

Chamber Endorsement

1. Using a letter grade (A to F), how would you grade Salem's economic climate? What is done well in Salem, and what could improve?

B grade, I recognize that the main employers in our community are governmental agencies and nonprofit agencies. That has some advantages such as a relatively stable workforce and subsequent non traded sector spending. The disadvantage is that there is so much property off the tax roles in our community that still demand public dollars to service that we are stretching our property tax paying base to cover more than its fair share. We need to continue to work on attracting private companies to increase job sector. Specifically traded sector jobs that export goods or services from our community and import dollars.

2. West Salem will be the fastest growing portion of our community in the coming years. What is your vision of transportation connectivity to West Salem as growth occurs?

Having been on the Salem River Crossing Task Force since its inception in 2008, I can say with certainty that a fifth bridge is needed. I call it the fifth bridge as we already have two automobile bridges one foot bridge and a second footbridge under construction and should be done by late 2016.

There is good discussion occurring about the development of Marine Drive and the connection into 2nd Street with the underpass. As the past chair of the West Salem Redevelopment Advisory Committee, and advising group to the Agency for Urban Renewal, I saw that West Salem had traffic flow problems. Specifically, the connection between Edgewater and Wallace Road. The original design removed the south half of Edgewater for the new bridge. With that in mind, I directed the WSRAB to focus on the redevelopment of 2nd Street to encourage more commercial spaces while at the same time protecting the residential neighborhood.

Certainly we should encourage alternative modes of transportation and carpooling, but this is not going to be enough to alleviate the overuse of the current bridge system. I have supported the installation of a traffic light at the Union and Commercial St intersection as I see it as a way to improve moving those people who want to walk or ride their bike to the central core of Salem. At the same time, consideration for that crossing should include not hindering Commercial and Front St traffic flow through.

It has been suggested that the City should be investing in mass transit. The City has nothing to do with the Salem-Keizer Cherriots Bus system as they are two completely different agencies. However, there needs to be some collaboration to promote a workable transit system.

3. Salem's Police Department is currently serving the crime prevention needs of our community in an antiquated facility. A "Blue Ribbon Task Force," led by Mayor Anna Peterson, recently came to the conclusion that a new police facility is a community necessity. What is your vision for the location and community investment level of such a project?

Underbuilding a police station is likely to underserve the safety needs of our community. There are some in this community that are cost conscience, and I agree with that, but not to the detriment of not building a facility that let our police operate efficiently.

As to the best location, I think the siting process needs to work itself out. Now that the Council has limited down to two sites, each should be explored. As one of the sites belongs to members of my family, I have recused myself from discussing or voting on this matter. This doesn't mean I don't have an opinion, I just can't share it at the Council level. My preference would be to collocate the police facility on the existing Civic Center site and not acquire any additional lands that would have to be taken off the property tax rolls. However, the consultants hired by the City have said that there is not enough space on the current Civic Center site.

I concur with the two proposed sites that they have suggested to be explored. I think the location of the Commercial-Leslie is better because of its proximity to the current City Hall. Leslie would remain a street that would help prevent a mega-block and a dominating presence of City Hall. However, it is not currently up for sale, and that makes the DeLon site selection look promising.

4. The homeless in Salem – particularly in our downtown core – continue to be underserved. How does the City integrate into a better solution toward caring for those in need?

As a member of the Mid-Willamette Homeless Initiative, I have taken the issue of homelessness to my very heart. Part of this is based on my desire to understand and help end homelessness, it is also part of a long term plan of mine to show that a business owner can have feelings for others, as others deny could ever happen.

I have taken the last 6 or so years exploring issues that surround homelessness. I think this is the first step that any of us on the Initiative need to start. Understand the problem, understand the agencies that handle the problem, and connect those resources. A simple solution might be to combine service providers in a way that wraps around people who are homeless. Many people who are homeless have other problems in their lives that need to be fixed while they are trying to balance their life and get into a home. This mean drug and alcohol treatment centers should be easily accessible at the same location.

I see three levels of help that needs to be delivered. The first is for those people who are in immediate need of shelter and basic human services. The second it to stabilize individuals by providing case management and rehab services. The third level is to build on stability by providing skill training. Although this could be as basic as general education, ideally it would include educating people about being a good tenant once they do find housing.

I recently participated in the annual Homeless Count for Marion and Polk Counties. Though I was only able to interview just a few people, what I was able to accomplish is better understanding why people, at least the ones I interviewed with my wife, chose to live the way they do. Some prefer to live in homelessness because it is their choice. Other people I heard

from said they just needed help getting their documentation back such as a driver's license or their green card. Along with this is the realization that we may not be able to solve homelessness, we may only be able to make a dent in it.

5. City of Salem's retiree benefits create unfunded liabilities in future budget projects. As an elected City leader, what would be your approach within this reality?

This is a easy question with a difficult answer. Fundamentally there are two ways to solve this problem. Either raise taxes or cut expenses. It has been politically unpalatable to raise taxes, so generally cutting is the solution we've been using. I know from the budget forecast that has been presented to the City Council, that we are likely have to cut about \$2-million in expenses this coming year in order to fund these unfunded liabilities.

The Council has had a great length of discussions on this matter. For each of the past six years or so, staff has been advising the Council that in just three or four years, the City will be going over a fiscal cliff. This message is repeated year after year. Coming to terms that the Council would not let itself go over a financial cliff, we have been exploring how accurate we are in forecasting the budget. Better forecasting provides us with better management of the budget. One way this was accomplished is when the Council approved new budgeting software. This isn't a complete answer to solving our financial problems, but it does make it easier to analyze a budget that is about \$110-million.

6. The North Campus of the Oregon State Hospital is currently for sale. What is your vision for this piece of real estate?

Realizing that the North Campus doesn't belong to the City of Salem, but rather to the State of Oregon, our real control on what happens there is mostly going to be based on planning and zoning.

There is a strong voice to set aside a portion of the land for a park. This voice comes from the community that has grown accustomed to having open grass land that has not been used. A report from the City's Parks Department shows that there is sufficient enough land in that neighborhood at this time and additional park land isn't warranted. However, that does not dissuade those who want to continue a park like setting. If a park were to be located there, either the State would have to give the land to the City or it would have to be purchased using SDC funds. General funds would then have to be used to develop the park.

I think the highest and best use of the land is for single and multifamily housing with a mix of retail along the Center Street corridor. The main thing here is that the land gets back onto the property tax rolls. I think the City is going to have to work with any developer on this site, much like the City worked with the development of the South Block Apartments. There, a private developer came in, master planned the site and then worked with the City to get a housing tax credit. At the same time, the City

purchased a parcel of land that will be added to the River Front Park. By working together, but sides of the development gained a better position.

7. Would you support or oppose establishing a business license and where should the revenues generated from the fee be spent?

The City currently only licenses about a dozen industries where the public has come to expect some security when they are using those services (SRC 30.010). The licenses are known as Police Protective Licenses. These licenses are for businesses like taxi services, mobile food units, night club, and street vendor. Salem is one of only a few communities in the whole country that does not have a business license. Some people have suggested that instead of a license, a business registration would be better. However, what is the purpose of such license or registration? In Salem it has been expressly for protecting the public from certain services and not a revenue generator.

I would not support a general license requirement for all businesses.

8. Would you support an ordinance similar to Corvallis' requiring businesses inside the City of Salem to pay a living wage?

As I understand Corvallis' requirement, the wages for any contractor who has a contract with that city that is greater than \$10,000 per year must pay its employees a "livable wage." Some argue that a higher wage than minimum wage is needed to live in high cost communities. I don't see Salem as a high cost community at this time. What people really need are jobs and a requirement like the one in Corvallis is just going to discourage the employment of people. I would not support an ordinance similar to Corvallis's ordinance.