

DAILY PLANNER

TODAY

Today is Friday, Nov. 23, the 327th day of 2018. There are 38 days left in the year.



TODAY'S HIGHLIGHT

On Nov. 23, 1963, President Lyndon B. Johnson proclaimed Nov. 25 a day of national mourning following the assassination of President John F. Kennedy.

ON THIS DATE

In 1765, Frederick County, Maryland, became the first colonial American entity to repudiate the British Stamp Act.

In 1804, the 14th president of the United States, Franklin Pierce, was born in Hillsboro, New Hampshire.

In 1889, the first jukebox made its debut in San Francisco, at the Palais Royale Saloon. (The coin-operated device consisted of four listening tubes attached to an Edison phonograph.)

In 1903, Enrico Caruso made his American debut at the Metropolitan Opera House in New York, appearing in "Rigoletto."

In 1936, Life, the photojournalism magazine created by Henry R. Luce, was first published.

In 1959, the musical "Fiorello!", starring Tom Bosley as legendary New York Mayor Fiorello LaGuardia, opened on Broadway.

In 1971, the People's Republic of China was seated in the U.N. Security Council.

In 1980, some 2,600 people were killed by a series of earthquakes that devastated southern Italy.

In 1996, a commandeered Ethiopian Airlines Boeing 767 crashed into the water off the Comoros Islands, killing 125 of the 175 people on board, including all three hijackers.

LOTTERY

Megabucks: \$3.8 million
9-12-14-18-35-46

Mega Millions: \$155 million
10-16-31-42-66-10 x3

Powerball: \$155 million
7-14-23-38-55-PB 18-x2

Win for Life: Nov. 21
39-42-43-62

Pick 4:

Nov. 22
• 1 p.m.: 4-9-1-7
• 4 p.m.: 9-2-3-3
• 7 p.m.: 1-7-4-8
• 10 p.m.: 0-4-6-8
Pick 4: Nov. 21
• 1 p.m.: 9-0-5-9
• 4 p.m.: 0-9-6-1
• 7 p.m.: 9-9-2-7
• 10 p.m.: 1-3-1-5

ROAD REPORT

Numbers to call:
• Inside Oregon: 800-977-6368.
• Outside Oregon: 503-588-2941.

NEWSPAPER LATE?

Every effort is made to deliver your Observer in a timely manner. Occasionally conditions exist that make delivery more difficult.

If you are not on a motor route, delivery should be before 5:30 p.m. If you do not receive your paper by 5:30 p.m. Monday through Friday, please call 541-963-3161 by 6 p.m.

If your delivery is by motor carrier, delivery should be by 6 p.m. For calls after 6, please call 541-975-1690, leave your name, address and phone number. Your paper will be delivered the next business day.

QUOTE OF THE DAY

"Music expresses that which cannot be said and which cannot remain silent."

— Victor Hugo, French author (1802-1885)

Pendleton Council OKs hotel, apartment agreement

By Antonio Sierra
East Oregonian

At a meeting two days ahead of Thanksgiving, the Pendleton City Council found themselves in a more giving mood with one large-scale development than the other.

The council unanimously approved a land lease with Makad Corp. to build a 74-unit hotel at the Pendleton airport and the sale of a Westgate property to I & E Construction to build a 204-unit apartment complex.

The former had all of its incentives stripped and new assurances that it would complete the project on time and as described inserted into the lease contract. The council didn't touch the latter's incentive package, which is worth thousands of dollars.

The 50-year airport hotel lease agreement, which is between the city and a subsidiary of the Vancouver, Washington, called Horse

Valley LLC, had gone before the council for approval three times heading into Tuesday. At the last meeting, the council rejected the lease 4-3.

The lease was able to win over the no votes by including several concessions and assurances from Makad Corp.

The city receded the property to \$231,250, but I & E won't have to pay the city any cash as long as it completes the project. As an additional incentive, I & E will also get a 50 percent discount on its system development charges.

But the unique incentive to the deal is a provision that could reduce I & E's property tax expenses through 2023.

The payment formula is based on the amount of vacant units divided by the number of completed units, but payments are only activated if the occupancy rate is below 95 percent. The incentive only applies

to property taxes owed to the city.

Doing some quick math, Councilor Paul Chalmers, the Umatilla County director of assessment and taxation, calculated I & E would be assessed approximately \$380,000 in property taxes once the project was complete. The city would lay claim to a little less than one-third of that amount.

The deal earned a rebuke from Pendleton resident Larry Platek, who argued I & E should pay for "the dirt" and all of its property taxes, especially when others haven't gotten similar incentives.

"You're not giving me money back on my taxes," he said. "But you're willing to give (I & E owner Karl Ivanov) money back on his taxes because he can't rent his apartments."

But the council would go on to unanimously approved the land deal, tipping their hand when multiple councilors defended it against

Platek's criticisms, citing the boost it would give to the city's tight housing market.

Pendleton Mayor John Turner said the development could help existing residents and incoming residents find a decent place to live, in turn increasing enrollment in the Pendleton School District and participation in commerce and "the life of the city."

"There's a lot more to this than what he's paying us or not paying the city for 'the dirt,'" he said.

I & E intends to build the apartment complex in multiple phases over three years.

The complex is projected to include 72 two-bedroom, two-bathroom units, 36 studio units, 36 one-bedroom, one-bathroom units, 36 three-bedroom, three-bathroom units, and 24 two-bedroom, one-bathroom units. Floor plans range from 549 square feet to 1,204 square feet.

Pilot program to bring affordable housing to Bend area

The Associated Press

BEND — State regulators have selected Bend for a pilot program that will build hundreds of affordable housing units on the outskirts of the city by doing away with some of the state's strict land-use rules.

Lawmakers in 2016 created the program to allow two cities to develop affordable and market-rate housing outside their urban growth boundaries without going through the normal expansion process, The Bulletin reported Thursday.

Developers and some lawmakers have long said Oregon's restrictive land use laws worsen the state's affordable housing supply. The so-called "urban growth boundary" — a hallmark of Oregon's land-use laws — means cities must go through a lengthy and

expensive process to expand their boundaries to allow urban sprawl.

Bend's site is a roughly square-shaped 35 acres between Bear Creek Road and U.S. Highway 20. Its western edge is adjacent to city limits, and it's near a fixed-route bus.

"This property happens to be very close to most of our infrastructure, so it's a great opportunity," said Lynne McConnell, Bend's affordable housing manager.

The property will have 394 total homes, 185 of which will be restricted to people making less than 60 percent of the area median income. That's about \$38,000 for a family of four.

Another 175 homes will be set aside for families making less than 120 percent of the median income, or less than \$77,000.

Twenty-five homes will be market-rate, and the remaining nine are for apartment managers.

All of the affordable and nearly all of the middle-income units will be rentals in multifamily buildings. Thirty-eight middle-income units will be available for sale. The 25 market-rate homes will be attached single-family homes, all of which will be for sale.

The city plans to annex the land within two years, and construction is likely to begin in late 2020 or 2021, McConnell said. Pacwest Builders, which doesn't have experience with affordable housing, will work on construction with Housing Works, the regional housing authority.

"We wanted to make sure we had the strongest team possible, because affordable

housing has so many technical quirks," McConnell said.

Five Oregon cities — Bend, Redmond, Eugene, Sisters and Wheeler — expressed interest in the pilot programs. But after the other cities dropped out, Bend and Redmond were left to compete for the chance to add more housing.

Jack Zika, a Redmond real estate agent and member of the city's planning commission who was elected to the Legislature earlier this month, is working on a bill to allow both Central Oregon cities to participate in the program. He said he plans to meet next week with the city managers of both cities.

The bill could change the program to allow two cities in each group or change the population sizes for the

two groups. Both Bend and Redmond are considered large cities because the pilot program defines a large city as one with more than 25,000 residents.

"The whole thing comes down to getting more regional control of our land use," Zika said. "The pilot program is a good start."

Bend has a median home price of \$435,000. That's higher than the median home price of \$309,701 in the Redmond area, but Redmond is now growing faster than Bend.

McConnell said the city of Bend is likely to support Redmond in its bid to participate in the program.

Redmond's proposal included bringing in county-owned land, and seeing the difference in how the two projects work would be valuable for the state, she said.

REGION IN BRIEF

From wire reports

Pendleton man's child porn trial on hold until February

PORTLAND — Jason Newsom of Pendleton received a second delay to his federal trial for child pornography.

Newsom, 42, faces four counts in the United States District Court of Oregon — one for possessing unlawful material and three for transporting it. FBI agents arrested Newsom, owner of a frozen yogurt shop, on June 29, and the court set his three-day jury trial for September.

Court records show Newsom's public defender, Ruben L. Iniguez, on July 5 filed a request for discovery — the documents, reports and other material from the prosecutors. That arrived on compact disk two weeks later.

"Volume I of discovery consists of approximately 743 pages, including one audio file and three video files," Iniguez stated in his first request to delay, and he needed time to review the material.

Judge Michael H. Simon granted the motion and reset the trial for Dec. 4. Iniguez on Nov. 16 asked for a second trial hold, court records show. He stated his side still needed time to complete the review of the discovery and an independent investigation, "including witness interviews and expert witness consultation, to conduct legal research and draft pretrial motions, and to prepare for trial."

Federal prosecutors did not object to either delay. Simon reset the trial again, this time for Feb. 5.

Revenue soars for this year's Pendleton Round-Up

PENDLETON — Revenue from ticket sales soared for the Pendleton Round-Up this year to more than

\$1.3 million.

The East Oregonian also reports that revenue from trademark sales increased 16 percent over last year.

The event's three hard liquor bars sold about 1,000 drinks an hour during the fall event, up 11 percent from last year.

The numbers are preliminary and must be confirmed by an outside accounting firm.

The success means the annual rodeo is expanding its footprint by buying up new property.

Round-Up Association President Dave O'Neill says the rodeo has also won several big recognitions and awards.

It was named Large Outdoor Rodeo of the Year for the fifth time by the Professional Rodeo Cowboy Association and True West Magazine awarded the title of Historic Rodeo of the Year.

Amazon founder Jeff Bezos gives \$5M to Portland nonprofit

PORTLAND — Amazon founder Jeff Bezos — the world's richest person — has given \$5 million to a Portland nonprofit that helps homeless families get into their own homes.

The Oregonian/OregonLive reports that the donation to the nonprofit JOIN is the largest individual donor in the organization's 26-year history.

Bezos said this week that he was giving away a total of \$97.5 million to two dozen organizations across the country.

Other recipients in the Pacific Northwest are in Seattle and Tacoma, Washington.

In Portland, the donation will be spread out over four years and will be a big boost to JOIN's roughly \$6.5 million budget.



Betty Lou Carpenter, known as Lou, 90, passed away on November 4, 2018 in Richland Washington. Lou was born in La Grande, OR on January 10, 1928 to Verna (Kent) Carpenter and Elmer Carpenter. At her request there will not be a service. A celebration of her life has already taken place.

Lou attended school in both LaGrande and Baker City, OR, graduating at Baker High School in 1946. She attended her 70th class reunion in 2016.

Lou resided in La Grande the majority of her adult life. She and her father built a very successful restaurant/bar, The Tropidara. Together they ran this business from 1953-1984. She was intuitive and practical which led her to be an accomplished business woman. This success afforded her to travel, which she loved to do with family and friends. Destinations included Hawaii, the Caribbean, Spain, France, Australia, New Zealand, Mexico, and Africa. In 2017 Lou and her sister went on a road trip to Yellowstone National Park, which she thoroughly enjoyed. She loved the Oregon coast and enjoyed many trips with friends and family.

Lou had a very gentle and caring nature where she embraced not only her family and friends but included her love of all animals. She supported many causes that protected animals of all kinds. She had donated to The Child fund for 37 years. Lou was high class and known for her "bling".

Lou and "Sleepy" spent a great deal of their time on their yacht. They eventually made their way to Kennewick WA, where they joined the Clover Island Yacht Club, becoming members in 1987. Along with great friends they enjoyed many excursions not only on the Columbia River, but out in the Pacific ocean. For several years she decorated her boat for the lighted boat parade. She enjoyed a great game of cribbage and other card games, hosting a ladies card night weekly.

Lou is survived by her sister Carla Carpenter of Hillsboro, OR; her dear friends Debbie Loftus, Kennewick, WA; Jeannie Gallagher of La Grande, OR; her many friends at the Clover Island Yacht Club, Kennewick, WA; cousin Larry Knouse and his wife Bev and several other cousins. She was preceded in death by her parents Verna and Elmer, "Sleepy" Carl Combs, her life partner, and cousin Helen Knouse who was more like a sister.

Those who so desire may make memorial donations in memory of Lou to any animal rescue of your choice.