



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

OREGON CHAPTER

May 5, 2017

The Hon. Phil Barnhart, Chair
House Committee on Revenue
900 Court St. NE
Salem, OR 97301

Re: HB 3453

Dear Chair Barnhart and Committee members:

NAIOP, the Commercial Real Estate Development Association, is one of the leading organizations for developers, investors, owners & operators, brokers, and related professionals in office, industrial and mixed-use real estate throughout the United States, Canada, and Mexico. The Oregon Chapter's members represent a broad and diverse range of companies involved with commercial real estate activities in the Portland metropolitan area, including developers, owners, brokers, and managers, along with other professionals providing legal, finance, title, engineering, architectural, construction, and other services.

We write to express our support for HB 3453. After careful study, we believe that the bill's statutory changes will add clarity to the process of granting an exemption to property taxes on properties leased to non-profit organizations and public bodies. Also, HB 3453 will help commercial landlords to avoid disputes with tenants and reduce the complexity of lease provisions that must be included to ensure that whatever tax savings the property owner acquires gets passed on to the tenant, regardless of rent.

Thank you for your consideration of these comments and please let us know if we can provide any additional information.

Sincerely,

Kelly Ross
Executive Director

Officers

President, Eric Castle
Shorenstein Realty Services

Pres.-Elect, Brad Miller
Brix Law

Treasurer, Stuart Skaug
CBRE, Inc.

Secretary, Jody Cienfuegos
Lawyers Title

Past-Pres., Steve Barragar
Harsch Investment Properties

Board of Directors

Evan Bernstein
Pacific NW Properties LP

Patrick Christopher
Port of Portland

Sean Colletta
Prologis

Paul Delsman
Bremik Construction

Brent Hedberg
Specht Development

Blake Hering, Jr.
Norris Beggs & Simpson

Todd Johnson
Mackenzie

Lauren Jones
Capstone Partners

Al Kennedy
Melvin Mark Brokerage Company

Matt Krueger
PacTrust

Eddie La Berge
Tumer Construction

MK Long
US Bank

Dr. Gerard Mildner
Portland State University

Executive Director

Kelly Ross