

SUPPORT THE REVITALIZE MAIN STREET ACT (SB 565)

March 13, 2015

Representative Greg Barreto
900 Court Street NE, H-384
Salem, OR 97301

Dear Representative Barreto,

The Pendleton Development Commission, Pendleton's Urban Renewal District was established in 2003 and has actively pursued the preservation and renovation of historic buildings within the 287 acres of our historic District. With the District's investment of nearly \$4 million, assessed value in the URD has increased by 56% (\$75M to \$117M), and the main street storefront occupancy rate is 83%. We know firsthand the value of preserving and revitalizing our historic buildings. They are the cultural and economic soul of our community and we are working hard to revitalize and restore them to their full potential. But the cost of much-needed building rehabilitation, code compliance, and seismic retrofitting remains financially out of reach in many cases, and our resources are limited.

On it's meeting on March 10, 2015, the Pendleton Development Commission unanimously approved its endorsement for the passage of the **Revitalize Main Street Act (SB 565)** and urge your support for the same.

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, barns, 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 \$12 million per year. The money would stay here in Oregon and our entire state will end up with long-term tangible assets in the form of our most iconic historic places.

An economic impact study conducted by EcoNorthwest states that **Oregon would be economically better off with this incentive**. Passage of SB 565 would generate:

- Four times more buildings restored than without the state incentive.
- Between 428 and 581 net new jobs per year in construction and related services.
- \$2.3 million net increase in property taxes per year to pay for schools and services.
- \$13.3 million new federal Historic Tax Credit dollars invested in Oregon per year.
- \$35.8 million 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 that today are in need of meaningful economic development support.

Thank you for all you do for Eastern Oregon and ask for your support of SB 565.

Sincerely,

Chuck Wood
Chairman Pendleton Development Commission
414 NW 4th St.
Pendleton, OR 97801
CC: Robb Corbett – Executive Director PDC
Brandon Spencer-Hartle – Restore Oregon

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