



Google Street View

According to a letter of intent accepted by the city Monday, Oct. 17, a new theater would substantially resemble the Canby Cinema, also owned by Chuck Nakvasil.

LIQUOR: New focus on Northwest-made offerings

(Continued from Page A1) the new store, 5023 River Road N., and a sign of things to come. “We want to make it an event bar highlighting local distilleries and local wineries for the people whose products we sell. We’re also hoping to bring people in to do educational talks about how everything ends up in the bottle,” said Oliver.

While work on the bar is still being completed, customers can sign up for text messages and email blasts about upcoming events at the shop’s new website, www.keizerliquorstore.com.

The Cokers took ownership of Keizer Liquor in January 2014 and have had their sights on the Schoolhouse Square space even before it became available.

“We’ve always thought this space would be a good space for the store, and when we presented the move to the OLCC (Oregon Liquor Control Commission) this was the space we envisioned,” Oliver said.

The floor space has more than doubled from the prior location further south on River Road and that’s made way for a bevy of new products. In addition to a wider selection of wines, with a focus on Northwest vintners, an exponentially larger selection of cigars, a gift shop, and more Oregon-made liquor products, the Cokers

are putting a spotlight on craft beers.

“We have a lot of Oregon-made items, 13 doors of Northwest craft beers and three doors of 22-oz craft beers. We’re also always changing and trying to figure out the right mix for Keizer,” Oliver said. “We try to stock things customers might not find in a grocery store.”

One side effect of the move is that Keizer Liquor is now the largest liquor store in the state.

“That wasn’t intended, it just kind of happened,” Oliver said.

The Cokers and their employees moved the store in one fell swoop two weeks ago, packing up the old store on a Saturday and moving it to the new site on Sunday. They opened the doors for business on Monday.

They’ve also hired new employees to take on the extra duties the new store requires.

“We started hiring before the move so we could get everybody up to speed on the systems,” Christy said. They now have a dozen employees and expect to hire another three or four for the upcoming holiday season.

“It’s been exciting ... tiring, but the more it calms down, the easier it is to see the bigger picture. We’re still kind of waiting for the moment to hit us when we can appreciate how amazing it is and it’s going to be,” Christy said.

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are a lot of letters of intent signed that end up in development, and a lot don’t. We have a lot of steps including land use actions and revisions of the master plan to take before breaking ground.”

Attempts to reach Nakvasil for comment were unsuccessful.

ful.

Nakvasil owns six other theaters in Oregon and Washington, but the Keizer theater appears to be the first further south than Canby.

The key to the deal would be a lease on city-owned property where the theater, its parking lot and another small 3,000 square foot pad would be constructed. It’s a first-of-its-kind venture for the city, but one Eppley has championed for several years.

“Given that there are many revenue streams the city has no control over, this is one where we can set the terms and it might be a model for other city-owned properties in the future,” Eppley said.

Keizer still owns a few properties in the Keizer Station area and others elsewhere in the city limits.

In the past, Keizer city councilors have declined to

retain ownership of property, but selling parcels off gives the city revenues a one-time shot in the arm while leases create a continuing source of revenue.

Eppley said the city maintains complete control over the type of tenants allowed on such property, which means the city won’t end up in lease agreements with businesses offering marijuana sales. Doing so would put the city in the legally tenuous position of reaping profit from the sales of a federally controlled substance.

The terms of the proposed lease would generate an additional \$138,000 annually for the city, about \$1.18 per square foot for the 117,250 square foot ground area.

The rent will increase 2 percent annually with a “look back” every 10 years to adjust up or down depending

on fluctuations in the consumer price index. The first lease term would last 50 years with nine five-year options to renew and one four-year option, a total of 99 years if the lessee takes advantage of all of them.

The lessee must also pay all associated costs including, but not limited to insurance, maintenance and property taxes. No liens on the property would be permitted. The city will pay for curb cut entries, driveways and sidewalks. The Salem-Keizer Transit District will be responsible for a signaled intersection.

The city council will also have to hold a public hearing on the matter before any lease is signed.

Jay Fetherston of Portland-based Pate Retail Properties will receive a commission for his role in bringing Nakvasil and the city together.

KEIZER CLASSIFIEDS

GARAGE SALE

Friday, Oct 21 – Saturday, Oct 22 at 6131 Bingtree Ct NE, Keizer. Items include Deck Furniture, Exercycle, Dishes, Toys, Games, 49ers Lamp, Silver Coin Collection, Copper Bird Feeder, Large Cabinet, Beautiful Oak Dining Table (Paid \$1,900 — asking \$600), and more. No junk. Cash only. 1021

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births

• **Ashlynn Marie Ruiz** was born September 29, 2016 at Silverton Hospital. The baby girl weighed 7 pounds 1 ounce. The parents are Nicholas Ruiz and Stephanie Johnson of Salem. The grandparents are Kevin and Robbin Bony of Keizer, John and Darlene Johnson of Newberg.

• **Anaya Marie Barrera-Pacheco** was born October 8, 2016 at Salem Hospital. The baby girl weighed 8 pounds 15 ounces. The parents are Filimon Barrera and Tina Pacheco of Salem. The grandparents are Martin and Tammy Pacheco of Keizer, Margarito and Antonia Barrera of Salem.

10 Most Wanted

Soup, Tuna, Shelf-Stable Dairy, Vegetables, Pasta, Peanut Butter, Fruit, Flour, Tomato, Cereal

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