



Above is a rendering of Block 137 — a four-story, mixed-use development with upscale apartments, retail, and underground parking. Each of the three concrete and steel-framed buildings are consistent with the Lake Oswego design character. Block 137 sits on 2-1/2 acres in the heart of downtown Lake Oswego. The all-union-built project is being financed through a union pension investment fund.

Block 137 project supporters State Rep. Ann Lininger, Clackamas County Commissioner Martha Schrader, Lake Oswego Mayor Kent Studebaker, and Lake Oswego City Councilors Skip O'Neill, Charles Collins, and Jeff Gudman pose for a photo with union officials outside the Block 137 jobsite. It is the first large mixed-use redevelopment project in downtown Lake Oswego in 15 years.



Pension fund investment creates union construction jobs in Lake Oswego

Union pension funds are financing a \$103 million redevelopment of Block 137, also referred to as the Wizer Block, in downtown Lake Oswego. The location was once home to unionized Wizer's Oswego Foods supermarket.

Seven building trades unions have about \$50 million in direct pension funds invested in the project. They are Sheet Metal

Workers, Glaziers, Floor Coverers, Carpenters, Bricklayers, Painters, and Electrical Workers.

Block 137 is a 290,000-square-foot, four-story mixed-use project with 200 upscale apartment units, nearly 43,000 square feet of commercial space, and 430 underground parking spaces, of which 155 spaces will be public parking. Developers are targeting a LEED green

building Gold certification.

It is a 100 percent union job — expected to generate more than 1 million hours of construction work over 24 months. It is slated for completion in fall 2017.

“That’s a lot of jobs, and a lot of training for our apprenticeship programs,” said Willy Myers, executive secretary of the Columbia Pacific Building Trades Council.

Block 137 is a joint venture between the Multi-Employer Property Trust and PHK Development. Bentall Kennedy is the real estate adviser for MEPT. Lease Crutcher Lewis is the general contractor.

MEPT is a real estate equity fund with 327 pension fund clients. The company has a responsible contractor policy that requires all contractors working on its portfolio properties be signatory with trade unions. Eleven properties in Oregon make up a portion of their portfolio. Those 11 investments have created 6 million work hours, with an economic impact of over \$1 billion.

Amy Price, president and chief operating officer of Bentall Kennedy, said Block 137 aligns perfectly with their investment strategy of finding projects that perform well over the long term.

“The Portland area is on everyone’s radar,” she said at a gathering at the jobsite March 8 with union officials, local politicians, and developers.

Myers said the building trades are eager to deliver projects “that not only we’re proud of, but projects the community will be proud of. Block 137 is a prime example.”

Bowl for MDA set for April 17

The 27th annual Labor Bowl Challenge for Muscular Dystrophy will be held Sunday, April 17, from noon to 2:30 p.m. at Sunset Lanes, 12770 SW Walker Road, Beaverton. Registration opens at 11 a.m. The event is coordinated by the National Association of Letter Carriers (NALC) Branch 82 and the Northwest Oregon Labor Council, and includes a silent auction. Since its inception in 1989, union members have raised nearly \$400,000 for MDA. For more information, or to sign up and receive fundraising packets and instructions, call Jim Falvey, president of Letter Carriers Branch 82 at 503-493-5903. To donate silent auction items, call Kyle Ellerbe at 503-223-3177 or email kellerbe@mdausa.org.

BCTGM boycotts Made-in-Mexico Nabisco products

Backed by the national AFL-CIO, the Bakers union (BCTGM) has launched a boycott of Mexican-made Nabisco products. The boycott is in protest of a decision by parent company Mondelez to shut a Nabisco production line in Chicago and build a new \$130 million production line in Mexico. About 600 Chicago workers — half the current workforce — will be permanently laid off beginning March 21. For the highly profitable company to outsource production to Mexico also shows an utter lack of gratitude: Chicago and the State of Illinois gave Nabisco \$90 million in tax breaks from 1993 to 2003 in exchange for assurances it would keep making Oreos, Fig Newtons and other products in Chicago. Many Nabisco products are still made in America by union workers, including in Portland, so consumers are asked to “Check the Label” and don’t buy Made in Mexico.

SUPPORT AMERICAN JOBS!

CHECK THE LABEL!

DO NOT BUY Nabisco/Mondelez snacks made in Mexico and tell your grocery manager to stock **ONLY AMERICAN-MADE!**

CHECK THE LABEL for these **TWO** indicators:

1

Check for words “Made in Mexico”:



2

Check the plant identification code:

DO NOT BUY:

MM = Monterey, Mexico
MS = Salinas, Mexico

DO BUY:

AE = Chicago
AH = Portland, Ore.
AP = Fair Lawn, N.J.
AX = Atlanta
AZ = Richmond, Va.
XL = Naperville, Ill.



www.fightforamericanjobs.org