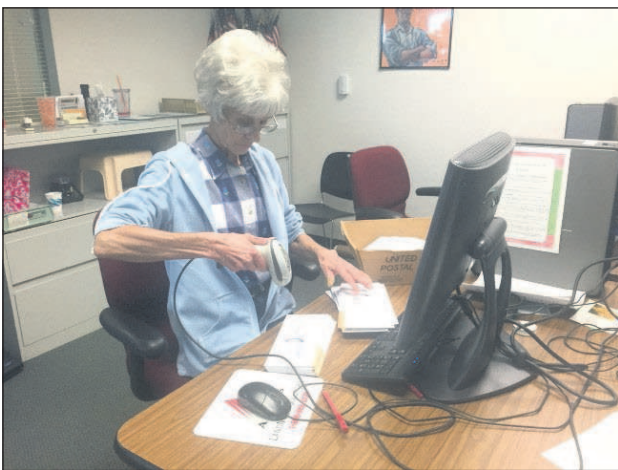
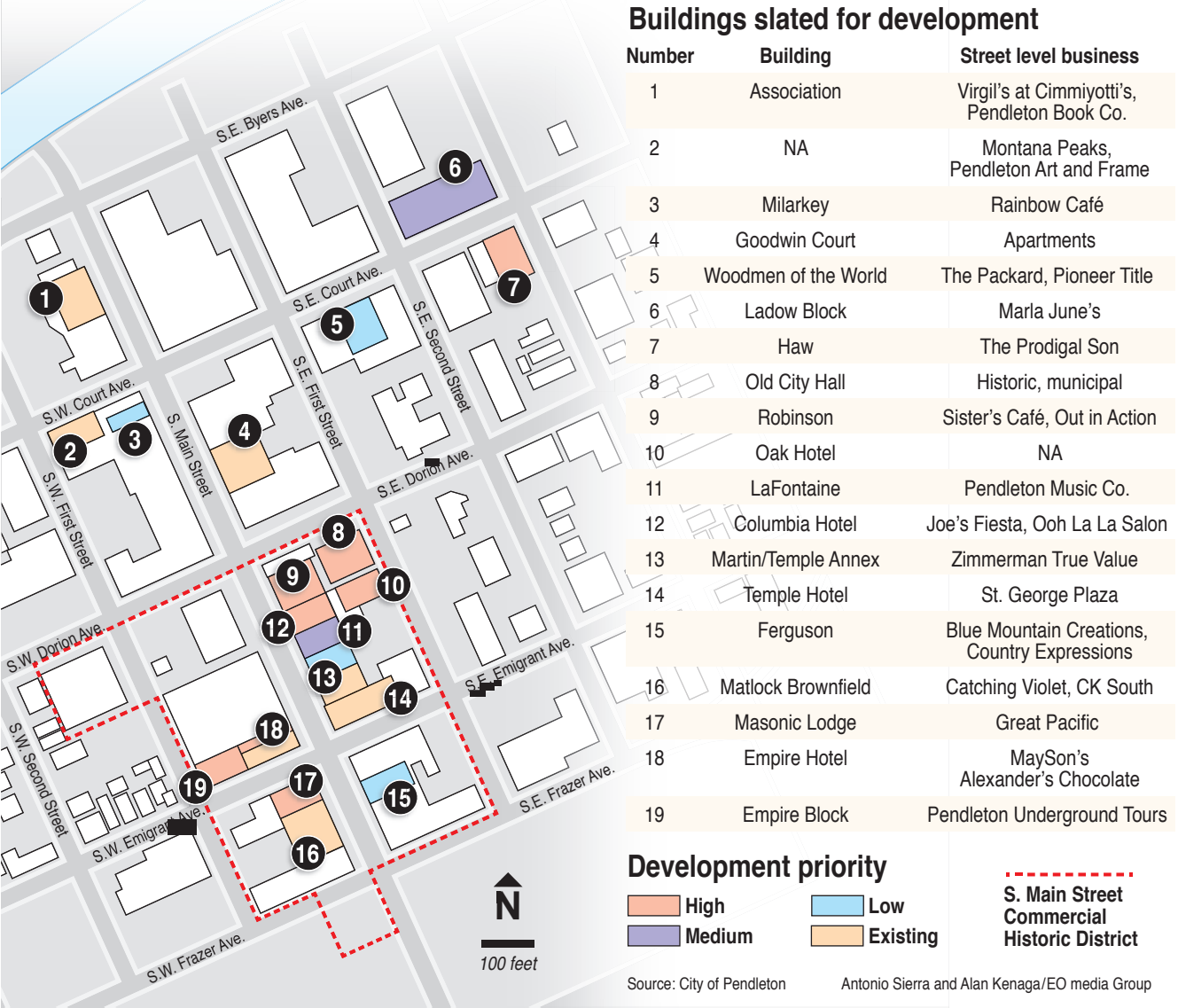


Downtown second story inventory plan

Pendleton Development Commission officials recently made second story development a priority. The commission is prioritizing developments by the level of interest from the buildings' owners.



Marion County Elections Clerk Judy Raddatz scans the barcodes of received ballot envelopes into a computer May 13.

BALLOTS: Clerks have until June 6 to compile and certify results

Continued from 1A

processed ballots are stored electronically in card readers, Burgess said.

"If we start releasing numbers, it might alter the way people vote," Burgess said.

- A small percentage of ballots cannot be processed, because voters either neglected to sign their ballots, or their signatures don't match their voter registration card.

In Multnomah County, less than 1 percent of the 110,000 ballots received by Friday lacked signatures or have mismatched signatures, said Eric Sample, spokesman for the county's elections division.

Challenged ballots are separated from the rest, so that county clerk's offices can reach out to those voters to add a signature or resubmit a signature. Many of those votes will be counted after deadline. County clerks have until June 6 to compile and certify results. That includes counting what is expected to be an unprecedented number of write-in votes, said Molly Woon, Secretary of State spokeswoman.

- Earlier this month, the Secretary of State's Office warned that voters who changed their party affiliations close to the April 26 voter registration deadline might receive two ballots. The issue occurs because county clerks across the state begin to prepare ballots for mailing two weeks before the registration deadline. After the registration deadline, clerks send out smaller batches of ballots to the group of people who changed their registration close to the deadline.

Voters should use the

ballots that reflect their most recent registrations, which in many cases is the second ballot that arrived in the mail, according to the Secretary of State's Office.

"It's normal for our county clerks to receive a late flood of party registration changes in the days leading up to a primary election," Secretary of State Jeanne Atkins said in a written statement earlier this month.

Val Unger, Polk County clerk and president of the Oregon Association of County Clerks, agreed. "It's that interesting anomaly that happens every primary election," Unger said.

Unger said county elections workers will identify any instances of a voter turning in two ballots, because there is a bar code on every ballot.

When a voter sends in the first ballot issued under their previous party registration, elections workers will set it aside and wait to see if the voter turns in the second ballot that reflects their current registration. In these cases, elections workers will only count the ballot with the voter's current party registration.

If a voter only sends in a ballot issued under the previous party registration that is no longer correct, elections workers will make a copy of that ballot that only includes the voter's choices in nonpartisan races.

"They should at least get to vote on something, so they'll get to vote on the non-partisan races or candidates," Unger said. "But we do hold it in case they send the right one."

"It's really hard to avoid the second ballot issue," Unger said. "It's essentially impossible."

DOWNTOWN: Oregon Legislature allocated \$2.5M in lottery funds to its Main Street program

Continued from 1A

Pub, one of downtown Pendleton's newer and more popular restaurants.

But Haw's unused second floor belies the building's early 20th Century history as an auto shop. It includes oil stains on the floor and a car ramp.

Having removed the cars and junk that once littered the floor, Prodigal Son owner Tim Guenther sees potential upstairs. While he has no immediate plans to renovate it, Guenther said he'd like to use the second story as an event space, especially since the Prodigal Son has had success in renting its side rooms.

Although the Haw Building's owners — Mike and Jill Thorne — are amenable to further development, Guenther said his main concern is being able to make a profit out of any investment.

Guenther said the second story would need plumbing, heating, ventilation, air conditioning, emergency escapes, handicap access and access from the restaurant below in order to be useful and meet building codes.

"There are way more ideas than there is time, energy and money," he said.

Councilor Chuck Wood, chairman of the Pendleton Development Commission, said access to capital and profitability concerns were the biggest reasons building owners were hesitant to develop their second floors.

The commission is trying to alleviate that concern, voting April 19 to officially make second story development one of its top goals.

Commission officials toured second stories across the downtown area and identified 14 buildings with developable space, prioritizing them based on owner interest.

The Haw Building made the list as a high-priority



Staff photo by E.J. Harris

Developing the upper floor of the Haw Building, where the Prodigal Son Brewery is located, would be problematic due to the lack of modern utilities and access.

project, joining eight other buildings with that designation.

While the commission has resources of its own to tap into for second story development, it also plans to act as a facilitator in helping owners find the capital to make that development pencil out.

Charles Denight, the commission's associate director, helped compile a list of funding sources owners could apply for.

Beyond the commission's own second story development grant, which maxes out at \$100,000 or a quarter the cost of the project, Denight said there are other state grants owners can access.

If a building has maintained its historic character and is located in the South Main Street Commercial Historic District, an area centered around the four blocks that surround Main between Dorion and Frazer avenues, owners can apply for a grant of up to \$20,000 from the Oregon State Historic Preservation Office.

More importantly, Denight said the office also acts a "gatekeeper" for lucrative federal tax credits.

Additionally, the Oregon Legislature allocated \$2.5 million in lottery funds to its Main Street program, half of which is earmarked to rural downtown areas for preservation-based economic development.

That's not to say that these state grants don't come with strings attached. Denight said the state could nix any project if it doesn't do enough to preserve the historic integrity of the structure.

While this might be a problem for the owners of former boarding houses looking to convert their small, windowless rooms into modern apartments, Denight said it was less of an issue for Old City Hall, another building that the city deemed a high priority.

Although a fire last year gutted the interior, Denight said the owners would face less stringent requirements from a historic preservation

program because much of it has already been destroyed.

Jose Quezada and his family, the owners of the property, have been vocal about wanting city assistance to turn Old City Hall into an apartment complex.

The Quezadas have already met with City Manager Robb Corbett and hired engineer Dave Krumbein and are working on a complete set of plans to present to the commission.

The city may assist the Quezadas and other second level property owners with obtaining funding for development that could start next year.

Contact Antonio Sierra at asierra@eastoregonian.com or 541-966-0836.

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