

Hotel Questions and Answers

What is the Heppner-St. Patrick's Hotel Project?

The Heppner Hotel will be remodeled into a 19-unit senior citizen apartment complex. A senior citizen center will be included on the ground floor. The project will 1) be a much needed improvement to downtown Heppner, and 2) meet a need in the community to provide housing for senior citizens who can no longer maintain a large home but do not want to leave the community.

Who is responsible for the project?

The City of Heppner will buy, remodel, and operate the apartment complex. The City will lease the senior citizen center to the Heppner Senior Citizens; the long term lease will require the seniors to operate and maintain the senior center portion of the building.

The project has been a community effort with contributions from the Heppner Senior Citizens, the Odd Fellows Lodge, the Bank of Eastern Oregon, Heppner Economic Development Corp., and the Heppner Chamber of Commerce.

What will the project cost?

Estimated cost is \$978,200. The square foot cost of the remodeling project is comparable with construction costs for similar facilities.

Who will pay for the project?

A \$500,000 state grant (does not need to be paid back) will be given the City of Heppner if it can arrange for the balance of funds needed for the project.

Heppner Senior Citizens have committed \$30,000 to the project and are making an effort to raise more money.

The Heppner Odd Fellows Lodge has donated over \$20,000 to the project.

The Housing Division of the State of Oregon has committed a \$49,000 loan to the City for the project. The interest rate of the loan, however, is nearly 11%. The City may be able to obtain a loan at a substantially lower interest rate from one of the local banks if 1) the city can commit its general taxing ability to repay the loan, and 2) the interest and the loan qualify for municipal tax treatment. The amount of the loan would be slightly less than \$400,000.

Why is there an election for the project?

The City has to meet lending requirements of the local banks, therefore it must be able to commit its general taxing ability for the project. To do this, the City must amend its charter to allow it to borrow \$400,000. This borrowing would only be done once and only allow for the hotel project.

This does not mean the taxpayers will pay for the City's loan. Rent from the apartment units should more than pay for the project. The election means the City guarantees all loan payments will be made. There is currently a waiting list of 24 names for the 19 units in the project.

Who can be a tenant?

Tenants must be over 58 years old or handicapped. If a local bank provides the loan for the project, there will be no income limit for tenants.

Why does the City need this project?

It will help an economically depressed Heppner develop alternative resources. It will keep Pioneer Memorial Hospital in town by providing a pool of those who rely on the proximity of good health care services. As an older building, the hotel is continuing to deteriorate. The remodeling project will give a needed face lift to the downtown area. The building will serve as a focal point for the social life of senior citizens.

For further information, contact Bill Kuhn, 676-9141, Cara Costa, 676-5444, Jane Rawlins, 676-9435, or Cliff Green, 676-9961.

Heppner Hotel Project

Estimated Annual Income, Expenses and Mortgage

1. Annual Income		
Rent includes utilities except TV and Phone		
Studio Apt.	3 @ \$280/mo. x 12	\$10,080
1 Bedroom Apt.	16 @ \$315/mo. x 12	60,480
ANNUAL GROSS RENT		\$70,560
Less 5% vacancy rate		3,528
Plus 2 guest rooms @ \$15/night		3,600
EFFECTIVE ANNUAL GROSS INCOME		\$70,632
1. Annual Expenses		
Administration - \$20/unit		\$4,560
Maintenance		4,560
Utility		17,004
Insurance		3,128
Taxes (10 yrs./historical freeze)		2,200
Replacement Reserve		4,560
TOTAL OPERATING EXPENSES		\$36,012
Net Operating Income		\$34,620
3. Mortgage		
\$388,200	@8% for 30 years	\$34,182
Annual Debt Service		
CASH TO SPONSOR		\$438

Fair and Rodeo Court to feature horse race

The 1987 Morrow County Fair and Rodeo Court will again feature a race at Portland Meadows this year and Queen Cindy Davis wishes to invite Morrow County residents to join her, and her court for a day at the races on Sunday, March 29. A special discount is offered through Mickie Madison. Call 676-9814 for information.

The Morrow County Fair and Rodeo will conduct a bottle drive in the area during the week of March 21. Anyone interested in donating to that is asked to call one of the princesses in their area. The money collected by this drive will go to

defray costs for travel and expenses taken by the fair and rodeo court while representing Morrow County. The girls will be picking up bottles in Heppner on Wednesday, March 25, in Lone on Saturday, March 21, and Lexington the week of March 23-27. For further pickup in your area call, Cindy Davis-676-9817, Judy Davis-676-9258, Judy Jepsen-422-7180, Kathleen Brazell-989-8132.

Several grapevine wreaths are left from the sidewalk sale during St. Patrick's weekend, call any one of the fair and rodeo court members.



County Agent's Corner

By County Ag Agent Fred Lundin

Who says you can't have a beautiful landscape and delicious, healthful fresh vegetables? Such a combination is called edible landscaping and it is one of the most sensible gardening concepts of the decade.

Start your edible landscape by growing some of the many attractive vegetables and herbs among your flowers and shrubs this summer. The good taste of fresh produce along with the great variety of colors and textures provided by vegetables and fruits can make your yard attractive and tasteful.

Edible landscaping is easy. The bronze, yellow, or green leaves of lettuce that are often savoyed or crinkled make an attractive edging, and rival coleslaw for impact. Glossy foliage, shining fruit, and compact growth make peppers a must for the edible landscape. Egg plant can be used as an accent plant, with its attractive flowers and shiny fruits.

Tomatoes are everyone's favorite vegetable. Small fruited or unusual colored ones look great in a con-

tainer on the patio or trained up a wall or trellis. Combine them with other vine-type vegetables to create a living fence. Cucumbers, squash, and peas are other vegetable plants that work well in this situation.

Where a filler planting is needed, remember that carrots, parsnips and asparagus have lacy, fern-like foliage. For a more colorful touch, use beets, Swiss chard (which comes in red and green foliaged varieties) or rhubarb.

For unusual texture in the landscape, consider cabbages. Many have crinkled and blue-green leaves that would stand out nicely next to golden marigolds.

Need a ground cover? Strawberries are pretty as well as delicious. Try the Tillicum variety.

With only a little imagination you can design a garden of any size to include the edibles along with ornamentals. If space is limited, use hanging baskets or container gardens to grow some of your own food, as well as decorating your environment.

Farm Bureau plans computer sessions

The Umatilla/Morrow County Farm Bureau Federation is planning sessions to introduce farmers and ranchers to using computers for accounting and accessing market information.

Loren Braat, president of the Umatilla/Morrow County Farm Bureau, said his organization plans to hold a seminar on Datasphere, Inc.'s Terra System, a cost accounting program, for local members, March 27, at the Red Lion

Pendleton, from 1 to 4 p.m. The seminars will be limited to 30 people. Interested persons should call the Umatilla/Morrow County Farm Bureau office; 276-2732.

The seminars will show farmers and ranchers what on-farm computer applications are available in the area of cost accounting, crop comparison, budgeting, cash flow analysis, and will include a demonstration of Farm Bureau ACRES, a market information system.

Fair and rodeo theme chosen

The Morrow County Fair Committee met on March 9 at the Annex in Irrigon. The Committee reviewed the themes which had been mailed in to the Fair Office.

The combining of two ideas was voted as the favorite, one presented by Justine Weatherford and the other presented by Carlene West. The 1987 Fair and Rodeo Theme is: Parade of Bounty in Morrow County. The Committee had reference to

all that has been accomplished in a year's time in Morrow County when they chose the word "Parade". They did not use the definition of parading meaning a street parade.

Mrs. Weatherford and Mrs. West will each be presented a chicken dinner given by Rod's Market in Irrigon, and the Fair and Rodeo Committee's will give a Fair and Rodeo button, allowing free admission to all events held in 1987.

Nicholes supports policy adoptions for port

Appearing before the Port of Morrow Commission last Wednesday afternoon, Bruce Nicholes, candidate for commissioner told the port he strongly supports the concept of financial incentives through land sales and leases as a method of enticing new business and industry into the Port of Morrow. Nicholes stated the proposed policy as offered by the Boardman North Morrow

county Chamber of Commerce's economic development committee might need some "massaging" and "editing" but definitely warranted considerably more discussion at the commission.

The proposed policy suggests a method of rebate or decrease in cost of land based on the number of jobs and/or payroll created.

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Winning sheep dogs named

Sheep for the annual St. Patrick's Day Sheep Dog Trials in Heppner were furnished by the Krebs Brothers. The William Rill family ran the trials.

Winners were:

Hangin' Tree Scotty owned and handled by Gary Ericsson of Salmon, Idaho, won the double novice division, followed by Ericsson's dog Hangin' Tree Savage Sam. Jeff, owned by Rachel Blake of Salem placed third. Belle handled and owned by Bernie Miller of Baker won fourth place. Nope handled and owned by Don Coon of Albany took fifth place. Novice-Novice class is allowed five minutes. Everyone is given 60 points to start, points are deducted for errors. Points are combined for the two days.

In the novice division, first place went to Gioia owned by Kathy Burnetto of Oregon City; second place to Tammy, owned by Dick Levy of Echo; third to Patch, owned by Scotty Stewart, Campriver, British, Columbia, Canada. Jill,

handled and owned by Leslie Carter of Scio placed fourth. Casey handled by Leslie Carter of Scio placed fourth. Casey, handled by Leslie Carter of Scio and owned by Ann

Baumgartner of Woodville, Washington, took fifth place.

Novice class is allowed seven minutes to complete the course. 80 points are given to the handler and then points deducted for errors. Points are combined for the two days.

In the open division, first went to Lacie, owned by Cliff Steelman, Walla Walla; second to Nip also owned by Steelman; and third to S-Nan, owned by Kathy Brunetto, Oregon City. Trace, owned and handled by Ric Rodolph of Spokane, Washington, placed fourth. S-Nan, owned and handled by Kathy Burnetto of Oregon City placed fifth. One hundred ten points are given at the beginning of the 11 minute course.

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