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**Review of a Portland contractor's plans
to evict tenants.**

**Presentation at the
Portland City Council Meeting,
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A Portland City contractor is, at present, planning a renovation that would force the eviction and closing of an extremely successful world-class block-long art gallery that sells the work of over 900 artists. The gallery is a major attraction in guidebooks sold in foreign countries, for example.

Forcing the art gallery to close would make Downtown Portland less attractive to shoppers.

1. **Here are some details of the plans for renovation** of the 10th and SW Yamhill SmartPark Parking Structure, where the gallery is located:
 - a. Every year for 9 years the city has threatened eviction of every tenant! Amazing!

Because of those threats, businesses didn't improve operations. That lowered the attractiveness of Downtown Portland.
 - b. The Portland Department of Transportation, the owner of the parking structure, has lost perhaps \$2,000,000 in lease fees. Since eviction was planned in a few months, every year, there has been a lower month-to-month rental.
 - c. Evicting businesses discourages investment.
 - d. The 10th and Yamhill parking structure needs renovations, but they must be planned and supervised by skilled Portland City managers concerned only with the best interests of the city.
 - e. An unsupervised contractor may plan far more work than necessary.
2. **FFA Architecture and Interiors is the contractor.** FFA is being paid 1.2 million dollars to do the planning. During months of research, I have seen no evidence that FFA has the necessary ability to design renovations.
 - a. I have given you my 8-page review of one example of FFA's plans.

- b. FFA's plans put RACC, the Regional Arts and Culture Council, in charge. You can see 2 examples of management by RACC at the bottom of page 2 of the review I have given you.
- c. FFA's web site shows little evidence that the company has done more than make small changes to existing buildings. The web site shows poor choices, in my opinion. See ffadesign.com.
- d. FFA's plans would cause about 60 people to lose their jobs, and over 900 artists to lose a place to sell their work.

3. **I'm hoping City Managers will:**

- a. Find a knowledgeable manager for the renovation, someone who works for the city and has the best interests of the city at heart.
- b. Make all plans public.
- c. Find ways to do the renovation a little at a time, so that no tenant is evicted.

I can provide more information.

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This presentation contains the best understanding and opinions of the author. If you see errors or items that can be improved, please help by mentioning your ideas.

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