

Cut and paste this letter and add your personal comments. In addition to your Representative and Senator, send a copy to Restore Oregon: info@restoreoregon.org and the Revenue Committees:

VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

Date

Dear Senator/Representative _____,

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

[
We urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

The Revitalize Main Street Act creates a state **Historic Rehabilitation Fund** to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets.

An economic impact study conducted by EcoNorthwest states that **Oregon would be economically better off with this incentive.** In 2018 with a state investment of just \$10.6M we would see:

- 4X more buildings restored than without the state incentive.
- 1,369 jobs per year generating income of \$25.5M.
- \$2.3M net increase in property taxes per year to pay for schools and services.
- \$13.3M new federal Historic Tax Credit dollars invested in Oregon per year.
- \$35.8M net annual increase in direct development spending.

Historic rehabilitation incentives have been **proven effective in 35 other states** as a targeted means to **attract private investment** and **capture more federal tax credit dollars.** This is particularly important in smaller towns.

It's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Sincerely,

From: Shirley Ward-Mullen <sward-mullen@ci.carlton.or.us>
Sent: Monday, February 23, 2015 5:14 PM
To: Sen Boquist
Cc: info@restoreoregon.org; Grimes Anna
Subject: VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

Dear Senator Boquist,

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

We urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

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Sincerely,

Shirley Ward-Mullen
Councilor
City of Carlton
sward-mullen@ci.carlton.or.us

From: Nancy Hoffman <mainstreetmanager@eda1.org>
Sent: Tuesday, February 24, 2015 8:36 AM
To: Sen Olsen
Subject: VOTE YES on REVITALIZE MAIN STREET ACT (SB 565)

February 24, 2015

Senator Alan Olsen
900 Court Street NE, S-425
Salem, Oregon 97301

Dear Alan,

Our historic downtown Estacada is the cultural and economic core of the community, and members of the Estacada Development Association and city government are working hard to infuse the district with economic vitality. Our Streetscape renovation is currently underway scheduled to be completed in May. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

One of the best examples of a successful building renovation is the Mason Building on Broadway Street. But there are other buildings in our downtown core that could contribute to the economic revitalization if we could move forward with smart renovations.

We urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

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It's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Sincerely,

Nancy Hoffman
Main Street Executive Director
Estacada Development Association
475 Main Street/PO Box 1057
Estacada, OR 97023

office 503-303-8920
mobile 503-803-1956

"Building a vibrant downtown."

From: Alice Duff <aliceduff3@yahoo.com>
Sent: Tuesday, February 24, 2015 8:49 AM
To: Sen Monroe; Rep Reardon; Restore Oregon; Grimes Anna
Subject: VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

Our historic downtowns are the cultural and economic core of our communities. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

I urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtowns and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

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It's time for the State to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Sincerely,

Alice Duff
13051 SE Claybourne St
Portland, OR 97236

From: Virginia Meyers <va@taylor.org>
Sent: Tuesday, February 24, 2015 10:21 AM
To: Grimes Anna
Subject: Please VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

Hi,

Below is a copy of a letter I sent to my local Senator, Mr. Chip Shields, in Oregon.

Please support the REVITALIZE MAIN STREET ACT (SB 565) in any way you can.

Thank you!

Dear Mr. Shields,

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. These entrepreneurs of Main Street lack just one thing: a complete financial toolset to address the high cost of restoration, code upgrades, and seismic retrofitting. Many of Oregon's traditional downtowns and their iconic buildings won't last much longer without some meaningful help. We cannot afford to lose the economic heart and cultural soul or our communities.

I urge you to support and advocate for The Revitalize Main Street Act (SB 565) as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

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Sincerely,

Virginia Meyers

your constituent in NE portland, 97211

From: Heather Kliever <collections@lanecountyhistoricalsociety.org>
Sent: Tuesday, February 24, 2015 11:24 AM
To: PhilBarnhart@state.or.us
Cc: Grimes Anna; info@restoreoregon.org
Subject: Vote YES on Revitalize Main Street Act, SB 565

VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

February 24, 2015

Representative Phil Barnhart,

Dear Representative Barnhart,

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases:

At the February 19th meeting of the City of Eugene's Historic Review Board the members voted *enthusiastically* and *unanimously* in support of the Revitalize Main Street Act and request that our legislators do the same.

We urge you to support and advocate for **The Revitalize Main Street Act** (SB 565) as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

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It's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Sincerely,

Heather Kliever

Chair, City of Eugene Historic Review Board

cc: Senate Finance Committee: anna.grimes@state.or.us ; Restore Oregon: info@restoreoregon.com.

Heather Kliever

Registrar

Lane County Historical Society and Museum

541-682-4242

collections@lanecountyhistoricalsociety.org

www.lanecountyhistoricalsociety.org

Oregon Heritage MentorCorps Member

From: Heather Kliever <collections@lanecountyhistoricalsociety.org>
Sent: Tuesday, February 24, 2015 11:25 AM
To: Sen Beyer
Cc: Grimes Anna; info@restoreoregon.org
Subject: Vote YES on Revitalize Main Street Act, SB565

VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

February 24, 2015
Senator Lee Beyer,

Dear Senator Beyer,

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

At the February 19th meeting of the City of Eugene's Historic Review Board the members voted *enthusiastically* and *unanimously* in support of the Revitalize Main Street Act and request that our legislators do the same.

We urge you to support and advocate for **The Revitalize Main Street Act** (SB 565) as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

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Sincerely,

Heather Kliever

Chair, City of Eugene Historic Review Board

cc: Senate Finance Committee: anna.grimes@state.or.us ; Restore Oregon: info@restoreoregon.

Heather Kliever

Registrar

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541-682-4242

collections@lanecountyhistoricalsociety.org

www.lanecountyhistoricalsociety.org

Oregon Heritage MentorCorps Member

From: jillthorne@aol.com
Sent: Tuesday, February 24, 2015 12:35 PM
To: Grimes Anna
Subject: Fwd: S.B. 565

I sent this email earlier to the Senator and have learned I was to send you a copy also. I will be following up with copies that I sent to each committee member. Sorry for my mishandling of the procedure.

Thank you.
Jill Thorne

-----Original Message-----

From: jillthorne <jillthorne@aol.com>
To: Sen.HermanBaertschiger <Sen.HermanBaertschiger@state.or.us>
Sent: Tue, Feb 17, 2015 12:00 pm
Subject: S.B. 565

Dear Senator Baertschiger,

I would like to encourage you to support S.B. 565 (The Revitalize Main Street Act) that is in the Senate Finance and Revenue Committee.

After returning to Pendleton in 2005 (after spending many years in Salem with my husband, former State Senator Mike Thorne) I became very active in Pendleton's revitalization of it's downtown area and served as the Chairman of the Façade Committee in the Urban Renewal District. Many of Pendleton's historic buildings have been improved with a positive impact on the heritage and cultural tourism in our area. More can be achieved & I strongly believe that the Revitalize Main Street Act is the tool that will help make that happen.

The Act will create a state Historic Rehabilitation Fund that will provide a 25% rebate for the certified rehabilitation of historic commercial buildings. This fund would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year.

EcoNorthwest conducted an economic impact study which concluded that Oregon would be better off economically with this incentive. Much of this impact could be in the rural parts of the state where our small towns main streets have any historic buildings in need of restoration. Many buildings could be restored, jobs will be created and there will be a net increase in property taxes and an estimated \$35.8M net annual increase in direct development spending..

Please vote yes to investing in Oregon's Main Streets. Vote yes on S.B. 565.

Thank you,

Jill Thorne
Pendleton, Oregon

From: jillthorne@aol.com
Sent: Tuesday, February 24, 2015 12:36 PM
To: Grimes Anna
Subject: Fwd: S.. 565

a copy of Senator Edwards letter

-----Original Message-----

From: jillthorne <jillthorne@aol.com>
To: Sen.ChrisEdwards <Sen.ChrisEdwards@state.or.us>
Sent: Tue, Feb 17, 2015 1:13 pm
Subject: S.. 565

Dear Senator Edwards,

I would like to encourage you to support S.B. 565 (The Revitalize Main Street Act) that is in the Senate Finance and Revenue Committee.

After returning to Pendleton in 2005 (after spending many years in Salem with my husband, former State Senator Mike Thorne) I became very active in Pendleton's revitalization of it's downtown area & served as the Chairman of the Façade Committee in the Urban Renewal District. Many of Pendletons historic buildings have been improved with a positive impact on the heritage and cultural tourism in our area. More can be achieved & I strongly believe that the Revitalize Main Street Act is the tool that will help make that happen.

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Please vote yes to investing in Oregon's Main Streets. Vote yea on S.B. 565.

Thank you,

Jill Thorne
Pendleton, Oregon

From: jillthorne@aol.com
Sent: Tuesday, February 24, 2015 12:37 PM
To: Grimes Anna
Subject: Fwd: S B 565

A copy of Senator Hass letter

Thank you,
Jill Thorne

-----Original Message-----

From: jillthorne <jillthorne@aol.com>
To: Sen.MarkHass <Sen.MarkHass@state.or.us>
Sent: Tue, Feb 17, 2015 2:36 pm
Subject: S B 565

Dear Senator Hass,

I would like to encourage you to support S.B. 565 (The Revitalize Main Street Act) that is in the Senate Finance & Revenue Committee.

After returning to Pendleton in 2005 (after spending many years in Salem with my husband, former State Senator Mike Thorne) I became very active in Pendleton's revitalization of its downtown area & served as the Chairman of the Façade Committee in the Urban Renewal District. Many of Pendleton's historic buildings have been improved with a positive impact on the heritage and cultural tourism in our area. More can be achieved & I strongly believe that the Revitalize Main Street Act is the tool that will help make that happen.

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Please vote yes to investing in Oregon's Main Streets. Vote yes on S.B. 565.

Thank you,

Jill Thorne
Pendleton, Oregon

From: jillthorne@aol.com
Sent: Tuesday, February 24, 2015 12:38 PM
To: Grimes Anna
Subject: Fwd: S.B. 565

a copy of Senator Riley letter.

thank you,
Jill Thorne

-----Original Message-----

From: jillthorne <jillthorne@aol.com>
To: Sen.ChuckRiley <Sen.ChuckRiley@state.or.us>
Sent: Tue, Feb 17, 2015 2:49 pm
Subject: S.B. 565

Dear Senator Riley,

I would like to encourage you to support S.B. 565 (The Revitalize Main Street Act) that is in the Senate Finance and Revenue Committee.

After returning to Pendleton in 2005 (after spending many years in Salem with my husband, former Senator Mike Thorne) I became very active in Pendleton's revitalization of its downtown area & served as the Chairman of the Façade Committee in the Urban Renewal District. Many of Pendleton's historic buildings have been improved with a positive impact on the heritage and cultural tourism in our area. More can be achieved & I strongly believe that the Revitalize Main Street Act is the tool that will help make that happen

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Please vote yes to investing in Oregon's Main Streets. Vote yes on S.B. 565.

Thank you,

Jill Thorne
Pendleton, Oregon

From: jillthorne@aol.com
Sent: Tuesday, February 24, 2015 12:39 PM
To: Grimes Anna
Subject: Fwd: S B 565

A copy of Senator Boquist letter

thank you.
Jill Thorne

-----Original Message-----

From: jillthorne <jillthorne@aol.com>
To: Sen. Brian Boquist <Sen. Brian Boquist@state.or.us>
Sent: Tue, Feb 17, 2015 1:02 pm
Subject: S B 565

Dear Senator Boquist,

I would like to encourage you to support S.B. 565. (The Revitalize Main Street Act) that is the Senate Finance & Revenue Committee.

After returning to Pendleton in 2005 (after spending many years in Salem with my husband, Former State Senator Mike Thorne) I became very active in Pendleton's revitalization of its downtown area and served as the Chairman of the Façade Committee in the Urban Renewal District. Many of Pendleton's historic buildings have been improved with a positive impact on the heritage and cultural tourism in our area. More can be achieved & I strongly believe that the Revitalize Main Street Act is the tool that will help make that happen.

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Please vote yes to investing in Oregon's Main Streets. Vote yes on S.B. 565.

Thank you,

Jill Thorne
Pendleton, Oregon

From: Heather Kliever <collections@lanecountyhistoricalsociety.org>
Sent: Tuesday, February 24, 2015 12:42 PM
To: Sen Edwards C
Cc: Grimes Anna; info@restoreoregon.org
Subject: Vote YES on Revitalize Main Street Act, SB 565

VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

February 24, 2015

Senator Edwards,

Dear Senator Edwards,

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

At the February 19th meeting of the City of Eugene's Historic Review Board the members voted *enthusiastically* and *unanimously* in support of the Revitalize Main Street Act and request that our legislators do the same.

We urge you to support and advocate for **The Revitalize Main Street Act** (SB 565) as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

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Sincerely,

Heather Kliever

Chair, City of Eugene Historic Review Board

cc: Senate Finance Committee: anna.grimes@state.or.us ; Restore Oregon: info@restoreoregon.com.

Heather Kliever

Registrar

Lane County Historical Society and Museum

541-682-4242

collections@lanecountyhistoricalsociety.org

www.lanecountyhistoricalsociety.org

Oregon Heritage MentorCorps Member

From: The Society <4lohistory@lakeoswegopreservationsociety.org>
Sent: Tuesday, February 24, 2015 7:29 PM
To: Sen Devlin
Cc: Grimes Anna; info@restoreoregon.org
Subject: Please Vote YES on the REVITALIZE MAIN STREET ACT (SB 565)

PLEASE VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

February 24, 2015

Senator Richard Devlin

900 Court Street NE S-209

Salem, OR 97301

Dear Senator Devlin,

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

Lake Oswego's oldest remaining commercial building, the circa 1895 Bickner Building, is one example.

We urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

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It's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Sincerely,

Marylou Colver, President

Lake Oswego Preservation Society

PO Box 502

Marylhurst, OR 97036

lakeoswegopreservationsociety.org

VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

February 25, 2015

President Pro Tempore Ginny Burdick

900 Court St NE, S-213
Salem, OR, 97301
Sen.GinnyBurdick@state.or.us

Representative Jennifer Williamson

900 Court St NE, Salem, OR, 97301
Rep.JenniferWilliamson@leg.state.or.us

Sent via Email

Dear Senator Burdick and Representative Williamson:

I live in the Northwest District in Portland, which is home to the Historic Alphabet District. Our historic district is the cultural and economic core of the community and members of our neighborhood association are working hard to preserve it in the face of market pressures to demolish and develop properties in our area. The cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases and serves as an argument against preservation by property owners and developers.

A recent example was the Type IV demolition application that was recently denied by the Portland City Council. http://www.oregonlive.com/business/index.ssf/2014/12/portland_city_council_rejects.html The owners of the building argued that seismic retrofitting required to preserve this historic women's hospital made demolition necessary. Thankfully, our City leaders voted against it, though the future of the vacant building remains uncertain given the cost of restoration.

I urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help preserve the State's historic resources and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

The Revitalize Main Street Act creates a state **Historic Rehabilitation Fund** to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets.

An economic impact study conducted by EcoNorthwest states that **Oregon would be economically better off with this incentive**. In 2018 with a state investment of just \$10.6M we would see:

- 4X more buildings restored than without the state incentive.
- 1,369 jobs per year generating income of \$25.5M.
- \$2.3M net increase in property taxes per year to pay for schools and services.
- \$13.3M new federal Historic Tax Credit dollars invested in Oregon per year.
- \$35.8M net annual increase in direct development spending.

Historic rehabilitation incentives have been **proven effective in 35 other states** as a targeted means to **attract private investment and capture more federal tax credit dollars**. This is particularly important in

smaller towns.

It's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Sincerely,

Wendy Chung
1729 NW Irving St.
Portland, OR 97209
wcrossiter@yahoo.com

From: Laurie Harquail <lcharquail@comcast.net>
Sent: Wednesday, February 25, 2015 1:21 PM
To: Sen Dembrow
Cc: info; Grimes Anna
Subject: Please vote YES on SB 565

VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

2.25.15

Senator Michael Dembrow

Party: Democratic Party
District: 23
Phone: 503-986-1723
Address: 900 Court St NE, S-407 Salem, OR, 97301

Dear Senator Dembrow,

Before we launch into the bigger part of this letter, let me just say that I voted for you after you knocked on my door many years ago, and we chatted at length. As I recall, you told me that one of your greatest strengths is your ability to stay awake in long, dull meetings!

OK, now onto the business at hand.

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

We urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and

property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

The Revitalize Main Street Act creates a state **Historic Rehabilitation Fund** to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets.

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It's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Sincerely,

Laurie Harquail

QUAIL Communications

3625 NE 65th Avenue

Portland, OR 97213

From: Matthew Davis <m.davis@arg-pnw.com>
Sent: Wednesday, February 25, 2015 2:24 PM
To: Sen Dembrow
Cc: Grimes Anna
Subject: Vote Yes on the Revitalize Main Street Act (SB 565)

Dear Senator Dembrow,

I urge you to support and advocate for The Revitalize Main Street Act (SB 565). It is a modest, cost-effective investment that will help revitalize Oregon's downtowns. It will pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

The Revitalize Main Street Act creates a state Historic Rehabilitation Fund to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets.

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Most U.S. states have adopted some form of historic rehabilitation incentives, where invariably they have been proven effective as a targeted means to attract private investment and capture more federal tax credit dollars. This is particularly important in smaller towns.

It's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Sincerely,
Matt

Matthew Davis, AICP
Associate

ARCHITECTURAL RESOURCES GROUP, INC
*Helping people realize opportunities in the historic built environment
to create great places, enhance investment, and enliven community.*

111 SW Fifth Avenue, 24th Floor | Portland, OR 97204
971.256.5320 direct | m.davis@arg-pnw.com
Portland | San Francisco | Pasadena

From: Cathy Galbraith <cathyg@visitahc.org>
Sent: Thursday, February 26, 2015 5:19 PM
To: Sen Hass
Cc: Sen Baertschiger; Sen Boquist; Sen Edwards C; Sen Riley; Grimes Anna
Subject: Please Vote YES on the REVITALIZE MAIN STREET ACT (SB 565)

Dear Senator Hass,

Re: **VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)**

The Architectural Heritage Center (Bosco-Milligan Foundation) knows that our historic downtowns are cultural and economic cores of our communities. **We strongly urge that the Senate Finance Committee support the Revitalize Main Street Act (SB 565).** For nearly three decades, the Center has raised awareness of how historic preservation has economic, cultural, and environmental benefits through our education programs, tours, research opportunities, and exhibits. SB 565 provides needed incentives that will create not only short-term successes but also long-term economic benefits for Oregon.

The Revitalize Main Street Act creates a state **Historic Rehabilitation Fund** to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets. Historic rehabilitation incentives have been **proven effective in 35 other states** as a targeted means to **attract private investment** and **capture more federal tax credit dollars**. This is particularly important in smaller towns.

We urge you to support and advocate for the act that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

Sincerely,



Cathy Galbraith
Executive Director



Fred Leeson
President

CC: Senator Herman E. Baertschiger Jr. (District 2), Senator Brian Boquist, Vice-Chair (District 12), Senator Chris Edwards (District 7), Senator Chuck Riley (District 15)

Cathy Galbraith, Executive Director
Bosco-Milligan Foundation/Architectural Heritage Center
701 SE Grand Avenue
Portland, OR 97214

From: Stephen Schapp <stephenschapp@sbcglobal.net>
Sent: Saturday, February 28, 2015 3:57 PM
To: Sen Burdick
Cc: Grimes Anna; Restore Oregon
Subject: VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

February 28, 2015

President Pro Tempore Ginny Burdick
900 Court St NE, S-213
Salem, OR, 97301

Dear Senator Burdick,

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

Portland's Old Town is an excellent example, an area of lovely, often century-old buildings, many requiring substantial investment to be viable for the next 100 years.

We urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

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Sincerely,

Stephen Schapp
2585 NW Marcia Street
Portland, OR 97210

From: Stephen Schapp <stephenschapp@sbcglobal.net>
Sent: Saturday, February 28, 2015 3:57 PM
To: Sen Burdick
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Subject: VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

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Sincerely,

Stephen Schapp
2585 NW Marcia Street
Portland, OR 97210

From: jodygk <jodygk@genek.com>
Sent: Monday, March 02, 2015 9:58 AM
To: Sen Monroe
Cc: Grimes Anna; info@restoreoregon.org
Subject: VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

March 2, 2015

Senator Rod Monroe
900 Court St. NE, S-409
Salem, Oregon 97301

Dear Senator Monroe:

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

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Sincerely,
Jody Kim-Eng

From: jodygk <jodygk@genek.com>
Sent: Monday, March 02, 2015 10:05 AM
To: Rep Gorsek
Cc: Grimes Anna; info@restoreoregon.org
Subject: VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

March 2, 2015

Representative Chris Gorsek
900 Court St. NE, H-486
Salem, Oregon 97301

Dear Representative Gorsek:

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

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Sincerely,
Jody Kim-Eng

From: Amy Whitworth <plan-it-earth@comcast.net>
Sent: Monday, March 02, 2015 5:57 PM
To: Sen Rosenbaum; Rep Nosse
Cc: Grimes Anna
Subject: VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

March 2, 2015

Dear Senator Rosenbaum,

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

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Sincerely,

Amy Whitworth
1725 SE 34th Ave
Portland, OR 97214

Amy Whitworth, Earth Friendly Garden Designer & Community Educator
Plan-it Earth Design
503-239-0105
www.plan-it-earthdesign.com
www.abundantnaturegarden.com

From: Dave Pinyerd <pinyerd@hp-nw.com>
Sent: Monday, March 02, 2015 6:25 PM
To: Sen Gelser
Cc: info@restoreoregon.org; Grimes Anna
Subject: SB 565

VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

March 6, 2015

Senator Sara Gelser
900 Court St NE, S-405
Salem OR 97301

Dear Sara Gelser,

Our historic downtowns are the cultural and economic core of the community and members of our downtown business associations and city governments are working hard to bring the districts back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

I served many years on Albany's Landmarks Advisory Board assisting property owners in restoring and rehabilitating their buildings. I have witnessed the pride owners have with their investment in Albany's downtown and historic neighborhoods. The effort has made good economic sense through increased property values; however, the initial costs are often hard for property owners to bear. The Revitalize Main Street Act (SB 565) would go a long ways toward assisting owners with their historic buildings while helping to lift the community at large.

I urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

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Sincerely,

David Pinyerd
Principal, Historic Preservation Northwest
1116 11th Ave SW

From: Dave Pinyerd <pinyerd@hp-nw.com>
Sent: Monday, March 02, 2015 6:27 PM
To: Rep Olson
Cc: info@restoreoregon.org; Grimes Anna
Subject: SB 565

VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

March 6, 2015

Representative Andy Olson
900 Court St NE, H-478
Salem OR 97301

Dear Andy Olson,

Our historic downtowns are the cultural and economic core of the community and members of our downtown business associations and city governments are working hard to bring the districts back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

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Sincerely,

David Pinyerd
Principal, Historic Preservation Northwest
1116 11th Ave SW

From: Kris <kristin.anderson@gmail.com>
Sent: Monday, March 02, 2015 5:35 PM
To: Sen Rosenbaum; info@restoreoregon.org; Grimes Anna
Subject: VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

March 2nd, 2015

Dear Senator Rosenbaum,

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

As the author of a forthcoming book (*State of Giving*, OSU Press) on Oregon's civic engagement and citizen activism, I know how important it is to hear from your constituents. This is an issue that is important with many of us, and I think you would agree that letting our state's wonderful built heritage decay would be a shame for our own lives and for future generations. The economic revitalization that can come with a successful restoration is proven: look, for instance, at the benefits the Craterian Theatre in Medford, Salem's Thomas Kay Woolen Mill, the Elgin Opera House in or, in Portland, buildings like the Armory and the Mark building of the Portland Art Museum. The funding proposed is a bare minimum: it will cost little, but will do much good.

We urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

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Sincerely,

Kristin Anderson and Michael O'Brien

534 SE 37th Ave

Portland, OR 97214

--

Kristin L. Anderson
534 SE 37th Ave
Portland, OR 97214
Ph: 971-271-1385

From: Kris <kristin.anderson@gmail.com>
Sent: Monday, March 02, 2015 5:38 PM
To: Rep Nosse; info@restoreoregon.org; Grimes Anna
Subject: VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

March 2nd, 2015

Dear Representative Nosse,

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As the author of a forthcoming book (*State of Giving*, OSU Press) on Oregon's civic engagement and citizen activism, I know how important it is to hear from your constituents. This is an issue that is important with many of us, and I think you would agree that letting our state's wonderful built heritage decay would be a shame for our own lives and for future generations. The economic revitalization that can come with a successful restoration is proven: look, for instance, at the local benefits brought by the Craterian Theatre in Medford, Salem's Thomas Kay Woolen Mill, the Elgin Opera House or, in Portland, buildings like the Armory and the Mark building of the Portland Art Museum. The funding proposed is a bare minimum: it will cost little, but will do much good.

We urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

The Revitalize Main Street Act creates a state **Historic Rehabilitation Fund** to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets.

An economic impact study conducted by EcoNorthwest states that **Oregon would be economically better off with this incentive.** In 2018 with a state investment of just \$10.6M we would see:

- 4X more buildings restored than without the state incentive.
- 1,369 jobs per year generating income of \$25.5M.
- \$2.3M net increase in property taxes per year to pay for schools and services.

- \$13.3M new federal Historic Tax Credit dollars invested in Oregon per year.
- \$35.8M net annual increase in direct development spending.

Historic rehabilitation incentives have been **proven effective in 35 other states** as a targeted means to **attract private investment** and **capture more federal tax credit dollars**. This is particularly important in smaller towns.

It's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Sincerely,

Kristin Anderson and Michael O'Brien

534 SE 37th Ave

Portland, OR 97214

--

Kristin L. Anderson
534 SE 37th Ave
Portland, OR 97214
Ph: 971-271-1385

From: Amy Whitworth <plan-it-earth@comcast.net>
Sent: Monday, March 02, 2015 5:57 PM
To: Sen Rosenbaum; Rep Nosse
Cc: Grimes Anna
Subject: VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

March 2, 2015

Dear Senator Rosenbaum,

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

I urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

The Revitalize Main Street Act creates a state **Historic Rehabilitation Fund** to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets.

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It's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Sincerely,

Amy Whitworth
1725 SE 34th Ave
Portland, OR 97214

Amy Whitworth, Earth Friendly Garden Designer & Community Educator
Plan-it Earth Design
503-239-0105
www.plan-it-earthdesign.com
www.abundantnaturegarden.com

From: Dave Pinyerd <pinyerd@hp-nw.com>
Sent: Monday, March 02, 2015 6:25 PM
To: Sen Gelser
Cc: info@restoreoregon.org; Grimes Anna
Subject: SB 565

VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

March 5, 2015

Senator Sara Gelser
900 Court St NE, S-405
Salem OR 97301

Dear Sara Gelser,

Our historic downtowns are the cultural and economic core of the community and members of our downtown business associations and city governments are working hard to bring the districts back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

I served many years on Albany's Landmarks Advisory Board assisting property owners in restoring and rehabilitating their buildings. I have witnessed the pride owners have with their investment in Albany's downtown and historic neighborhoods. The effort has made good economic sense through increased property values; however, the initial costs are often hard for property owners to bear. The Revitalize Main Street Act (SB 565) would go a long ways toward assisting owners with their historic buildings while helping to lift the community at large.

I urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

The Revitalize Main Street Act creates a state **Historic Rehabilitation Fund** to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets.

An economic impact study conducted by EcoNorthwest states that **Oregon would be economically better off with this incentive.** In 2018 with a state investment of just \$10.6M we would see:

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Historic rehabilitation incentives have been **proven effective in 35 other states** as a targeted means to **attract private investment** and **capture more federal tax credit dollars.** This is particularly important in smaller towns.

It's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Sincerely,

David Pinyerd
Principal, Historic Preservation Northwest
1116 11th Ave SW

From: Holly Tsur <holly.tsur@gmail.com>
Sent: Monday, March 02, 2015 8:45 PM
To: Sen Riley
Cc: info@restoreoregon.org; Grimes Anna
Subject: YES VOTE ON REVITALIZE MAIN STREET ACT (SB 565)

VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

March 2, 2014

Senator Chuck Riley
900 Court St NE, S-303 Salem, OR, 97301

Dear Senator Riley,

On behalf of Forest Grove's Historic Landmarks Board, I respectfully ask you to VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565). Forest Grove's historic downtown is the cultural and economic core of our community and members of our downtown business association and city government are working hard to promote business growth while protecting our amazing historic buildings. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach for most of our business owners based in historic buildings.

Virtually all historic buildings along our Main Street are in sad need of restoration and all are especially in need of earthquake retrofitting. But business owners have barely recovered from the recent recession, much less are they financially able to invest in the needed restorations to help preserve and protect their buildings.

We urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

The Revitalize Main Street Act creates a state **Historic Rehabilitation Fund** to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets.

An economic impact study conducted by EcoNorthwest states that **Oregon would be economically better off with this incentive.** In 2018 with a state investment of just \$10.6M we would see:

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- \$35.8M net annual increase in direct development spending.

Historic rehabilitation incentives have been **proven effective in 35 other states** as a targeted means to **attract private investment** and **capture more federal tax credit dollars.** This is particularly important in smaller towns like Forest Grove.

It's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Sincerely,

Holly Tsur

Chair, Forest Grove Historic Landmarks Board

VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

March 2, 2015

Senator Michael Dembrow
900 Court St NE, S-407 Salem, OR, 97301

Dear Senator Dembrow,

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

Restoration preserves our heritage. The Wong Laundry Building is an example.

I urge you to support and advocate for **The Revitalize Main Street Act** (SB 565) as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

The Revitalize Main Street Act creates a state **Historic Rehabilitation Fund** to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets.

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Historic rehabilitation incentives have been **proven effective in 35 other states** as a targeted means to **attract private investment** and **capture more federal tax credit dollars**. This is particularly important in smaller towns.

It's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Sincerely,

Sela Barker
4110 NE 41st Ave
Portland, OR 97211

From: pamelahayden@gmail.com
Sent: Tuesday, March 03, 2015 6:27 AM
To: Sen Devlin
Cc: info@restoreoregon.org; Grimes Anna
Subject: VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

Dear Senator Devlin,

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

We urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

The Revitalize Main Street Act creates a state **Historic Rehabilitation Fund** to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets.

An economic impact study conducted by EcoNorthwest states that **Oregon would be economically better off with this incentive**. In 2018 with a state investment of just \$10.6M we would see:

- 4X more buildings restored than without the state incentive.
- 1,369 jobs per year generating income of \$25.5M.
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- \$13.3M new federal Historic Tax Credit dollars invested in Oregon per year.
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Historic rehabilitation incentives have been **proven effective in 35 other states** as a targeted means to **attract private investment** and **capture more federal tax credit dollars**. This is particularly important in smaller towns.

It's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Sincerely,

Pam Hayden

Board Director, **Bosco-Milligan Foundation, Architectural Heritage Center, Portland**

From: J Goodenberger <jgoodenberger@gmail.com>
Sent: Tuesday, March 03, 2015 8:16 AM
To: Grimes Anna
Subject: SB 565
Attachments: Support Letter-SB 565.pdf

Dear Ms. Grimes:

Please include my letter below as testimony for tomorrow's hearing on SB 565. I've also included it as a PDF for your convenience.

Thank you.

John Goodenberger

VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

February 24, 2015

Dear Sen. Hass,

Astoria's historic downtown is the cultural and economic core of the community. Members of the Astoria Downtown Historic District Association and Astoria's city council are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

The Elks Temple Lodge No. 180, Seaport Masonic Lodge No. 7 and Flavel commercial properties are examples of buildings with significant maintenance issues. The Merwyn Hotel, Ludwig Larsen Apartments and the Uniontown Steam Baths have been fallow for decades. These buildings and others will not be restored without additional financial incentives.

I urge you to support and advocate for The Revitalize Main Street Act (SB 565). It is a modest, cost-effective investment that will help revitalize Astoria as well as other communities throughout the state.

The preservation and restoration of our commercial structures will pay dividends for decades to come through new jobs, income and property taxes. Astoria's Fort George Brewery, for instance, rehabilitated two structures, and created more than 80 jobs. We need additional home-grown businesses; our historic buildings can provide business incubation if restored. These buildings will also pay dividends in cultural heritage and tourism. This weekend, a retrofitted, historic bus station will among the venues for the Fisher Poets Gathering. The event will draw thousands of people to our community.

The Revitalize Main Street Act creates a state Historic Rehabilitation Fund to provide a 25% rebate for the certified rehabilitation of historic commercial buildings. It would be funded by the public auction of state income tax credits at a capped amount of \$12M per year. Of particular note to those of us outside the metropolitan area, 30% of the funds will be set aside for projects in rural towns. And, administrative rules will

support easy access for small town, Main Street-sized businesses.

These historic rehabilitation incentives have proven effective in 35 other states; they are a targeted means to attract private investment and capture more federal tax credit dollars. These investments can have a huge payback in small towns like Astoria.

Please invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Yours truly,

John Goodenberger

856 Harrison Ave., #2
Astoria, Oregon 97103

From: Scott Olsen <solsen@h-aconstruction.com>
Sent: Tuesday, March 03, 2015 8:36 AM
To: Grimes Anna
Subject: FW: VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

From: Scott Olsen [<mailto:solsen@h-aconstruction.com>]
Sent: Tuesday, March 03, 2015 8:35 AM
To: 'Rep.JulieParrish@state.or.us'; 'Sen.RichardDevlin@state.or.us'
Subject: VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

Please vote yes on the Revitalizatoin Main Street Act – SB 565.

Scott Olsen
02/03/15

From: Willow Pappageorge <willowpappageorge@gmail.com>
Sent: Tuesday, March 03, 2015 2:45 PM
To: Rep VegaPederson
Cc: Grimes Anna; info@restoreoregon.org
Subject: Please VOTE YES ON SB 565 and Save our Main Streets!

Dear Representative Vega Pederson,

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

Oregon is full of magnificent communities and preserving the historic integrity of Main Street is a vital component.

We urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

The Revitalize Main Street Act creates a state **Historic Rehabilitation Fund** to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets.

An economic impact study conducted by EcoNorthwest states that **Oregon would be economically better off with this incentive.** In 2018 with a state investment of just \$10.6M we would see:

- 4X more buildings restored than without the state incentive.
- 1,369 jobs per year generating income of \$25.5M.
- \$2.3M net increase in property taxes per year to pay for schools and services.
- \$13.3M new federal Historic Tax Credit dollars invested in Oregon per year.
- \$35.8M net annual increase in direct development spending.

Historic rehabilitation incentives have been **proven effective in 35 other states** as a targeted means to **attract private investment and capture more federal tax credit dollars.** This is particularly important in smaller towns.

It's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Sincerely,

Willow Pappageorge

2136 NE 136th Avenue

Portland, OR 97230

From: Derek D. Severson <derekseverson@msn.com>
Sent: Tuesday, March 03, 2015 9:33 PM
To: Sen Bates
Cc: info@restoreoregon.org; Grimes Anna; Amy Gunter
Subject: VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

Honorable Senator Bates,

Oregon's historic downtowns are the cultural and economic cores of her communities. Property owners, members of chambers of commerce, downtown business owners' associations, our elected and appointed officials, city government staff and others in the historic preservation community work tirelessly to bring these districts back to life. Very often the cost of much-needed building restoration and compliance with local and state codes, when combined with the cost of seismic retrofitting, puts improvements out of the reach of many property owners and means that not only are the cultural and economic cores of our communities neglected but the likelihood of their surviving the eventual earthquake we hear so much about lately is jeopardized.

While I'm writing you on my own behalf, I've worked for the City of Ashland since 1996 staffing numerous commissions including the Historic Commission and working as a municipal land use planner while administering Certified Local Government Grants and working with the Oregon State Historic Preservation Office. I've seen the incredible commitment, energy and dedication that volunteer commissioners bring to issues of preservation, but I've also seen that getting a property owner to do the right thing is only possible if they can afford to do so. And when they can afford it, we get projects like the once-neglected Ashland Springs Hotel on Ashland's Main Street or the newly-restored Sparta Building on Main Street in downtown Medford that can turn a whole district around.

With this in mind, I urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize Oregon's downtowns and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure. As I'm sure you know, the Revitalize Main Street Act creates a state **Historic Rehabilitation Fund** to provide a 25 percent rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits, similar to what was done with the Oregon Film Production Credit, at a capped amount of \$12 million per year. This money would stay in Oregon, and pay dividends many times over in creating jobs, generating income and property taxes for local communities, encouraging tourism by enhancing our cultural heritage, and providing for seismic safety. We'd end up with more long term, tangible assets like those already seen in the downtowns in Ashland and Jacksonville here in Southern Oregon.

An economic impact study conducted by EcoNorthwest states that **Oregon would be economically better off with this incentive.** In 2018 with a state investment of just \$10.6M we would see:

- Four times more buildings restored than without the state incentive.
- 1,369 jobs per year generating a total income of \$25.5 million.
- A \$2.3 million net increase in property taxes each year to pay for schools and services.
- \$13.3 million in new federal Historic Tax Credit dollars invested in Oregon per year.
- A \$35.8 million net annual increase in direct development spending.

Historic rehabilitation incentives have **proven effective in 35 other states** as a targeted means to **attract private investment** and **capture more federal tax credit dollars.** Incentives of this nature are particularly important for our smaller towns - it's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Thank you for your continued efforts.

From: Andres Ochoa <andres@roguedev.co>
Sent: Wednesday, March 04, 2015 1:55 PM
To: Sen Rosenbaum
Cc: Grimes Anna
Subject: VOTE YES on the REVITALIZE MAIN STREET ACT (SB 565)

Senator Rosenbaum,

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

[insert personal comments or an example of a needy building here. ie] is an example.

We urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

The Revitalize Main Street Act creates a state **Historic Rehabilitation Fund** to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets.

An economic impact study conducted by EcoNorthwest states that **Oregon would be economically better off with this incentive**. In 2018 with a state investment of just \$10.6M we would see:
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Historic rehabilitation incentives have been **proven effective in 35 other states** as a targeted means to **attract private investment** and **capture more federal tax credit dollars**. This is particularly important in smaller towns.

It's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Sincerely,

Andres Ochoa
Rogue Development
503.522.5908

From: Jordan Jordan <jordan.a.jordan1@gmail.com>
Sent: Monday, February 23, 2015 3:42 PM
To: Grimes Anna
Subject: Fwd: Please encourage your colleagues to vote SB 565

Below is a message I sent to my state Senator, Diane Rosenbaum, asking for her support and advocacy of Senate Bill 565, the Revitalize Main Street Act. I strongly urge each of the five Senators sitting on the Senate Finance and Revenue Committee to vote in favor of SB 565.

Jordan Jordan

----- Forwarded message -----

From: Jordan Jordan <jordan.a.jordan1@gmail.com>
Date: Mon, Feb 23, 2015 at 2:25 PM
Subject: Please encourage your colleagues to vote SB 565
To: Sen.DianeRosenbaum@state.or.us

Dear Senator Rosenbaum,

First let me say thank you for your outstanding representation in the state Senate-- my wife and I are proud supporters of yours, and are very grateful for your leadership and dedication.

I'm writing today to ask for your support for a piece of legislation that is very close to my heart, and very important to your constituents on Portland's east side and to the state of Oregon. Senate Bill 565, [the Revitalize Main Street Act](#), has been introduced in the Senate Finance and Revenue Committee and will receive a hearing on March 4th. The bill would enact a state historic rehabilitation fund that would provide a 25% rebate of qualified rehabilitation expenses for National Register-listed commercial properties, giving new life to underutilized historic properties (including several in the [Grand Ave. Historic District](#)) and making badly needed upgrades possible.

A detailed [economic study](#) performed by EcoNorthwest demonstrates the tremendous economic benefits of the fund, creating jobs and spurring economic development in historic business districts all over the state, bringing more Federal dollars to Oregon (the Federal Historic Rehabilitation Tax credit would be claimed in conjunction with the state incentive in most cases), creating more state income tax revenue, and generating increased property tax revenue for schools and other vital services.

I would greatly appreciate your support of SB 565, and it would mean so much at this crucial juncture if you would be willing to have a brief conversation with your colleagues in the Senate (particularly the five members of the [Senate Finance and Revenue Committee](#)).

Thank you so much for your attention, Sen. Rosenbaum. I'm proud to have supported your re-election campaign, and I have complete confidence that you'll continue to do your constituents proud for many years to come. Please let me know if I can provide any further information on the proposed legislation.

Gratefully,

Jordan Jordan
5223 SE Steele St.
Portland, OR 97206

From: Denyse MCGRIFF <guttmcg@msn.com>
Sent: Monday, February 23, 2015 11:15 PM
To: Sen Olsen
Cc: Grimes Anna
Subject: Support for SB 565

Dear Senator Olsen,

I am writing you for your support of SB 565.

Our historic downtowns are the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

Historic downtown Oregon City is an example of how the Historic Rehabilitation fund could help rehab and restore more buildings and bring economic vitality to our community.

I urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

The Revitalize Main Street Act creates a state **Historic Rehabilitation Fund** to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets.

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Historic rehabilitation incentives have been **proven effective in 35 other states** as a targeted means to **attract private investment and capture more federal tax credit dollars.** This is particularly important in smaller towns.

It's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.

Best regards,

Denyse McGriff
Oregon City, Oregon

Sent from Windows Mail

From: Denyse MCGRUFF <guttmcg@msn.com>
Sent: Monday, February 23, 2015 11:35 PM
To: Info@RestoreOregon.org
Cc: Grimes Anna
Subject: Fw: Support for SB 565

Sent from Windows Mail

From: guttmcg
Sent: Monday, February 23, 2015 11:34 PM
To: rep.brentbarton@state.or.us

Dear Brent,

I am writing you for your support of SB 565.

Our historic downtowns are the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

Historic downtown Oregon City is an example of how the Historic Rehabilitation fund could help rehab and restore more buildings and bring economic vitality to our community.

I urge you to support and advocate for **The Revitalize Main Street Act** (SB 565) as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

The Revitalize Main Street Act creates a state **Historic Rehabilitation Fund** to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets.

An economic impact study conducted by EcoNorthwest states that **Oregon would be economically better off with this incentive**. In 2018 with a state investment of just \$10.6M we would see:

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- \$2.3M net increase in property taxes per year to pay for schools and services.
- \$13.3M new federal Historic Tax Credit dollars invested in Oregon per year.
- \$35.8M net annual increase in direct development spending.

Historic rehabilitation incentives have been **proven effective in 35 other states** as a targeted means to **attract private investment and capture more federal tax credit dollars**. This is particularly important in smaller towns. It's time for the state to invest in Oregon's Main Streets and pass the Revitalize Main Street Act in 2015.



March 3, 2015

President Pro Tempore Ginny Burdick
900 Court St NE, S-213
Salem, OR, 97301

Dear Senator Burdick,

We are writing on behalf of the Old Town Chinatown Community Association to urge you to support SB 565. Our community is home to many historic buildings and is the epicenter of Portland's rich multicultural history. Our Community Association, along with many neighbors and stakeholders, are working hard to revitalize and bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases. We strongly urge you to support SB 565 as a tool to help protect and preserve Oregon's historic treasures.

The Revitalize Main Street Act (SB 565) is a modest, cost-effective investment that will help revitalize Oregon's historic downtowns and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure. It creates a state Historic Rehabilitation Fund to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets.

An economic impact study conducted by EcoNorthwest states that Oregon would be economically better off with this incentive. In 2018 with a state investment of just \$10.6M we would see:

- 4X more buildings restored than without the state incentive.
- 1,369 jobs per year generating income of \$25.5M.
- \$2.3M net increase in property taxes per year to pay for schools and services.
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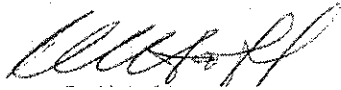
Sincerely,



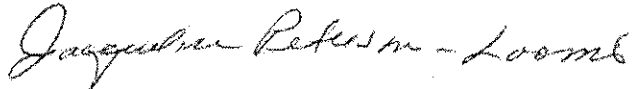
Howard Weiner, Chair
Cal Skate Skateboards



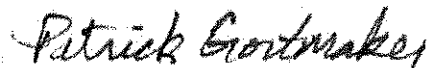
Helen Ying, Vice Chair
Golden Horse Restaurant



David Hooff, Treasurer
Northwest Health Foundation



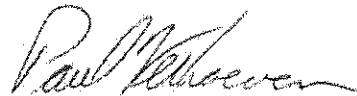
Jacqueline Peterson-Loomis, Secretary
Old Town History Project, Principal



Patrick Gortmaker, Board Member
Kalberer Company



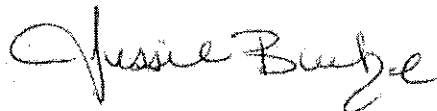
Jane DeMarco, Board Member
Lan Su Chinese Garden



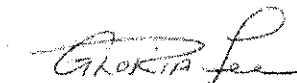
Paul Verhoeven, Board Member
Portland Saturday Market



Zachary Fruchtengarten, Board Member
Gevurtz Menashe
Fleischner Mayer Building Owner




Jessie Burke, Board Member
The Society Hotel, Partner



Gloria Lee, Board Member
The Giving Tree & CCBA



Dan Lenzen, Board Member
Concept Entertainment



Sarah Stevenson, Board Member
Innovative Housing, Inc.

From: Willow Pappageorge <willowpappageorge@gmail.com>
Sent: Tuesday, March 03, 2015 2:42 PM
To: Sen Monroe
Cc: Grimes Anna; info@restoreoregon.org
Subject: Please support SB 565!

Dear Senator Monroe,

Our historic downtown is the cultural and economic core of the community and members of our downtown business association and city government are working hard to bring the district back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases.

Oregon is full of magnificent communities and preserving the historic integrity of Main Street is a vital component.

We urge you to support and advocate for **The Revitalize Main Street Act (SB 565)** as a modest, cost-effective investment that will help revitalize our downtown and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure.

The Revitalize Main Street Act creates a state **Historic Rehabilitation Fund** to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets.

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Historic rehabilitation incentives have been **proven effective in 35 other states** as a targeted means to **attract private investment** and **capture more federal tax credit dollars.** This is particularly important in smaller towns.

From: Peggy Sigler <PSigler@savingplaces.org>
Sent: Tuesday, March 03, 2015 11:04 PM
To: Sen Hass; Sen Boquist; Sen Baertschiger; Sen Edwards C; Sen Riley
Cc: Grimes Anna; Renee Kuhlman
Subject: RE: in support of SB 565 - The Revitalize Main Street Act
Attachments: 2015.3.4 SB565 endorsement LTR.docx

March 4, 2015

The Honorable Mark Hass, Chair
Senate Finance and Revenue Committee
Oregon State Capitol
900 Court Street NE
Salem, OR 97301

RE: Testimony in support of SB 565, The Revitalize Main Street Act

Dear Chairman Hass, Vice-Chair Boquist, and members of the Committee:

Good morning. I am Peggy Sigler, Oregon Field Officer for the National Trust for Historic Preservation. On behalf of the 1800 Oregon members of the National Trust, I thank you for the opportunity to provide a national perspective on the proposed economic development program for Oregon's historic buildings.

Over the past 20 years, the National Trust has helped 35 states create tax incentives for historic rehab. These programs attract private investment to restore historic properties that likely would otherwise be demolished. Time and again, these now-appealing properties revitalize Main Streets, downtowns, and older communities.

Historic tax credits are a public-private investment and job creation strategy with great potential for increased private investment in communities throughout Oregon. A study of Ohio's historic tax credit program found that every \$1 million invested by the state resulted in \$8 million in construction spending, and \$32 million in total operating impact, with a total of 381 jobs.

State historic tax credits leverage federal investment, spurring more rehabilitation. States with high-performing tax credit programs bring \$3 to \$7 million in federal tax credits back to those states each year. An economic impact study of Bill565 estimates that redevelopment would double with a net increase of more than \$13 million to Oregon.

And historic rehab creates more jobs. According to researcher Donovan Rypkema, historic rehab creates 5.7 more jobs than manufacturing and 2 more jobs than new construction for every \$1 million spent, because it is labor intensive. Costs of rehabilitation are typically two-thirds labor and one-third materials, while new construction is about half and half. Labor and materials, often sustainable, for historic rehabs tend to be hired and purchased locally.

Historic tax credits are a critical reinvestment tool that revitalizes local communities, putting vacant and underperforming buildings back on property tax rolls. In Wisconsin, 60% of that state's historic tax credit projects in 2014 were for buildings that were vacant prior to renovation.

Historic tax credit projects act as a catalyst for redevelopment. In rural Evansville, Wisconsin (Pop. 5100), the renovation of a 1907 commercial building spurred the rehab of an adjacent 1870 retail building, which inspired three more historic improvement projects on the same block on Main Street.

I urge you to support **The Revitalize Main Street Act (SB 565)**, attracting private and federal reinvestment dollars to abandoned and under-utilized buildings in Oregon's historic downtowns and commercial areas, enhancing vibrant, thriving communities throughout our state.

Thank you very much for the opportunity to provide testimony.

Sincerely,




Peggy M. Sigler | OREGON FIELD OFFICER
P 503.333.3900 F 503.263.4758
psigler@savingplaces.org

NATIONAL TRUST FOR HISTORIC PRESERVATION
Oregon Field Office
9392 S Gribble Road, Canby, OR 97013
www.PreservationNation.org



**National Trust for
Historic Preservation**
Save the past. Enrich the future.™



From: Lucien Swerdloff <lucien@aracnet.com>
Sent: Wednesday, March 04, 2015 12:13 AM
To: Sen Johnson
Cc: Grimes Anna; info@restoreoregon.org
Subject: REVITALIZE MAIN STREET ACT (SB 565)

3 March 2015

Senator Betsy Johnson
900 Court St NE, S-215
Salem OR 97301

Dear Senator Johnson:

I am writing in support of the Revitalize Main Street Act (SB 565). As Coordinator of the Historic Preservation Program at Clatsop Community College in Astoria, I am directly involved in the education of people intending to work in the field of historic preservation, and with numerous rehabilitation projects. The rehabilitation of Oregon's historic properties plays a pivotal role in cultural and economic development in the state. The Revitalize Main Street Act will provide a valuable tool in the growth of Oregon's heritage, rehabilitation of historic buildings, and creation of jobs.


Oregon's historic downtowns are cultural and economic cores of communities and members of downtown business associations and city governments are working hard to bring the districts back to life. But the cost of much-needed building restoration, code compliance, and seismic retrofitting remains financially out of reach in many cases. Downtown Astoria, as well as many other small towns, has many examples of buildings in need of restoration but lacking adequate economic resources.

The Revitalize Main Street Act (SB 565) is a modest, cost-effective investment that will help revitalize our downtowns and pay dividends for decades to come in the form of new jobs, income and property taxes, cultural heritage and tourism, business incubation, seismic safety, and the reuse of existing infrastructure. The Revitalize Main Street Act creates a state Historic Rehabilitation Fund to provide a 25% rebate for the certified rehabilitation of historic commercial buildings – stores, hotels, theaters, apartments, factories, mills, etc. It would be funded by the public auction of state income tax credits (similar to the Oregon Film Production Credit) at a capped amount of \$12M per year. The money stays here in Oregon and we end up with long term, tangible assets. An economic impact study conducted by EcoNorthwest states that Oregon would be economically better off with this incentive. Historic rehabilitation incentives have been proven effective in 35 other states as a targeted means to attract private investment and capture more federal tax credit dollars. This is particularly important in smaller towns.

I urge you to support and advocate for The Revitalize Main Street Act (SB 565).

Sincerely,

Lucien Swerdloff
1087 11th St
Astoria, OR 97103



From: Lucien Swerdloff <lucien@aracnet.com>
Sent: Wednesday, March 04, 2015 12:14 AM
To: Rep Boone
Cc: Grimes Anna; info@restoreoregon.org
Subject: REVITALIZE MAIN STREET ACT (SB 565)

3 March 2015

Representative Deborah Boone
900 Court St NE, H-375
Salem, OR, 97301

Dear Representative Deborah Boone:

I am writing in support of the Revitalize Main Street Act (SB 565). As Coordinator of the Historic Preservation Program at Clatsop Community College in Astoria, I am directly involved in the education of people intending to work in the field of historic preservation, and with numerous rehabilitation projects. The rehabilitation of Oregon's historic properties plays a pivotal role in cultural and economic development in the state. The Revitalize Main Street Act will provide a valuable tool in the growth of Oregon's heritage, rehabilitation of historic buildings, and creation of jobs.

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I urge you to support and advocate for The Revitalize Main Street Act (SB 565).

Sincerely,

Lucien Swerdloff
1087 11th St
Astoria, OR 97103

cc: Senate Finance Committee: anna.grimes@state.or.us ; Restore Oregon: info@restoreoregon.org