

**TESTIMONY OF AMY SABERIYAN**

**OWNER, AVA ROASTERIA**

**BEAVERTON, OREGON**

**IN SUPPORT OF SB 5525**

**BUDGET REQUEST FOR THE RECAPITALIZATION OF THE BUSINESS OREGON  
BROWNFIELDS FUND**

**JOINT COMMITTEE ON WAYS AND MEANS  
SUBCOMMITTEE ON TRANSPORTATION AND  
ECONOMIC DEVELOPMENT**

**March 19, 2015**

Good afternoon Chairs Gomberg and Johnson and members of the Committee. My name is Amy Saberiyan. I live and work in Beaverton, Oregon. Thank you for the opportunity to testify today in support of HB 5525 and specifically Business Oregon's proposal to recapitalize the Oregon Brownfields Redevelopment Fund.

About ten years ago, I took over a small abandoned gas station, a dead, eyesore site in the heart of the Beaverton community, that's where I used to live for 22 years, and transformed it to a productive business known as Ava Roasteria. Ava Roasteria is more than just an upscale coffee shop and bakery; it has become a community gathering place. Today Ava Roasteria is a tax-paying, job-creating small business that is expanding to five locations by the end of this year. We currently have 35 employees and by year end we will have 80 full and part time workers, which translates to 60 full time jobs.

This all started with a loan from Business Oregon's Brownfields Redevelopment Fund. When other sources of funds were not available, the Business Oregon loan made it possible to manage the contamination at the site and the resulting environmental liability. This enabled our business to secure redevelopment financing from conventional banks and obtain working capital to start the business. This small brownfields revitalization project had a huge impact on local economy. It has changed the City of Beaverton's vision. It was a catalyst to boost economic growth of adjacent properties, even during the recession. Without the loan from the Brownfields Redevelopment Fund, we would never have resolve the environmental problems and would not have attracted private capital to make our business a success.

Oregon has a huge inventory of brownfields that can be redeveloped. The budget request for recapitalizing the Brownfields Redevelopment Fund is one critical step moving forward. I urge your support of SB 5525.

Thank you for your time and I will be happy to answer any questions you might have.