

FERRIOLI

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Political musical chairs

If confirmed by the Senate, Ferrioli will submit his resignation and a 30-day window will open for his replacement, according to the Oregon Legislative Council. Republican precinct committees in his district will submit the names of three to five candidates to the county courts or commissions in his district. The commissioners will then choose Ferrioli's replacement, with the votes apportioned by the total number of electors in each county.

Senate District 30 is the state's largest district, encompassing 36,000 square miles, including six counties and parts of five more.

Rep. Cliff Bentz, R-Ontario, whose state House District includes Grant County, told the Eagle he's interested in filling Ferrioli's position. If appointed, Bentz would need to run for election in 2018 to finish Ferrioli's four-year term.

Replacing Bentz in the House would involve a similar process.

Grant County Judge Scott Myers described it as "political musical chairs."

Democratic Gov. Kate Brown appointed Ferrioli and Sen. Richard Devlin, D-Tualatin, to the regional power council in October. Both have served in the Senate since 1997.

Established by federal law in 1980, the power council is made up of two gubernatorial appointees each from Oregon, Washington, Idaho and Montana, backed by a full-time staff. Oregon council member terms are three years, with appointees limited to three consecutive terms.

Funded by the Bonneville Power Administration, the council helps develop strategies aimed at balancing the needs of power production and conservation with fish and wildlife protections. Council members are considered to be full-time state public officials.

A Senate legacy

Ferrioli moved to John Day in 1994 to become executive director of Malheur Timber Operators Inc., retiring in 2010 to a ranch near Mt. Vernon. He



State Sen. Ted Ferrioli

was elected to the state Senate in 1996 and is serving his fifth term.

Ferrioli has served as chairman or vice chairman of legislative committees dealing with natural resources, stream restoration and species recovery, water and land use, revenue and rules. He also served on the Oregon Broadband Advisory Council and the Commission on Indian Services.

He described the state's steelhead and salmon protection plan as "unprecedented" and a "model" for other states.

"It's pretty amazing," he said.

He called his work with Indian Services "very gratifying" and noted that other states have strained relations with American Indians compared to Oregon.

Ferrioli said he served as a "conduit

for information" from rural Oregon to the capital. He cited open land regulations as an example where rules established to prevent sprawl in western Oregon haven't work well in Eastern Oregon.

He said it took the city of Bend seven years to grow by 165 acres despite the efforts of a large organized planning department, and he presented a bill to address that problem in the past five legislatures.

"Each time it got some more converts," he said.

Looking ahead to the council

Regional power issues can be complex, and Ferrioli said he'll rely on his predecessors and the power council's professional staff to handle the learning curve.

Outgoing council members from Oregon include Henry Lorenzen, a farmer and attorney from Pendleton, and Bill Bradbury, a former state senator and Oregon Secretary of State.

Ferrioli noted that Gov. Brown made a wise choice in appointing a Republican and a Democrat to the power council.

"There's symmetry to the choice,"

he said. "Sen. Devlin is more of an expert on budgets, and I have extensive experience with natural resource issues."

Ferrioli said he supports regulation of power markets.

"Unregulated energy leads to Enron-type companies — energy buccaneers," he said.

Rep. Bentz has represented House District 60 since 2008, when he was unanimously elected by the district's county courts and commissions to replace Rep. Tom Butler.

"I initially was interested in running for Ted's Senate seat when I heard he might not run for re-election," Bentz said.

Bentz ran for election in 2008 and is in his fifth term in the House. Bentz faced no opposition in the general election, other than in 2014.

Bentz, who owns a small farm and is an attorney with the Yturri Rose law firm in Ontario, specializing in agriculture, water and real property law, said he's interested in serving on the same committees Ferrioli served on.

"That would depend upon who is already serving on those committees," he noted.

Having fun at John Day Community Garden



Kaitlin Charette joins in the fall fun Thursday at the John Day Community Garden.



Eagle photos/Angel Carpenter

Children and parents follow paths, back and forth, in a straw bale maze set up by the Grant Union FFA.



Logan Anderson, 4, finds the perfect pumpkin at the John Day Community Garden.

Please join us for
our Annual Grant County
Chamber of Commerce
Installation Dinner

Wednesday, November 8th
at the John Day Elks Lodge 1824

Happy Hour - 5:00 PM- 6:00 PM
Dinner - 6:00 PM
Program to Follow

Guest Speakers
Senator Ted Ferioli
John Day City Manager Nick Green

Everyone welcome -
Bring a spouse or friend

The Pork Loin Dinner
will be provided by the Chamber.

Let's keep the momentum moving in
Grant County!

Please RSVP
gadmin@gcoregonlive.com
541-575-0547

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COMPLEX

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Assessment Center in October 2012. A score of 90-100 means the complex was inspected every three years, and the suffix "b" means non-life threatening health and safety deficiencies were noted.

Funding for the \$3.15 million project became available after PNC Bank purchased a number of tax credits.

"That is one vehicle to fund this kind of project," Vance said.

Funding also included a low-interest loan from HUD's HOME Investment Partnership Program and a General Housing Account Program grant through Oregon Housing and Community Services. The remainder was self-financed by Northwest Real Estate, Vance said.

Meadowbrook II is slated for a thorough renovation, including new windows and doors, new roofs and siding, some electrical and plumbing improvements, all new bathroom and kitchen fixtures and cabinets and many appliances replaced, Vance said.

One unit will be remodeled to be ADA-compliant for a tenant with mobility impairments. Residents share a laundry facility in the community building, which will house a new computer room for the residents. If the company is unable to obtain a grant or gift, it will provide the

computer equipment, Vance said.

The steel mansard-style roof will be kept but repainted, Vance said. Balconies and decks will be repaired or replaced as necessary. The T1-11 plywood siding at Meadowbrook II is weathered, with peeling paint, and will be covered with building wrap and re-sided with colored Hardie Board cement-based siding. New vinyl double-pane high-efficiency windows also will be installed.

"The four-color scheme for the exterior will include heather moss and mountain mist for the siding and trim," Vance said. "Two different shades of green."

“Tenants will see a significant difference in their units, from the kitchen cabinets and counters to the new windows and doors.”

John Vance

Meadowbrook II housing complex project developer

CSDI Construction of Boise is the general contractor, and CSHQA of Boise is the project architect. More than a third of the workers are local, Vance said.

"Both companies have worked with us on projects across Oregon," Vance said. "CSDI does a good job of locating local subcontractors. They also did extensive advertising, and I spoke with City Manager Nick Green about the project."

Vance said the renovation should be

completed by the end of the year.

"Tenants will see a significant difference in their units, from the kitchen cabinets and counters to the new windows and doors," Vance said. "Meadowbrook II will look and feel brand new, inside and out."

Northwest Real Estate was founded by Brad Elg, a lifelong Idaho resident and Navy veteran. The 501(c)(3) Idaho corporation owns apartment complexes across Idaho and Oregon and provides affordable housing for 973 families, according to its website. It also owns or manages properties in Alaska, Arizona, Montana, Nevada and Wyoming.

"Through significant rehabilitation, averaging \$36,881 per unit, the economic useful life of these multifamily apartment complexes is extended at least 30 years," the company's website states.

Project costs have totaled \$96.2 million, supported by \$48.7 million in permanent financing and \$36.3 million from investors, the company's website states. Northwest reinvests its capital into its properties and uses preservation grants to make up the difference in financing, the website states.

"Our investment represents the best form of green building — recycling a valuable resource at a cost far less than a new building project," the website states.