<sup>st</sup> & Pettygrove  
TBD  
6pm-8pm

**21 JULY** Slabtown Square  
Oregon Symphony  
6pm-8pm



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Allan Classen, Editor & Publisher

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