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To: Joint Ways and Means Subcommittee on Capital Construction
The Honorable Tobias Reed, Co-Chair The Honorable Tina Kotek
The Honorable Fred Girod, Co-Chair The Honorable Greg Smith
The Honorable Val Hoyle The Honorable Peter Courtney
The Honorable John Huffman The Honorable Richard Devlin

RE: Support of Oregon Main Street Revitalization Grant Program

As former assistant director of the National Trust Main Street Center and downtown revitalization practitioner for nearly 25 years, I strongly encourage the Subcommittee to pass House Bill 5005 relating to the lottery bond funding of HB 3526 to create the Oregon Main Street Revitalization Grant Program.

Throughout much of my career, I had the good fortune to work with Oregon Main Street and local downtown revitalization organizations in Oregon, as well as 42 other states and internationally. I am even more fortunate now to live and own a home in Portland's Irvington neighborhood. While I now work only occasionally in downtown revitalization, I can say – perhaps better than nearly any other Oregonian – what a tremendously positive impact state-level downtown revitalization financial incentives have on local community and economic development efforts and, collectively, on the entire state.

Simply put, the type of grant program proposed *works*. Many other state Main Street revitalization programs can testify to the exceptional return on investment from similar incentive programs: literally totaling millions of dollars in private sector investment. This type of incentive provides an important state endorsement of local downtown revitalization projects. It also serves as an excellent incentive to the private sector to engage in acquisition, rehabilitation, and construction of real property within downtown districts, leveraging private investment and helping to sustain employment in the design and construction sectors – not to mention increasing property values and companion revenue to public entities.

Beyond those important economic arguments in favor of the program, the types of projects that result from such incentives create an overwhelming sense of pride and confidence in the community among its residents. Additional useable downtown commercial property helps to ensure that community residents have easy access to goods and services in their communities as well. In the case of grants for the rehabilitation of historic commercial properties, community character, sense of place, and pride of place is also retained and enhanced

Whether you are swayed by the economic or quality of life benefits, there is little doubt that Oregon will benefit from the proposed Oregon Main Street Revitalization Grant, and I strongly support its creation.

Thank you for your consideration, and please feel free to contact me if I may offer additional information.

Yours truly,



Stephanie Redman