

obituaries

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# Rosemary Justine Perkins

May 28, 1942 – March 8, 2016

Rosemary Justine Perkins ("Rosie") of Keizer, 73, passed away with her husband and family at her bedside at Cedar Village Memory Care in Salem March 8 of complications from dementia.

Rosie was born on May 28, 1942 in McMinnville to Joseph and Victoria Papen. She is survived by her husband of almost 40 years, Ronald W. Perkins, Sr.; daughters Raeann Zuber Craig (Dean), Mary Zuber Wheeler (Bill), Dena Zuber Turner (Dennis) and Kristina Zuber Wilson (Tra-

vis); stepsons Ron Perkins, Jr. (Denise), Kenneth Perkins (Vera); 12 grandchildren and 13 great-grandchildren.

She is also survived by siblings Loretta Kleinsmith, father Gerald Papen, George Papen (Barbara), Jan Milo (Bill), Ron Papen (Rebecca), Vicky Linendoll, Marlene Clohessy (John) and preceded in death by siblings



Perkins

Marie Vollman, John Papen, Richard Papen, brother Anthony Papen, David Papen and Darlene Stout.

Rosie grew up in Sheridan and graduated from Sheridan High School in 1960. She worked as a telephone operator right out of high school. She was married and had four daughters between 1962 and 1970 while living in Salem and Portland. Rosie worked many years for Montgomery Ward and the Oregon State Marine Board before retiring in 2010.

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"Normal for WinCo is 80,000 square feet, some are more than 100,000 and some are down to 70,000," Grabenhorst said. "That is their model, where they like to be. Roth's and Albertsons footprints are 50,000 to 60,000 or lower. Ones like Fred Meyer or Safeway are a little above."

Grabenhorst said one WinCo option is a smaller store with the Waremart name, but he feels the company would still need a new space.

"They would rather build a bigger store here, from what we've heard," Grabenhorst said. "It comes down to dirt and the size of the dirt. They would prefer to have 10 to 12 acres. At the old Haggen site, with the condition of those buildings, they'd be better off scraping it and starting over."

"It all comes down to economics," he added. "They want to have something that fits into their economic model, to help them build what they want to build. If they can't find the dirt at the price they need, they won't do it."

In November, WinCo spokesperson Michael Read told the Keizertimes most of his company's stores are 85,000 square feet and larger, though the company has recently opened smaller ones in the 55,000 to 60,000 square foot range. The company has converted previous Costcos and HomeBase locations.

"We have certainly done plenty of that," he said at the time. "We mostly build our own stores, but if it's sufficient size, we have converted. We look at both opportunities."

As of last week, Read said there still hadn't been a decision made about whether WinCo would be coming to Keizer or not. The company has a location in south Salem and a distribution center in Woodburn.

"Sorry, but nothing new to report," Read said. "We continue to look at various locations for new stores in Oregon and Keizer is a market we look at occasionally."

Another detriment to the Haggen building is the ongoing litigation between Haggen and Albertsons. Marion County records show Haggen Property North as the owner of the building.

Deborah Pleva from Weinstein PR, which handles public relations for Haggen, said the property has not been sold yet and that Haggen Property North is not part of the Chapter 11 bankruptcy proceedings.

"It's a separate part of Haggen," Pleva said. "I don't know any more than that."

A receptionist answering the phone at a number listed for Haggen Property North referred questions back to Pleva.

Mayor Cathy Clark referenced the legal woes with the closed building.

"The one retrofit is not available due to litigation," Clark said. "A new place (for a grocery store) would have to be a new build. They don't want to bring in a store and then not be successful. That would be expensive all around. We've seen with Haggen what that does to perceptions of the brand."

With the Albertsons/Haggen lot likely being too small anyway for a store the size of WinCo, the next question is usually about building in Keizer Station Area C.

Jack Steinhauer, vice president of Acquisitions and Development with Keizer Station owner Donahue Schriber Realty Group, said his phone hasn't exactly been ringing off the hook with grocery inquiries.

"We would gladly welcome a grocery store into Keizer Station, but at the moment we do not have any interested parties," Steinhauer said last week. "We have reached out to every grocer in the market multiple times. We continue to stay on them but unfortunately no interest at this time."

Bloch Properties closed on a deal to purchase Schoolhouse Square in December. Principal Darren Bloch noted prospective tenants have been talked to regarding the former Roth's space.

"There have been an ongo-

ing number of tenants we've been in talks with," Bloch said. "My understanding is the community would prefer a grocery store there. We would like to have a grocer there, but the Haggen/Albertsons situation could have a potential impact on Schoolhouse Square. As far as Roth's space, there's nothing that is finalized. There's only a handful of operators that would operate a market there in that location. We're having discussions to see if we can have one step up to the plate."

Bloch said a new 8,000 square foot building pad will be going in at the corner of Chemawa and River Roads, likely breaking ground in July. Once that is built, the current Starbucks building would be demolished. Starbucks recently announced plans to move slightly south on River Road in a new location.

"We're looking at doing a drive through," Bloch said. "My intent was to retain Starbucks, but I just missed out on it. The train had just left the station when we took over the property and we couldn't retain them. I'm disappointed they decided to leave."

Michael Roth, president of the Roth's Fresh Market chain of stores, hasn't given a solid yes or no on returning to Keizer.

"We are still working on our other project," Roth said on Tuesday. "No news to report."

Christine Dieker, executive director of the Keizer Chamber of Commerce, said there are calls to the chamber from time to time.

"Some chains do call for information," Dieker said. "We tell them what we know and offer to mobilize a visit. With Silverton Health, we were able to mobilize some people so they could come visit people. For grocery stores, I haven't had Albertsons or Safeway call. We talked to a chain in Salem, but it's one of those things where no one wants their name out there unless they're ready to sign on the bottom line. It was just a small inquiry, not that we're going to for sure have another grocery store."

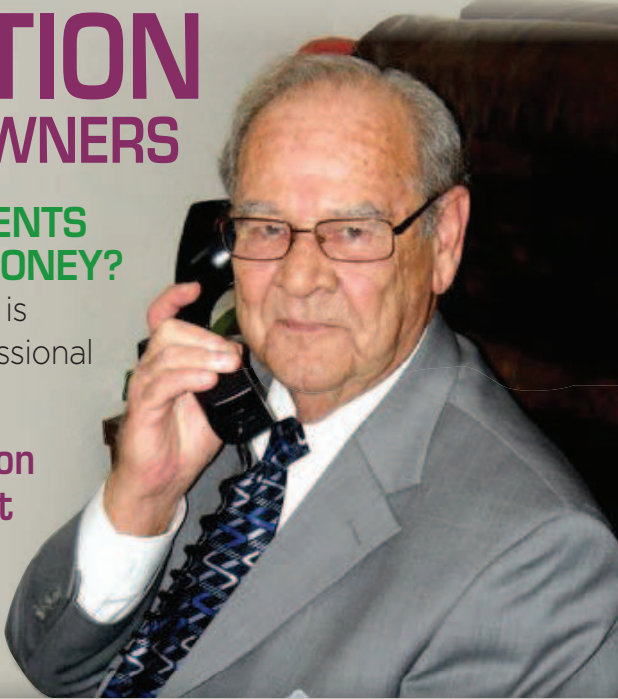
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