

Tribe lands new building in Portland

By Ron Karten

Smoke Signals staff writer

The Tribe has purchased a new building in Portland.

The Portland satellite office, currently renting space on Kelly Avenue, will move into the two-story CIDA building at 4445 S.W. Barbur Blvd., at the beginning of next year, said Tribal member and Tribal Realty Specialist Ann Lewis.

Purchase of the 20,000-square-foot building was completed on Nov. 6.

Because the Tribe currently uses less than 5,000 square feet of the Kelly Avenue site to house Tribal services, vocational rehabilitation, employment and training, and education resources, most of the new Barbur Boulevard building will be available to rent, producing income for the Tribe.

"I paid attention to the market," Lewis said. "I knew the market was going down and I wanted the Tribe to take advantage of the downturn."

Lewis has been looking for a property to house the Portland satellite office since the middle of 2008 and has been working to buy the CIDA building since February.

"I probably evaluated more than 100 buildings," Lewis said, "and personally inspected more than 35. It was difficult to find something that met all of our criteria."

The Tribe was looking for some-

thing close to public transportation, as well as close in to downtown Portland.

"We also wanted something that would appreciate in value and had parking and handicap accessibility," Lewis said.

The CIDA building is close in to downtown and has 54 parking spaces. It also is handicap accessible. "It's a beautiful, two-story building with 10,000 square feet on each floor," Lewis said.

The building also is in "very good condition." Originally constructed in the 1970s, it was remodeled completely in 1999 by the architect who purchased the building.

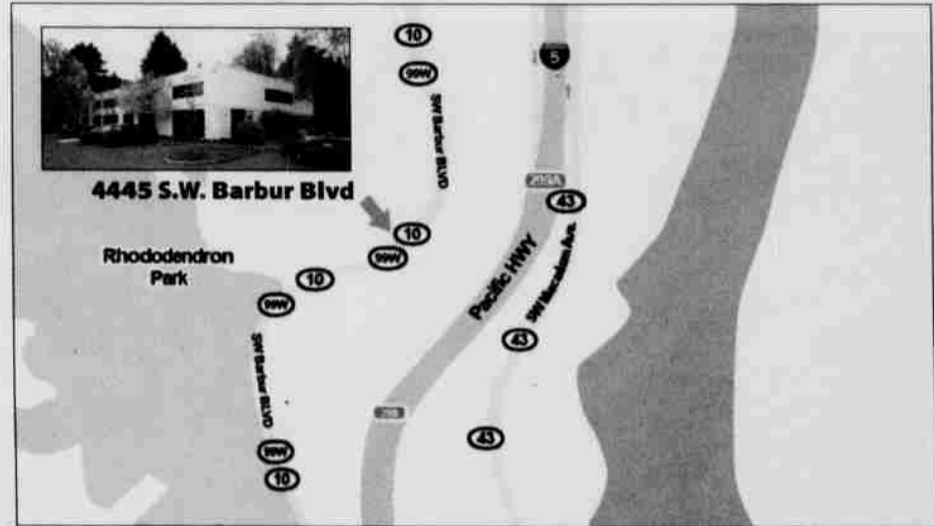
"He took four buildings and turned them into one, but you'd never know it by looking at the building," Lewis said.

"It's so nice I'm thinking about moving my own council office there," said Tribal Council member Chris Mercier.

The property never was offered for sale publicly, but Lewis learned about its availability through her industry contacts, and quietly pursued the purchase.

To Lewis, it was "pretty obvious" that the rental building currently used for the Portland satellite office was "not a building we needed to stay in."

"I believe that the Tribal Council has taken a fiscally responsible step to decrease our dependence on an



Map created by George Valdez

outside entity and move in the direction of Tribal sovereignty," said Tribal member and Tribal Executive Officer Chris Leno.

"This project has been on the mind of the Tribe for a very long time," said Tribal member Jan Michael Reibach, manager of the Tribal Lands Department. "Instead of paying somebody else rent, the idea was to position ourselves and pay ourselves the rent, while providing quality space for ourselves and other organizations."

With the blessing of Tribal Council, Lewis looked for a building to serve the needs of the satellite office and also give the Tribe the benefits of ownership. With ownership, Lewis said, the Tribe expects

to enjoy the increase in value that is generally a benefit of real estate over extended periods of time.

"Ann did an excellent job and brought her years of experience to work just at the right time for the Tribe," said Reibach. "I congratulate her and the Tribe on this wonderful achievement."

Mercier ticked off a range of other benefits for the Tribe:

"A lot of our members live in Portland, and they use the office extensively," he said. "Plus Portland is within our ceded lands. And we do a lot of business in Portland. And we can lease out some of the other space, which will bring in additional revenues. All in all, it's a no-lose situation." ■

Tribal Council's Christmas Party For Tribal Members

Dec. 5, 2009
11 A.M. - 2 P.M.
Tribal Gym

11 - 11:45 A.M. Visit with Santa - Please bring your own camera to take photos

Noon - Invocation and Meal

1 P.M. - Children singing Christmas Carols
Door Prizes * Contest Winners

- Christmas Stocking Decorating Contest
- Categories - age 5-12 and 13-99
- Bring your stocking already decorated
- Deadline 12 P.M. for entries
- 1st, 2nd & 3rd prize for each category
- All judge decisions will be final

Please bring a gift of socks, or gloves or mittens for local children and or foster children

If you have questions please call Bonnie at 503-879-2016