

EAST OREGONIAN

THURSDAY, MAY 17, 2018

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PENDLETON

Developer seeks another change order

Pendleton Heights needs more help from city council for next phase

By **ANTONIO SIERRA**
East Oregonian

When Pendleton established a public-private partnership to build the Pendleton Heights housing subdivision, the project was touted as not only a source of much-needed workforce housing, but also an example to prospective developers that housing projects were feasible in Pendleton.

The city council originally entered an agreement with developer Saj Jivanjee in 2012, and although housing developers have shown more interest in Pendleton as of late, Pendleton Heights has become a recurrent issue on the council's agenda.

Jivanjee returned to council chambers Tuesday to say that his current debt burden is preventing him from moving forward with a 100-unit apartment complex project that will complement the 32 townhouses he's already built off Tutuilla Road.

Jivanjee told the council that his issue is that he's obligated to pay for both the construction costs and half of the cost of extending the road to the planned complex. The city pays the other half for the new road.

The city and Jivanjee applied for two \$300,000 state grants to help pay for infrastructure and construction costs, but the state instead awarded the grants to other entities.

Faced with using private financing

to finish the project, Jivanjee said lenders won't provide him funding for both the infrastructure and the housing.

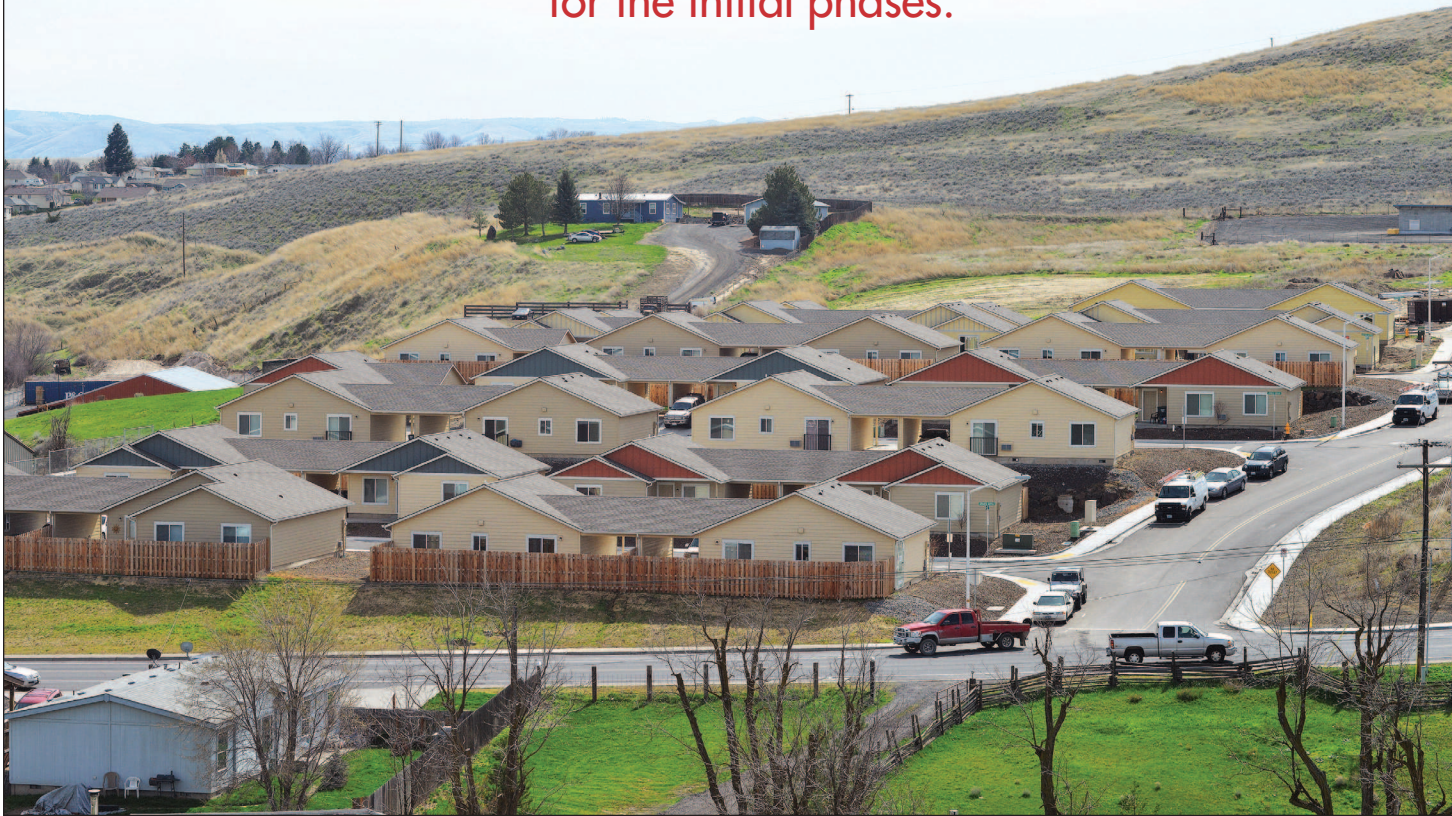
With additional help from the city, Jivanjee said he can begin work on the first 20 units of the complex.

The council told Jivanjee to make another presentation at its June 12 workshop and return with a more definitive proposal.

The project has received a lot of attention from Salem, including a 25 percent loan guarantee to extend utilities for the initial phases of the project and tours to Gov. Kate Brown and former First Lady Cylvia Hayes during various phases of the project.

See **DEVELOP/2A**

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Staff photo by E.J. Harris

The Pendleton Heights housing development after phase one in March 2016.

PENDLETON

Firefighters speak against Ciraulo's departure

By **ANTONIO SIERRA**
East Oregonian

The Pendleton firefighters union made its first public statement following former Fire Chief Mike Ciraulo's abrupt retirement at a Pendleton City Council meeting Tuesday.

Representing the union, firefighter/paramedic Jared Uselman was literally backed by a full room of plain clothes fire department staff and purple-clad workers from the local chapter of the Service Employees International Union, the organization that represents non-public safety employees for the city.

Standing at the podium, Uselman told the council that Ciraulo had boosted productivity and morale during his tenure at the fire department, qualities that remain after his departure.

And although he stopped short of suggesting the city take a specific action, Uselman said the firefighters union was opposed to Ciraulo's retirement.

"We were not expecting this to happen, and we as a (union) are not here to seek repairs or amends to the recent changes," he said. "Nor are we here to find answers to our questions."

See **UNION/5A**



Jared Uselman



Mike Ciraulo

Lost Valley Farm's owner seeks to sell

Dairy facility, property and cattle would list at \$109 million

By **MATEUSZ PERKOWSKI**
EO Media Group

The owner of a Lost Valley Farm in Boardman wants to sell the facility and cattle rather than immediately liquidate the herd as sought by a major creditor.

Greg te Velde has asked a bankruptcy judge for permission hire a real estate broker to sell the dairy and nearly 7,300 acres for \$95 million.

Roughly 8,750 milk and dry cows and 3,380 heifers would be listed for \$14 million under the proposed agreement with Schuil & Associates, a brokerage firm specializing in agriculture in Visalia, Calif.

A potential investor may already be inter-

See **DAIRY/5A**

East-West divide exists within Republican party, too

By **JAYATI RAMAKRISHNAN**
East Oregonian

Republican voters across Oregon selected Knute Buehler to run against Democratic Governor Kate Brown in November's general election.

But while Buehler received 47 percent of the vote in the statewide primary to Sam Carpenter's 29 percent, the majority of voters in eight Eastern Oregon counties would have preferred to see Carpenter represent the party on the November ballot.

In Umatilla County, Carpenter garnered 36.6 percent of the vote, while Buehler, a state representative from Bend, received 29.9 percent. Candidate Greg Wooldridge came in third with 27.4 percent.

More inside

GOP nominee Knute Buehler challenges opponent Gov. Kate Brown to change the focus of the special session May 21 toward child protection. Page 2A

Umatilla County Republican Party chair Larry B. Moore said the spread of votes for each candidate represented a difference in ideologies around the state, even within the Republican party.

"There's a battle going on, just for philosophy," he said. "A lot of folks feel we have to have someone more moderate, like Knute, to appeal to Democratic voters who are dissatisfied with Kate Brown."

Moore said there were several

See **DIVIDE/5A**



Randy L. Rasmussen/The Oregonian via AP

Republican gubernatorial candidate Knute Buehler gathered with supporters in Wilsonville on Tuesday. Buehler, a doctor and state representative from Bend, won Tuesday's GOP gubernatorial primary and will face Gov. Kate Brown in November.

