

Gustavo J. Cruz, Jr.
Chair

Marcelino Alvarez
Commissioner

Felisa Hagins
Commissioner

Michi Slick
Commissioner

**Serena Stoudamire
Wesley**
Commissioner

Ted Wheeler
Mayor

Shea Flaherty Betin
Interim Executive
Director

This document represents the official meeting record of the September 18, 2024, Prosper Portland Board of Commissioners (Board) meeting held in person and via Zoom. The full video recording of this meeting can be found at:

<https://www.youtube.com/watch?v=MPW3B2VEiG8>

1. Call to Order and Roll Call

Chair Gustavo Cruz called the Prosper Portland Board meeting to order at approximately 3:04 p.m. Pam Feigenbutz, Prosper Portland Board recording secretary, called the roll:

Chair Gustavo Cruz	PRESENT
Commissioner Marcelino Alvarez	PRESENT
Commissioner Felisa Hagins	PRESENT
Commissioner Michi Slick	PRESENT
Commissioner Serena Stoudamire Wesley	PRESENT

Chair Cruz read the following statement: “As required by State law, Prosper Portland has provided an opportunity for the public to access and attend this meeting in person; there is also a YouTube live stream video of the meeting, and the public has had the opportunity to arrange in advance to provide virtual testimony. At this time, the public may provide written testimony to the Commission by emailing ProsperCommissioners@ProsperPortland.us.”

2. Commissioner Reports

Commissioner Alvarez

- Nothing to report

Commissioner Slick

- Nothing to report

Commissioner Hagins

- Nothing to report

Commissioner Stoudamire Wesley

- Nothing to report

Chair Cruz

- Nothing to report

3. Executive Director Report

The Executive Director provided an update on the status of the Advance Portland, the City of Portland's five-year inclusive economic development strategy.

4. Meeting Minutes

Chair Cruz called for a motion to approve the August 28, 2024, Prosper Portland Board meeting minutes. Commissioner Slick moved and Commissioner Alvarez seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick, Stoudamire Wesley
NAYS: None

5. Public Comment for Items Not on Agenda

Mary Ann Schwab, shared concerns regarding Washington High School and provided written testimony (See Attachment 1).

Karanja Crews, via Zoom, advocated for loans and grants for individuals who do not have capital.

REGULAR AGENDA

Chair Cruz read the following statement, "Individuals may testify for three minutes unless I as the Board Chair state otherwise. Your microphone will be muted when your time is over.

Disruptive conduct, such as shouting, refusing to conclude your testimony when your time is up, or interrupting others' testimony or Board deliberations, will not be allowed.

If you cause a disruption, a warning will be given. Further disruption will result in ejection from the meeting. Anyone who fails to leave once ejected is subject to arrest for trespass. Additionally, the Board may take a short recess and reconvene virtually."

6. Action Item: Resolution 7576 - Updating Delegation of General Administrative Authority to the Executive Director

Prosper Portland staff presenting this item:
Hope Whitney, General Counsel

With this action, the Prosper Portland Board updated the delegation of general administrative authority to the Prosper Portland Executive Director to eliminate the need for redundant approvals and provide clarity to staff on when and in which circumstances the Executive Director is authorized to enter into agreements without Prosper Portland Board approval.

Ms. Whitney described the forthcoming changes upon approval.

Chair Cruz called for a motion to approve Resolution No. 7576, Commissioner Hagins moved, and Commissioner Stoudamire Wesley seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick, Stoudamire Wesley
NAYS: None

7. Action Item: Resolution 7577 - Appointing Shea Flaherty Betin to Serve as Prosper Portland Interim Executive Director

Prosper Portland staff presenting this item:
Hope Whitney, General Counsel

With the action, the Prosper Portland Board appointed Shea Flaherty Betin to serve as the interim Executive Director of Prosper Portland. Additionally, the Prosper Portland Board recommended that the Interim Executive Director appoint Lisa Abuaf as Interim Deputy Director.

Chair Cruz called for a motion to approve Resolution No. 7577, Commissioner Slick moved, and Commissioner Stoudamire Wesley seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick, Stoudamire Wesley
NAYS: None

8. Action Item: Resolution 7578 and 7579 - Approving Terms of a Purchase and Sale Agreement with Beam Construction & Management LLC and Colas Development Group LLC for the 0.80-Acre Prosper Portland-Owned Parcel Between SE Salmon, SE Water, and SE Main Streets and Approving Terms of an Exclusivity Term Sheet with Buyer for 1.39 Acres of Prosper Portland-Owned Property Between SE Taylor, SE Water, and SE Madison Streets within the Central Eastside Tax Increment Financing District

Prosper Portland staff presenting this item:
Lisa Abuaf, Director Investment & Development
Amy Nagy, Development Manager

With this action, the Prosper Portland Board authorized the Executive Director to i) approve the disposition of the 0.8-acre parcel known as Workshop Block B to Beam Construction & Management LLC and Colas Development Group LLC (Buyer) at the appraised market rate of \$2,410,000, and ii) execute a Term Sheet with the Buyer for the potential development of two adjacent parcels known as Workshop Blocks A and C.

These actions set a fundamental framework and structure in the form of a Purchase and Sale Agreement related to Workshop Block B (Block B) and a Term Sheet related to the development of Workshop Blocks A & C (Blocks A & C). The Term Sheet for Blocks A & C will guide the basis for negotiating purchase and sale agreements or long-term lease agreements related to those individual blocks.

Ms. Abuaf discussed the Purchase and Sale Agreement of Block B and the term sheet for the potential development of Blocks A & C, provided details regarding the engagement process, and shared an overview of the state of the central city and impact of pandemic on office and retail vacancy rates.

Ms. Nagy shared the results of the third-party economic impact study and findings from the engagement process.

Ms. Nagy provided an overview of the proposed entertainment venue and potential benefits, noted the Block B timeline and next steps of sale, venue development and operations, and reviewed the term sheet for both Blocks A & C as well as the development agreement.

Chair Cruz called for invited testimony

Jonathan Malsin, Beam Development, spoke to the benefits of bringing the project to Portland.

Andrew Colas, Colas Development and Construction, shared why they pivoted to development of a music venue. Mr. Colas reminded the Board there is no public subsidy and they have met all requirements that go with public private partnership. Mr. Colas noted jobs will go to people of diverse backgrounds and be a catalyst for good paying jobs.

Nate McCoy, President, CEO, National Association of Minority Contractors, noted this project will provide 400 well-paying union jobs for people of color and women and will grow and scale small business.

Bridgid Blackburn, Cargo (via Zoom), works with the Central Eastside Industrial Council noted the blocks have been a blight for years.

Chair Cruz called forth public testimony.

Jesse Valencia, musician, actor, and member of Portland Music requested a delay in selling Block B to Beam for the development of Live Nation.

Kate O'Brien, Board President, Music Portland, speaking on behalf of herself, husband, and children, spoke against Live Nation.

Alex Blosser, Associate at Strategy 360, testifying on their own behalf, spoke against Live Nation's business model.

Rene Muzquiz, Director Operations, Music Portland, and musician requested the board collect more public input.

Shelby Kray, Blue Heron Video, Portland Public Schools art teacher and Documentarian of Portland music venues, requested to delay the vote and collect more public input.

Marshal Runkel, Strategies 360, representing Monkey's Present, spoke in opposition to the land sale and to lawsuits against Live Nation by the Department of Justice. Spoke of a similar project that could fulfill the same venue size need.

Cheri Jamison, ED, Alberta Abbey, requested to delay the decision and collect more public input. Also submitted written testimony (See Attachment 1).

Timothy Wilson, Starlet Farm and Board member, Music Portland, shared concerns around the public process stating it was not completed.

Katelyn Convery, small business owner, spoke in opposition to Live Nation.

Jamie Dunphy, Music Portland, spoke in opposition of the sale of Block B.

Derek Trost, spoke in opposition to the land sale for the development of a venue by Live Nation.

Meara McLaughlin, Co-founder Music Portland, spoke in opposition to Live Nation.

Philip Graham, spoke in opposition to the land sale for the development of a venue by Live Nation.

Riley Kennedy-Keys, musician, recording engineer, spoke in opposition to the land sale for the development of a venue by Live Nation.

Jay Clark, Portland Metro Chamber, Director Government Affairs, spoke in favor of the sale of Block B to Beam and the development of a venue by Live Nation for the benefit of the local economy.

Nathan Carson, Nanotear Booking Agency, spoke in opposition to the land sale for the development of a venue by Live Nation.

Liz Gabriel, Near Hear, spoke in opposition to Live Nation.

For written testimony received, please see Attachment 2.

Commissioner Hagins requested the terms of the lease be shared with the Board.

Commissioner Slick encouraged Music Portland to partner with Beam and Colas to hold Live Nation to the terms of the lease.

Chair Cruz declared his abstention and Commissioner Alvarez declared his potential conflict.

Commissioner Hagins made a motion to delay the Board's vote after it has the opportunity to review the lease between the development team and its tenant. Chair Cruz called for a second, there was none, so the motion failed.

Chair Cruz called for a motion to approve Resolution No. 7578, Commissioner Stoudamire Wesley moved, and Commissioner Slick seconded the motion.

AYES: Alvarez, Hagins, Slick, Stoudamire Wesley
NAYS: None
ABSTAIN: Cruz

Chair Cruz declared his abstention and Commissioner Alvarez declared his potential conflict.

Chair Cruz called for a motion to approve Resolution No. 7579, Commissioner Slick moved, and Commissioner Stoudamire Wesley seconded the motion.

AYES: Alvarez, Hagins, Slick, Stoudamire Wesley
NAYS: None
ABSTAIN: Cruz

9. Action Item: Authorizing a Forgivable Loan in an Amount Not to Exceed \$10,000,000 to Williams & Russell Community Development Corporation and Black Business Hub, LLC for Environmental Remediation, Predevelopment, and Construction on Certain Property Bounded Approximately by N Williams Avenue, NE Russell Street, N Vancouver Avenue, and NE Knott Street in the Interstate Corridor Tax Increment Financing District

Prosper Portland staff presenting this item:

Amy Nagy, Development Manager

Kay Little, Asset & Investment Manager

Charles Funches, Project Manager I

With this action, the Prosper Portland Board authorized the Executive Director to make a \$10,000,000 forgivable loan to the Williams & Russell Community Development Corporation and Black Business Hub, LLC (BBH) for environmental remediation of an approximately the 2.1-acre site in the Interstate Corridor Tax Increment Finance District and for predevelopment/construction by BBH of a business hub project on a portion of the site.

Chair Cruz called forth guest testimony.

Azalea Renfield, ED of Williams & Russell CDC, emphasized the action will impact the Albina community in a transformational way creating wealth opportunities.

J.T. Flowers, Albina Vision Trust, Director Government Affairs, reviewed the history of the site including the seizure of property from Black homeowners and Black businesses and spoke in favor of adopting the resolution.

Ms. Nagy reviewed the history of the project and site and walked through key milestones from 2015 to present day. Ms. Nagy listed the partnerships involved with the project.

Ms Nagy detailed engagement led by the Project Working Group to learn community priorities, values, and to inform the choice of a development team.

Mr. Funches described the vision for the three projects; business hub, affordable apartments, and affordable homeownership. Mr. Funches reviewed the environmental remediation scope and cost assumptions.

Mr. Little reviewed the loan and highlighted key aspects of the term sheet. Mr. Little stated initial funds were released for remediation of the site and any remaining funds will be allocated toward the business hub.

Commissioner Stoudamire Wesley departed the meeting at approximately 6:40 and was not present for the vote.

Chair Cruz called forth guest testimony

Anyeley Hallova, Founder, Adre, noted the project will be a national model for restoring economic justice and affordable housing which will positively impact future generations.

Bryson Davis, President and Board Chair, Williams & Russell, co-chair, former Project working Group, reviewed the history of the land and harm inflicted on the Portland Black community. Mr. Davis stated working with Prosper Portland, the City of Portland, and the Portland Housing Bureau has allowed the community to design and build the project and is creating both wealth and faith restoration.

John Washington, Executive Director, Soul District Business Association, stated this project should be a model for the entire county as it was modeled to build hope and upward mobility.

Justice Rajee, Secretary, Williams Russell CDC, shared the process of learning to trust Prosper Portland, the City of Portland, and Portland Housing Bureau, noting trust will be rebuilt if the item is passed.

Karis Stoudamire-Phillips acknowledge the three entities that came together and is counting on Prosper Portland to follow through.

Chair Cruz called for public testimony.

Chris Smith, No More Freeways, spoke in support of the resolution.

Heidi Hart, Portland Neighbors Welcome, spoke in support of the resolution.

Chair Cruz called for a motion to approve Resolution No. 7580, Commissioner Hagins moved, and Commissioner Alvarez seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

10. Action Item: Resolution 7548- Resolution of Commendation and Appreciation of Kimberly Branam for Distinguished Service and Outstanding Dedication to Prosper Portland and the City of Portland

Chair Cruz and each Commissioner shared appreciations with Executive Director Branam.

Chair Cruz called for invited testimony

Charles Wilhoite expressed gratitude to Executive Director (ED) Kimberly Branam and thanked her for her service.

Patrick Quinton noted ED Branam completed a lot of significant work and stated she has been the most influential person in equitable community development in past 15 years.

Willy Myers shared with ED Branam that she has been a thought partner, friend, and advisor to him and is excited to watch her in her next chapter.

Tory Campbell compared the effectiveness of ED Branam's leadership, modeling how to be a champion, demanding drive, focus, and strategy.

Chair Cruz called for a motion to approve Resolution No. 7580, Commissioner Hagins moved, and Commissioner Slick seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

11. Adjourn

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 7:35 p.m.

Approved by the Prosper Portland Commission on October 9, 2024



Pam Feigenbutz, Recording Secretary

Mary-Ann Schwab City Council Testimony Script

Good evening, Mayor Wheeler and Portland's Commissioners,

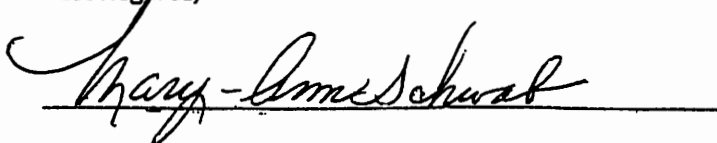
My name is Mary-Ann Schwab. I am a retired school secretary and longtime resident of the Sunnyside neighborhood. I am here tonight to speak about something of great importance to me, and has been for a long time: the long-awaited community center for SE Portland next to the old Washington High School. In fact, the last time I was in your office, Mayor Wheeler, was to speak on this same issue, and nothing much has happened since.

This community center has been long-awaited and badly needed. There is currently no full-service community center easily accessible to most SE Portland residents. In 1991, the Buckman Neighborhood Plan identified a need for such a full-service community, a proposal which received public support and was later included in the Portland Parks & Recreation's Parks 2020 Vision. In 2003, Parks & Rec. decided based on citizen feedback to use some of the property near Washington High School. Another Project Advisory Committee, which I served on, unanimously decided in 2010 to recommend building the center on the field next to the school. And the city even had a land use proposal for the two-story, 60,000 square foot center, complete with outdoor open spaces, parking, an indoor pool, as well as exercise, activity, meeting, and class rooms approved in 2012, with a total projected cost of \$48 million dollars.

However, the field next to the old Washington High School lies as vacant as it did all those years ago. Put simply, there has not been any progress since. Currently, the area set aside for the park lies vacant, and is listed on Google Maps a "Washington High School Dog Park" even though the area is not, in fact, a dog park. Why? The project has been stalled ever since it was decided in 2010 not to seek a bond measure that would be necessary to fund the project, even though that potential bond measure received strong support from the citizens and city government officials on the Project Advisory Committee I served on. As we all know, Portland Park & Rec. has historically struggled with insufficient funding to operate, maintain, and grow its vital parks system, a problem that will only become worse once the Parks Local Option Levy expires without being renewed or the department receives funding to replace it.

This project has been a dream of SE Portland for many years. Southeast Uplift, a non-profit which serves the area's community and neighborhoods, even described it in 2015 as a promise now unmet for over three decades. I am asking you in hopes that the city can finally include funding for this promised community center in the next twenty year funding plan, and that the city take the kind of action necessary to properly fund the parks system, so that children in Southeast Portland don't have to wait another twenty years.

Best Regards,

A handwritten signature in black ink that reads "Mary-Ann Schwab". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Mary-Ann Schwab

Sunnyside Neighborhood Association Resident

<https://www.portland.gov/council/agenda/2024/5/22#toc-wednesday-may-22-2024-9-30-am->

From: [Mike Blackburn](#)
To: [Prosper-SM Commissioners](#)
Subject: Beam Construction and Colas Development land sale inner SE
Date: Wednesday, September 18, 2024 8:48:27 AM

You don't often get email from blackburnsound@gmail.com. [Learn why this is important](#)

Please decline the sale of these parcels of land to the above mentioned companies. The planned development of a Live Nation owned and operated music venue will have a negative impact on local music businesses. Live Nation has an unfair market advantage. See article below.

This sale will be a detriment to our community. Further monopolization of the music industry should not be supported by our local Portland government.

"The Justice Department, along with 30 state and district attorneys general, filed a civil antitrust lawsuit against Live Nation Entertainment Inc. and its wholly-owned subsidiary, Ticketmaster LLC (Live Nation-Ticketmaster) for monopolization and other unlawful conduct that thwarts competition in markets across the live entertainment industry."

The rest of the article can be found here:

<https://www.justice.gov/opa/pr/justice-department-sues-live-nation-ticketmaster-monopolizing-markets-across-live-concert>

Thanks for your consideration,

-Mike Blackburn
concerned Portland working musician and studio owner

From: [Rebecca Webb](#)
To: [Prosper-SM Commissioners](#)
Cc: [Meara McLaughlin](#); [Veronica Bisesti](#)
Subject: Beam sale and agreement
Date: Wednesday, September 18, 2024 4:35:01 PM

You don't often get email from rwebbontheweb@gmail.com. [Learn why this is important](#)

Prosper commissioners,

I have just learned of plans to hastily consider approval of a land sale and agreement to Beam (Live Nation) in Portland.

As Board President of Portland Radio Project, a community station that focuses on our vibrant music community, I urge you to postpone consideration of the agreement until the potentially destructive consequences of such a development can be more thoroughly considered.

Sincerely,
Rebecca Webb
Board President
Portland Radio Project
<https://prp.fm/>
503-784-6869

From: [Jay Contonio](#)
To: [Prosper-SM Commissioners](#)
Subject: Boooooo Live Nation
Date: Thursday, September 19, 2024 9:31:18 AM

[You don't often get email from jay@conton.io. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

You sellouts.

From: [Ben Seigel](#)
To: [Prosper-SM Commissioners](#)
Subject: Comments on Live Nation venue/project - please present at Sept 18, 2024 meeting
Date: Wednesday, September 18, 2024 12:49:48 PM

You don't often get email from bas@versastudio.com. [Learn why this is important](#)

Dear Commissioners:

As an aspiring musician with a day job, I could not speak to you in person today, in part because meeting details were posted less than 24 hours in advance, so I am submitting written testimony instead.

You are hopefully aware of the negative impacts of building a Live Nation/Ticketmaster venue on the central eastside. Let's take a quick look:

You should know that Live Nation is being sued by the Federal Gov't and dozens of states for anti-competitive behavior; how they follow a playbook in city after city to disrupt and seriously injure vibrant local music scenes; how one great appeal of Portland to both residents and visitors is our independence, our small businesses, a music and arts scene that doesn't just serve up the same old thing you can find in any other U.S. city. People don't need to come all the way to Portland to hear Nickelback and eat at McDonald's (though it's fine if they do), they can do that in any other big city.

All of this is known, it has been known for years. Are you paying attention?

Why should the city welcome with open arms a company with such reprehensible practices? This isn't an edge case, it's a clear example of ceding power and independence to a company that cares about nothing but profit.

Portlanders can't be expected to keep track of and comment on every government decision that affects their lives. Most people don't have space in their day to attend board of commissioners meetings. However, I'm very confident that if you survey Portland music fans, you will find overwhelming opposition to Live Nation/Ticketmaster. **Did you ask them?**

I urge you to reject this application - or at the very least, delay your decision until the the public has a chance to properly comment.

Sincerely,

Ben Seigel
4018 N Mississippi Ave #413
Portland, OR 97227
608-217-5994



Virus-free www.avast.com

From: [B Duer](#)
To: [Prosper-SM Commissioners](#)
Subject: Comments regarding proposed LiveNation sale
Date: Wednesday, September 18, 2024 3:02:39 PM

You don't often get email from britt.duer@gmail.com. [Learn why this is important](#)

Hello,

I wanted to email to express my opposition to the proposed sale of a public land parcel to Beam (LiveNation). LiveNation has repeatedly engaged in unethical business practices and their monopolizing would destabilize Portland's thriving independent music scene. We need to be investing in local music venues rather than allow LiveNation to continue their shameful conquest.

Thank you for your time,
Britt Duer.

From: [Philip Graham](#)
To: [Prosper-SM Commissioners](#)
Cc: [Meara](#)
Subject: Commissioners meeting 9-18-24 agenda item 8
Date: Tuesday, September 17, 2024 5:10:59 PM

You don't often get email from pgraham@eartrumpetlabs.com. [Learn why this is important](#)

Dear Sirs,

I would like to voice my objection to the inclusion of approval of terms of sale of the LiveNation lot on your agenda for tomorrow (item 8). You did not post the agenda for this meeting 3 days in advance, as your own posted procedures for comment promise, and the details were not posted until today. For this reason alone an action as significant as this should not be voted on at this meeting.

This is an item that concerns a property and project of great public interest, as I'm sure you are aware, and this whole proposed sale has been developed without any public knowledge much less involvement. Please give the public adequate time to inform themselves and to let you know their opinion of the consequences of this proposed sale..

Ideally this agenda item should be removed entirely, but at a minimum it should be changed to an informational report from staff on the proposed sale, with an approval vote scheduled for a later meeting after the public has had time to consider and weigh in.

Thank you for your consideration,

Philip Graham, Proprietor/Bricoleur

Ear Trumpet Labs, www.eartrumpetlabs.com

pgraham@eartrumpetlabs.com

pronouns: he/him/his

(503) 974-4147

From: lane.walling@gmail.com
To: [Prosper-SM Commissioners](#)
Subject: Concerned Portlander
Date: Wednesday, September 18, 2024 6:10:44 AM

[You don't often get email from lane.walling@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To the commissioners at Prosper Portland,

I have just learned that there is some seemingly back door dealings happening in my city. Is Prosper Portland really planning to approve a deal and sale to Live Nation without allowing for public comments? Our citizens deserve a say in huge decisions like this that will affect our city. Please reconsider this hasty move and allow the public to weigh in.

With concern,
Lana Walling
97210

From: [Blueheronvideo](#)
To: [Prosper-SM Commissioners](#)
Subject: Delay descision on Live Nation purchase agreement
Date: Tuesday, September 17, 2024 10:47:27 PM

You don't often get email from blueheronvideo@protonmail.com. [Learn why this is important](#)

To Prosper Portland,

I have been filming, editing, and keeping a collection of live performances of local and touring bands at many of the Portland venues for the last eleven years and hope to continue for many more. It is a labor of love and respect for the music and musicians of Portland.

The Live Nation model of business will hurt these venues and musicians as seen in every other city in which it monopolizes the market. The fact that Live Nation is currently being sued by thirty-nine states plus the District of Columbia should be enough argument for you to at least delay consideration of the proposed purchase and sale agreement for the Live Nation project until appropriate public consideration can be made.

I've included Links to the growing Blueheronvideo collection. Please feel free to explore and enjoy the local music of Portland, because if Live Nation is allowed into our city we will all be seeing a lot less of it.

Thank you,
Shelby Kray
videographer and editor at Blueheronvideo

website: <https://www.blueheron.video>
channel: <https://www.youtube.com/channel/UCptuGjzIfWCizHmmcGkasTA>

Sent with [Proton Mail](#) secure email.

From: [Bix](#)
To: [Prosper-SM Commissioners](#)
Subject: Delay the LiveNatjon sale
Date: Wednesday, September 18, 2024 11:26:55 AM

[You don't often get email from bix@slow.dog. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

There must be a more thorough public process before this sale is approved. Please remove the sale from the agenda until such community involvement. Business decisions regarding cultural venues should not be made purely upon business values absent vigorous consideration of cultural, social, and political values.

This is an electronic mail from Bix Frankonis.
<mailto:bix@slow.dog>
<https://slow.dog>

From: [Ben Latson](#)
To: [Prosper-SM Commissioners](#)
Subject: Do not let Live Nation into our city!
Date: Wednesday, September 18, 2024 3:15:21 PM

You don't often get email from benlatson@gmail.com. [Learn why this is important](#)

Dear Prosper Commissioner,

As a long-time Portland resident who enjoys the flourishing independent music scene in this city, I would be heartbroken to have it all destroyed by Live Nation's predatory, monopolistic, and enshitifying business practices. Please, please, please delay the decision to make this sale until after a thorough public comment period. The people need to be heard!

Sincerely,

A concerned citizen

From: [WARD GRIFFITHS](#)
To: [Prosper-SM Commissioners](#)
Subject: JUST SAY NO TO LIVE NATION
Date: Tuesday, September 17, 2024 11:13:26 PM

[You don't often get email from wgriffiths44@msn.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Commissioners,

Please reconsider selling out the Portland music community to Live Nation. By now you must be aware of the company's history of effectively killing off the local music scene in every city it has conquered. Its monopolistic practices have led to a DOJ lawsuit with good reason. Please keep Goliath out of our city.

Sincerely,

Ward Griffiths (she/her)
3922 NE 68th Ave
PDX 97213
503-201-4496
wgriffiths44@msn.com

From: [Teri Untalan Music](#)
To: [Prosper-SM Commissioners](#)
Subject: Live Nation
Date: Thursday, September 19, 2024 10:32:33 PM

[You don't often get email from teri@teriuntalan.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear City Commissioners,

As a local musician and native Oregonian, I must protest the Live Nation proposal. Portland has cultivated a unique and eclectic music scene built through local community promoters and venues of all sizes. Live Nation would likely hugely impact these businesses and as well as large venues like the Moda Center and Coliseum. Portland's thriving indie scene works to creating lasting community and real relationships that nurture local, regional and emerging artists alike! Example: A national act was touring and played Dante's. The manager of that group talked to one of the staff there asking if they knew of any good guitarists that would fit that act. And soon enough my friend, a local guitarist from the tribute scene and teacher, was hired and toured nationally. Local venue's know the musicians that are reliable and they have contributed in the curated creation of viable genre driven communities that support one another. I doubt very much that Live Nation would contribute in such a way.

We've had thriving music festivals that feed our economy and attract tourism, all without Live Nation. Instead, I implore the City to invest in these local business so that they can expand or improve their facilities or empower their music scene and promoters. If we work with local musicians, promoters and venues, we can create a truly unique and vibrant music community that thrives. brings out our true character, thus attracting travel and business to our wonderful city.

It's a big NO for Live Nation for me. Don't fall prey to the carrots and dollars they dangle.

- Teri Untalan
Singer, Songwriter, Producer, Violist, Educator and former director of Rocker Chixx Choir.

From: [ADAM SELZER](#)
To: [Prosper-SM Commissioners](#)
Subject: Live Nation in Portland
Date: Wednesday, September 18, 2024 9:11:50 AM

[You don't often get email from charactereast@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I have been an active member of the Portland independent music community for 27 years, playing hundreds of shows with many bands.

Live Nation is a threat to Portland's independent music community. We should aim to preserve Portland's independent community by keeping our venues truly local.

Please keep monopolistic companies such as Live Nation out of our community. We deserve better, and we can provide for our community better.

Thank You,
Adam Selzer

From: [Megan Zubik](#)
To: [Prosper-SM Commissioners](#)
Subject: Live Nation Project
Date: Wednesday, September 18, 2024 12:47:50 AM

[You don't often get email from megan.zubik@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To whom it may concern:

Please delay any decisions on Live Nation until more can be heard from the public. Portland is such a unique city and so special when it comes to music. I've lived in a few different places and the support of small venues and artists have been amazing to see. If Live Nation comes in, everything will change and be about profit. Be the one major city in the US that values what the people want and support artists instead of just being soul sucking profit please! Life wasn't just meant to be about how much money you can suck out of a person.

Thank you,
Megan

From: [cara.rozell](#)
To: [Prosper-SM Commissioners](#)
Subject: Live Nation Project
Date: Wednesday, September 18, 2024 2:57:58 PM

You don't often get email from swiftytokyo@comcast.net. [Learn why this is important](#)

Dear Commissioners,

My name is Dr. Cara Rozell, my address is 2332 Southeast Oak St., Portland, OR. It has just come to my attention that today, September 18, 2024, there is a Prosper Portland Board of Commissioners meeting, which will include discussion of potential purchase and sales agreement for the Live Nation project. although I understand that your guidelines request seven days advanced submission of written testimony, it is my understanding further that details of this agreement were posted on your website only yesterday, that I am sending this email today.

I request that the Board delay consideration of the sale until it has received more thorough public consideration. There have been serious issues raised regarding the history of this particular business and their practices in other large cities in which they have opened music venues that are great concern, and I think deserve for the consideration.

From: [Kris Deelane](#)
To: [Prosper-SM Commissioners](#)
Subject: Live Nation Sale OPPOSITION
Date: Friday, September 20, 2024 9:29:14 AM

You don't often get email from kdeelane@gmail.com. [Learn why this is important](#)

To whom it may concern,

I am vehemently opposed to the Live Nation Project sinking its claws into Portland.

As a full time musician here for the last 30 years, I encourage you to just say no to this sale, or at least give it time for public review.

Please protect our music scene! Art is vital to culture, and it isn't always about money. Please say no to this sale.

Sincerely,

Kris Deelane

From: [Nick Mast](#)
To: [Prosper-SM Commissioners](#)
Subject: Live Nation sale should not go through
Date: Wednesday, September 18, 2024 4:42:07 PM

[You don't often get email from e.nick.ma@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Live Nation is a predatory business that aims to cripple and remove local businesses to further expand their monopolistic goals. The sale of land to Live Nation will negatively impact and change Portland and its music scene.

This sale is being pushed through before enough public comment can be made; and that is despicable. We must protect something very special and unique to Portland these days. We must stop the sale of land to Live Nation.

From: [Nick Mast](#)
To: [Prosper-SM Commissioners](#)
Subject: Live Nation sale should not go through
Date: Wednesday, September 18, 2024 4:42:07 PM

[You don't often get email from e.nick.ma@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Live Nation is a predatory business that aims to cripple and remove local businesses to further expand their monopolistic goals. The sale of land to Live Nation will negatively impact and change Portland and its music scene.

This sale is being pushed through before enough public comment can be made; and that is despicable. We must protect something very special and unique to Portland these days. We must stop the sale of land to Live Nation.

From: [In The Pink](#)
To: [Prosper-SM Commissioners](#)
Subject: LiveNation in Portland
Date: Wednesday, September 18, 2024 8:16:46 AM

[You don't often get email from inthepinkpdx@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I oppose LiveNation moving into Portland. Their history of suppressing local music through domination of venues in the cities they move into is well-documented. By giving them a foot in the door, you are working against the positive environment that a local music scene thrives in.

Steven Poor

In the Pink

Sent from my iPhone

From: [Dana Parfitt](#)
To: [Prosper-SM Commissioners](#)
Subject: LiveNation OUT
Date: Wednesday, September 18, 2024 1:57:24 PM

You don't often get email from danacatherineparfitt@gmail.com. [Learn why this is important](#)

I am a local musician against LiveNation setting up shop in our community.

Dana Parfitt, MSW, LCSW
she/her

From: [Erin Bennett](#)
To: [Prosper-SM Commissioners](#)
Subject: LiveNation Project
Date: Wednesday, September 18, 2024 2:47:52 PM

[You don't often get email from ebennett123@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Thank you for taking the time to read this.

I have lived in the area (Clackamas/Multnomah county) for over 45 years and have appreciated many things about this great city and surrounding area! One of those things I've appreciated is the music scene and not only its diversity in style, genre, and generation, but also in the platforms provided for anyone who wants to participate. Our scene has always been accessible. And I implore you to continue to hold space.

I am opposed to the LiveNation project that is currently under consideration — to be discussed at today's meeting, which I am unable to attend.

In good faith, I ask you to cease doing a plan with LiveNation, and in doing so, continue to make room in the music scene, for folks of all types and stripes!

Respectfully,

Erin Bennett
ebennett123@gmail.com
503.310.3085

From: [Jessica Wadleigh](#)
To: [Prosper-SM Commissioners](#)
Subject: No Live Nation Venue in Portland!
Date: Wednesday, September 18, 2024 1:51:58 PM

[You don't often get email from jnwadleigh@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am a Portland resident and I am really disheartened that, behind closed doors, you're considering inviting a monopolistic music promoter into our city. Portland's music scene is why I came to this town 15 years ago and I frequent every venue here. I went to almost 40 shows just last year at great venues like Revolution Hall, Crystal Ballroom, and the Wonder Ballroom. Our local venues are staffed by local employees and contracted by local promoters. Bringing in Live Nation will do nothing for the city besides take money from these venues and send it to national organizations. It's absolutely disgraceful that you're even considering welcoming them in. Prosper Portland is a misnomer if you allow this to happen because this will only harm our city. If Live Nation wants ticket revenue from Portland, they need to do it in our venues working with our promoters and within the values of our city, not on their terms. Shame on you if you approve this.

Best,

Jessica Wadleigh
97217

From: [michael lipson](#)
To: [Prosper-SM Commissioners](#)
Subject: No Live Nation Venue
Date: Tuesday, September 17, 2024 11:35:04 PM

You don't often get email from michael.lipson.sr@gmail.com. [Learn why this is important](#)

There is a way forward without selling out to predatory corporations. The people of the city of Portland are against this venue. Please postpone the sale of city land without the consent of the people of the city! Thank you!

From: [BRIDGET E BAYER](#)
To: [Prosper-SM Commissioners](#)
Subject: No public benefit to Portlanders with sale to Live Nation
Date: Wednesday, September 18, 2024 7:57:31 AM

You don't often get email from bridgetbayer@me.com. [Learn why this is important](#)

Prosper Portland Commissioners,

Focus on your mission. You exist for the “Public Benefit.” You reliably support local businesses throughout Portland through organizations like Venture Portland, the Office of Film & Events, and many community-oriented developments who attempt to focus on equity and righting years of inattention to minorities and inclusion. Don’t invite a huge multi-national corporation into the locally-owned and operated music industry in Portland. You will be forcing all Portlanders, including your organization, to compete with a profit-focused, shareholder-driven, business who take their dollars out of our community.

Live Nation is a monopoly that kills independent music culture. The company is currently being [sued by the U.S. Dept. of Justice](#) and 40 states, including Oregon, for violations of antitrust laws. The states seek to break up the Live Nation/Ticketmaster monopoly because the company has a long and documented track record of unfair business practices in music cities like Portland.

Representatives from other major music cities, including Austin, Nashville, Chicago, Washington DC, and Des Moines, have outlined specific unfair and unethical practices that have devastated their local independent music industries, including:

- Purchasing and closing competing venues
- Building or acquiring a smaller capacity venue in close proximity to Live Nation venues to intentionally consolidate control of touring acts
- Subdividing its larger venue in a market, and booking smaller capacity shows there that would have otherwise gone to smaller independent venues
- Pressuring local venues to exclusively use its Ticketmaster software platform for all of their events in order to continue booking Live Nation shows
- Requiring local artists to sign extended proximity and exclusivity contracts, thereby limiting their ability/frequency to perform
- Requiring sponsors of music-facing events to sign extended proximity and exclusivity contracts
- Offering local promoters and artists the use of Live Nation spaces, but at above-market inflated prices

I disagree with Prosper Portland's decision to give a new concert venue to Live Nation in the Central Eastside. I support the appeal by MusicPortland.

Bridget Bayer, BAMpdx Owner

Neighborhood Association Board of Directors Chair
173 NE Bridgeton Rd, slip 5
Portland, OR 97211

From: [Alex O'Connor](#)
To: [Prosper-SM Commissioners](#)
Subject: NO sale for Live Nation venue!
Date: Tuesday, September 17, 2024 10:56:06 PM

[You don't often get email from amoconnor38@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

I am a homeowner, mother, and independent local artist calling for the rejection of land use permit to Live Nation AND rejection of sale to Live Nation. The music industry here in Portland thrives off of authenticity, mutual benefit for artists and venue managers/restaurant owners, and we do not want a third party coming in to exploit, disrupt, and sell out our beloved local scene.

AT LEAST, please postpone the sale and land use permit transaction until you have given Portlanders a proper avenue to voice our concerns and objections to this issue.

Allowing Live Nation to enter Portland, monopolize and exploit our local musicians and businesses is certainly NOT going to help Portlanders prosper.

Thank you,
Alexandra O'Connor

From: [Blew](#)
To: [Prosper-SM Commissioners](#)
Subject: No to Beam/Colas
Date: Sunday, September 22, 2024 3:06:14 AM

You don't often get email from this.is.blew02@gmail.com. [Learn why this is important](#)

To whom it may concern,

My name is Blew. I am a local singer/songwriter right here in Portland, Oregon.

It has come to my attention that there is motion and movement for Prosper to sell land to Beam/Colas which will ultimately result in Live Nation being able to essentially “set up shop” in our City.

As an independent artist, this would have a huge impact on my ability to support my family as I am a single parent of two. Relying solely on the monies I receive from live performances to support my family.

Live Nation in my City pretty much shuts down most if not all opportunities I’ll have to be able to continue to do this.

Please, please reconsider this deal/contract.

Thank you

Blew

From: [Sara Badiali](#)
To: [Prosper-SM Commissioners](#)
Subject: NO TO LIVE NATION SALE
Date: Wednesday, September 18, 2024 12:40:10 PM

[You don't often get email from sara.badiali@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am deeply opposed to the sale of south east property to Live Nation.
And unbelievably disappointed that you are trying to push this through without the public comment process.
- Sara

From: [Adam Carroll](#)
To: [Prosper-SM Commissioners](#)
Subject: Opposing Live Nation sale
Date: Wednesday, September 18, 2024 10:17:46 AM

[You don't often get email from avintonc@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

Please reconsider selling the land to Live Nation. Portland doesn't want to turn over control of the music scene to bullies of the industry. They only care about profit and bully artists into their terms. Please don't contribute to this land grab to kill the Portland music scene.

Best wishes,

Adam Carroll

From: [Paul B](#)
To: [Prosper-SM Commissioners](#)
Subject: Opposition to live nations venue in portland
Date: Thursday, September 19, 2024 12:16:50 AM

You don't often get email from lawaia96732@gmail.com. [Learn why this is important](#)

Hello,

I as one of many in portland adamantly oppose livenations and do not support there being a live nations venue in this town.

Cheers

From: [Taylor Whelchel](#)
To: [Prosper-SM Commissioners](#)
Subject: Opposition to livenation-owned venue
Date: Wednesday, September 18, 2024 1:48:35 PM

You don't often get email from tayashwhel@gmail.com. [Learn why this is important](#)

Hello Commissioners,

I'm writing to implore you not to move forward with a sale of property to LiveNation today without further time for public comment.

I am working today and unable to attend the hearing. I am also just one of many Portlanders who cherishes our rich, local, and independent music scene which is made up of passionate local artists and promoters and iconic, historic venues. Our independent music scene sets us apart from major cities and allows our residents and visitors to enjoy small venue sizes, affordable tickets and an array of music spanning genres, cultures, and levels of popularity. Allowing the livenation/ticketmaster cartel to establish an exclusive venue in our city will irreversibly damage the scene by undercutting the ability of locally-owned promotes, venues, and ticketing sites to compete with the resources of a huge corporation that has no vested interest in our city and community. LiveNation has an established history of writing contracts which restrict the ability of artists to perform other shows within a particular distance and time of a LiveNation show, directly stifling fair competition and diverting revenue away from our city, our state, and its residents.

Keep local, up-and-coming, independent, and intimate music experiences alive. PLEASE do not allow the sale of real estate to a live nation subsidiary.

Thanks for your consideration,
Taylor Whelchel
Portland Resident (Overlook)

From: [Lindsay Clark](#)
To: [Prosper-SM Commissioners](#)
Subject: Please Delay Sale to Live Nation
Date: Wednesday, September 18, 2024 2:15:08 PM

You don't often get email from lindsaybethclark@gmail.com. [Learn why this is important](#)

Hello,

I am an independent musician and educator who has lived in the Portland community for 15 years.

I oppose the development of a Live Nation venue in Portland, due to the importance of maintaining strong support for independent venues and artists.

I would like the discussion and/or sale of land to be delayed until impacts have been thoroughly researched and there has been adequate time for public comment.

Ideally, I would like the sale / project to be postponed until we have clear data on how this project would impact independent musicians, music workers and venues.

Thank you,

Lindsay

443 NE Stafford St
Portland, OR 97211
971-221-3421

[Ponderosa Music](#)
[Lindsay Clark](#)

From: [Laurie Lopez](#)
To: [Prosper-SM Commissioners](#)
Subject: Please do not approve land sale to Live Nation
Date: Monday, September 16, 2024 8:12:50 PM

You don't often get email from laurie.miller.lopez@gmail.com. [Learn why this is important](#)

Dear Commissioners,

Live Nation is a threat to the Portland entertainment ecosystem and will result in wiping out independent concert venues.

Given that the Justice Dept has filed a civil antitrust lawsuit it seems irresponsible at best to agree to see land to such a despicable company.

The Justice Department, along with 30 state and district attorneys general, filed a civil antitrust lawsuit against Live Nation Entertainment Inc. and its wholly-owned subsidiary, Ticketmaster LLC (Live Nation-Ticketmaster) for monopolization and other unlawful conduct that thwarts competition in markets across the live entertainment industry. The lawsuit, which includes a request for structural relief, seeks to restore competition in the live concert industry, provide better choices at lower prices for fans, and open venue doors for working musicians and other performance artists.

Thank you for your consideration.

Laurie Lopez
503-702-8178

From: [Scott Allen Cello](#)
To: [Prosper-SM Commissioners](#)
Subject: Please don't facilitate Live Nation purchase in our community
Date: Wednesday, September 18, 2024 5:58:16 AM

You don't often get email from scottallencello@gmail.com. [Learn why this is important](#)

Live Nation is an anti competitive monopoly and we should not be welcoming them into our business ecosystem.

Please do not allow their purchase

From: [Kate Carter](#)
To: [Prosper-SM Commissioners](#)
Subject: PLEASE VOTE NO to LIVE NATION!!!
Date: Wednesday, September 18, 2024 11:14:12 AM

You don't often get email from yousay.katesays@gmail.com. [Learn why this is important](#)

To whom it may concern:

I am reaching out because I am horrified by the possibility that you would allow Live Nation to invade our sweet town! I am a concert-goer, a performing musician, and a concerned Portland citizen. This corporation does not care about musicians nor concert-goers nor our town. They will work to destroy the supportive artistic and creative culture that we have worked so hard to cultivate as they are solely concerned with a money grab. PLEASE VOTE NO to allowing Live Nation (Beam) to get their claws into Portland!!

Sincerely,
Kate Carter

From: [N](#)
To: [Prosper-SM Commissioners](#)
Subject: Public Comment on Sale of Public Land to Beam (Live Nation)
Date: Wednesday, September 18, 2024 2:55:47 PM

You don't often get email from natrgilbert@gmail.com. [Learn why this is important](#)

Good Afternoon,

I am unable to attend the session today but would like to submit public comment as a long term resident of Portlands Inner Eastside.

I urge Prosper Portland's commissioners to open the sale of public land to public comment. The proposed sale to Live Nation raises significant concerns about its impact on our community's vibrant music scene, especially at a time when our city's identity is so badly lost. Transparency and public engagement are vital in decisions that affect the citizens Prosper Portland is meant to represent. We deserve a chance to voice our opinions and ensure that the future of our public spaces aligns with the values and needs of our community. Please prioritize our voices in this important decision, if it is right for the city, the city will decide that. A sale to Live Nation may be good for those in favor with the behemoth, but is bad for those who favor our city.

Natalie Gilbert

97214

From: [Laura Streib](#)
To: [Prosper-SM Commissioners](#)
Subject: Public Testimony : re: Report 24-46 Resolution 7578 Resolution 7579 Prosper Portland Commissioner Meeting
Date: Wednesday, September 18, 2024 12:24:40 PM

You don't often get email from laura4pdx@gmail.com. [Learn why this is important](#)

Laura Streib
PO Box 83494
Portland, OR 97283
info@laura4pdx.com
September 18, 2024

Prosper Portland

Dear Prosper Portland Commissioners -

My name is Laura Streib. I am a musician, an artist, an arts advocate and consultant and the founder and Executive Director of the arts educational nonprofit Vibe of Portland.

I am writing to express my strong opposition to Report 24-26, Resolution 7578, and Resolution 7579 regarding the proposed sale of public land known as the "ODOT Blocks," specifically Block B, for the development of a music venue by BEAM and Colas for Live Nation.

This parcel of land was designated for a Request for Proposals (RFP) in 2017 and 2018, intended to support the revitalization of the Central East Side, particularly in the area known as the workshop blocks. The original RFP awarded a 100-year lease to foster industrial, creative, and office space, along with parking to support these uses. The current proposal to sell this land undermines the vision established in that RFP and deviates from the original intent.

Furthermore, I have serious concerns about Live Nation's track record. The company has consistently violated lease agreements and consent decrees and employed unfair and illegal business practices in cities across the country. Granting them control over this public land poses a significant risk to our community and contradicts our goals for responsible and ethical development. Live Nation is also currently being sued by the US Department of Justice and 40 US States (including Oregon) for violating antitrust laws.

Live Nation has already begun to violate the terms of their agreements with the City of Portland and their lease agreement with the City for the live performances at Providence Park that have just started this summer.

The lack of transparency and the urgency surrounding this sale are also troubling. Rushing

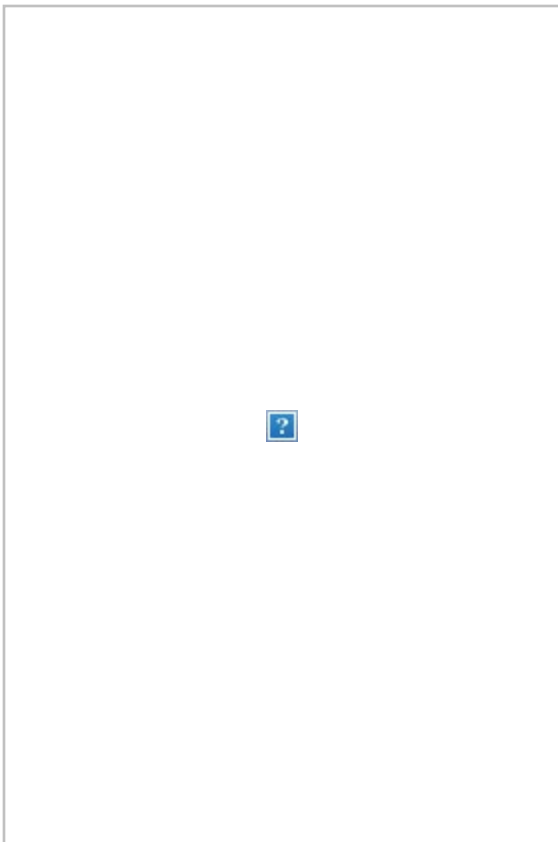
this decision without adequate time for public comment and oversight is not in the best interest of our residents. The potential impacts of this development deserve thorough examination and dialogue with those who will be directly affected. The pushing through of this sale without public comment also goes directly against the City of Portland's own city policy BCP-ADM-4.02 - Public Involvement Principles established in 2008 to increase the legitimacy and accountability of government actions.

I urge you to vote against the sale of this public land. We must honor the commitments made in the original RFP and prioritize the needs of our community over the interests of a private entity with a questionable reputation.

Thank you for your attention to this critical matter.

Laura Streib

--



[DONATE TO RUN LAURA RUN HERE](#)

**Laura Streib for
Portland City Council District #2
[@Laura4PDX](#)
My pronouns are She/Her**

From: [Cheri Jamison](#)
To: [Prosper-SM Commissioners](#)
Subject: Public Testimony: Request to delay sale of public land for Live Nation venue
Date: Wednesday, September 18, 2024 9:51:28 AM

You don't often get email from cheri@albertaabbey.org. [Learn why this is important](#)

Dear Prosper Portland Board of Commissioners,

I write to you with deep concern for our local music ecosystem and everyone involved in it. I respectfully urge you to delay the decision on the proposed sale of public land for a Live Nation-owned and operated music venue.

My name is Cheri Jamison, and I have spent the past two years as an independent arts and nonprofit consultant in the Portland metro area. In early 2023, MusicPortland hired me to help lead the Oregon Music Census, a project initiated by the Oregon State Legislature. We partnered with Business Oregon and the Northwest Economic Research Center at Portland State University to conduct this landmark economic impact study. The study revealed that commercial music contributes \$3.8 billion to Oregon's economy, with over 75% of that impact concentrated in Portland. Commercial music and live performance have now been recognized as emerging industries in Oregon: [Oregon Emerging Industries Report](#).

Following the census, I joined MusicPortland's Music Policy Council as a volunteer. Over the past two years, I have closely observed the developments regarding the proposed Live Nation venue in the Central Eastside. Recently, I was appointed Executive Director of the Alberta Abbey, a nonprofit, independent performing arts venue in NE Portland. From my experience both as a consultant and in my new leadership role, I know firsthand that artists, nonprofits, and independent venue owners—both for-profit and nonprofit—are all struggling to survive. Despite the sector still recovering from the disruption of the COVID-19 pandemic, Portland's independent music scene remains a significant economic force.

We need support, not a Live Nation venue.

Our opposition is not directed at the developers but specifically at Live Nation/Ticketmaster, a company with a well-documented history of unfair business practices. The U.S. Department of Justice and 40 states, including Oregon, are currently suing Live Nation for antitrust violations. Live Nation's monopolistic behavior is a threat to independent music culture.

As you consider this decision—whether the extended lease or sale of the land to the developers—you must take into account Live Nation's involvement. The Portland music community has been raising the alarm, and we urgently ask that you listen.

I respectfully request that you delay the decision on this public land sale. There has not been enough public notice or input regarding a decision that will profoundly impact an entire industry.

Thank you for your time and consideration.

Sincerely,
Cheri Jamison

Cheri Jamison (she/her) | Executive Director

cheri@albertaabbey.org

The Abbey | www.albertaabbey.org



The Abbey is a 501(3)(c) non-profit dedicated to amplifying underrepresented voices in the arts.

From: [Tyler Fellini](#)
To: [Prosper-SM Commissioners](#)
Subject: RE: Item #8
Date: Wednesday, September 18, 2024 10:38:15 AM

You don't often get email from tyler@jwjpdx.org. [Learn why this is important](#)

Dear Prosper Portland Commissioners,

I am writing to express my concerns with Live Nation's proposal to open a music venue on Water Avenue near the Hawthorne Bridge. I would have reached out sooner, but did not know about this meeting until this morning due to the agenda being shared only yesterday. Our local independent music scene is a vital part of Portland's unique cultural fabric, and this proposal potentially threatens its very existence.

As you consider the impacts to infrastructure, it's important to highlight the broader concerns that we have as Portlanders. The community has zero confidence this venue will serve the public good without imposing significant risks. Significantly increasing traffic on already congested roads along a busy train route and overwhelming an area with very little capacity for parking cannot be ignored or half-heartedly addressed with conditional approval. No one looking at these issues objectively can possibly vote to approve this project.


According to the Department of Justice, Live Nation has harmed local music industries nationwide. The recent Department of Justice lawsuit, supported by 30 state attorneys general, exposes how Live Nation's monopolistic practices prioritize corporate interests over community values. Live Nation inflates ticket prices and stifles opportunities for local artists and venues through exclusive contracts and retaliatory tactics. Based on this, we believe that allowing Live Nation to establish a venue in our city would be a disaster, undermining the independent music scene we cherish while also creating public safety and logistical nightmares.

This move is a blatant betrayal of Portland residents' best interests. Why is Prosper Portland proposing to lease land to what the US Dept. of Justice has accused of being one of the most profitable, predatory corporations in the music industry to destroy our local, independent music scene?



I urge you to halt this deal!

Sincerely,

--
Tyler Fellini
Interim Executive Director

 (503) 236-5573

Operations Organizer
Portland Jobs With Justice
Pronouns: they/he

 <https://jwjpdx.org/>
 2710 NE 14th Ave., Portland, OR, 97212



Consider becoming a sustainer to support our work!

From: [Jamie Dunphy](#)
To: [Prosper-SM Commissioners](#)
Subject: Re: Written testimony in opposition to Agenda Item 8
Date: Tuesday, September 17, 2024 10:35:59 PM
Attachments: [Candidates letter to Prosper Portland Board of Directors re no on Agenda Item 8.pdf](#)

You don't often get email from info@jamiedunphy.com. [Learn why this is important](#)

My sincere apologies, but would you please replace the previously submitted version of this letter with this updated version that includes two additional signatories?

- Jennifer Park, District 2
- Brian Conley, District 3

Thank you!

Jamie

On Tue, Sep 17, 2024 at 3:08 PM Jamie Dunphy <info@jamiedunphy.com> wrote:

Attached, please find testimony in opposition to Agenda Item 8 signed by ten candidates for Portland City Council:

- Jamie Dunphy, District 1
- Laura Streib, District 2
- Jonathan Tasini, District 2
- Chris Olson, District 2
- Elana Pirtle-Guiney, District 2
- Marnie Glickman, District 2
- Angelita Morillo, District 3
- Theo Hathaway Saner, District 3
- Andra Vltavin, District 4
- Mitch Green, District 4
- Reuben Berlin - District 2

From: [Kate Stanton](#)
To: [Prosper-SM Commissioners](#)
Subject: Report 24-46 for today's meeting
Date: Wednesday, September 18, 2024 7:11:38 AM

You don't often get email from kate.c.stanton@gmail.com. [Learn why this is important](#)

To whom it may concern,

Please delay consideration of the sale noted in Report 24-46 until it has received more thorough public review. This action has distinct and lasting consequences for live music and entertainment in Portland, and the company behind the proposed purchase is already facing significant legal barriers due to their effective monopoly on multiple areas of their market.

Thank you,

Kate Stanton
kate.c.stanton@gmail.com
Pronouns: she, her, hers

From: [Kenneth Gonzalez](#)
To: [Prosper-SM Commissioners](#)
Subject: Resolutions 7578, 7579
Date: Thursday, September 19, 2024 12:07:06 PM

You don't often get email from undercoverkengon@gmail.com. [Learn why this is important](#)

Commissioners,

I am a Portland resident and a local performing artist. As of now, I request that the board delay acceptance of the resolutions. I don't feel that enough consideration has been given to the needs of the local performing artist communities.

While I like the idea of having more performance venues in the city, the idea of having more corporate gatekeepers/middlemen controlling such venues doesn't seem prudent to me. Why?

- They often substantially increase the cost of attending live music performances without adding value (think Ticketmaster)
- It's reasonable to expect that they'd promote their own events and artist roster, but would this result in only exclusive access?

I don't believe this is a binary (for/against) issue, yet I find it difficult to believe that this does anything to support promotion of the arts and artists who call Portland their home.

I'm happy to respond to questions or engage in discussion, if desired.

Thank you for any consideration given to my comments.

Best,
kengon

--

Kenneth ("kengon") Gonzalez
www.kennethgonzalez.com

From: [Kevin Cassidy](#)
To: [Prosper-SM Commissioners](#)
Subject: STRONGLY OPPOSE the sale of a Live Nation venue
Date: Wednesday, September 18, 2024 5:42:36 PM

You don't often get email from kevincassidy@gmail.com. [Learn why this is important](#)

Live Nation has shown time and time again to be a business not in service of the artists and vans they provide spaces for. Portland has excellent venues, with amazing acts. We do not need a Live Nation venue siphoning money from our fans and artists.

Please heavily consider the voices of the people tonight. This deal is moving at a fast pace that is avoiding public involvement for a reason - IT IS NOT A GOOD DECISION FOR THE PUBLIC.

Thank you

Best,
Kevin Cassidy

From: [Kevin Cassidy](#)
To: [Prosper-SM Commissioners](#)
Subject: STRONGLY OPPOSE the sale of a Live Nation venue
Date: Wednesday, September 18, 2024 5:42:36 PM

You don't often get email from kevincassidy@gmail.com. [Learn why this is important](#)

Live Nation has shown time and time again to be a business not in service of the artists and vans they provide spaces for. Portland has excellent venues, with amazing acts. We do not need a Live Nation venue siphoning money from our fans and artists.

Please heavily consider the voices of the people tonight. This deal is moving at a fast pace that is avoiding public involvement for a reason - IT IS NOT A GOOD DECISION FOR THE PUBLIC.

Thank you

Best,
Kevin Cassidy

From: [Katelyn Convery](#)
To: [Prosper-SM Commissioners](#)
Subject: Testimony 9/18 Prosper Portland meeting
Date: Wednesday, September 18, 2024 12:45:17 PM
Attachments: [Testimony against Live Nation - Katelyn Convery.pdf](#)

You don't often get email from katelynconvery@gmail.com. [Learn why this is important](#)

Hello,

This testimony is in response to action item 8 on your agenda for today's meeting, I've included it in the body as well as an attached PDF. I am a native Portlander, real estate professional, owner of multiple small-businesses, including my music business:

The question today is does the construction and operation of a Live Nation venue in the City of Portland demonstrate a clear public benefit?

The answer is simply no. Their responsibility is to shareholders states and oceans away. Our public benefit is not their objective. They are here to extract resources, and in doing so, capital will leave our economy and the pockets of our independent artists, the drivers of our culture.

Culture and art drive economies. Artists are important. Think of any place you've dreamed of visiting: Barcelona for example, famed, utterly-unique Antoni Gaudi's Sagrada Familia is visited 3 million times a year. Why travel to Salzburg? To experience the birthplace of Mozart. Artists, their ideas, the experience they provide, those are our crown jewels. It is this artistic wealth, which we already possess, that Live Nation plans to extract and sell back to us. It is artists and their fans, the interplay, the sacred experience of live music, that Live Nation commodifies and plans to control in every way.

It does not need to be this way. We can be the visionaries our city needs, we can follow in the footsteps of past Portland visionaries that bestowed to us our parks, our walkable, small-business-friendly neighborhoods, our protected natural areas, our unique way of life and culture that people from all over the country and world now come to experience and contribute to. Thanks to them, this city is the best of the best, and attracts the best of the best including musicians. We must

carry the torch and create a city rich in culture that our children's children will thank us for.

My great-grandmother who moved here from South Dakota in 1945 would not have believed that the major highway Harbor Dr, winding along our westside waterfront, would become Waterfront Park in 1978. It was created through citizen activism and partnership with the citizens of The City Club of Portland, the Downtown Plan Citizen Advisory Committee and then The Waterfront Park Master Plan which included surveys, and citizen meetings with an average attendance of 500 people. This was a huge community undertaking and today we have one of the most livable city centers in the nation thanks to the citizens who could envision a world class park where a 6-lane highway used to be. It is now named after Gov Tom McCall, who championed its creation.

We could do the exact same thing with a locally-owned, 3,500 seat venue. We could fund it ourselves, with private patrons, locally-owned businesses and tax dollars. Someone could put their name on it, build a legacy that lasts 100s of years. We could involve our art community and architects to build a stunning, one-of-a kind, state-of-the-art venue, one of the best in the country and world where we showcase our local talent and help grow their following and their creative output until their careers become widely recognized and they become a symbol of our culture and drive an industry for decades to come. We could make it a sacred place, not a corporatized space. Like Pioneer Square is our living room, Waterfront Park is our front yard, our venue could be our temple. The place we showcase and venerate our artists.

In the year leading up to my album release in June 2023, I spent about \$30,000 in the Portland music industry. About \$5,000 of that was a grant from Music Portland. The rest was my hard-earned income from work outside music. This money was all spent locally in studios, on players, graphic designers, videographers, photographers, stylists, make-up artists, gear, sound engineers, mastering engineers, vintage clothing. I am not the only artist investing in our music industry. We are

hard-working, talented, passionate and over-looked. We are already spending non-music income in the local music industry because our products, the music itself, is no longer a source of significant income for us, the majority of our music-income is from performances. What will happen to us when we can no longer find a place to play in our own city? If we don't have the opportunity to develop our sounds with our fans. When Live Nation shuts us out of our home market while they parade their own artists through our town?

If you aren't catching a show in this city once a week, I could understand that you are not aware of the extraordinary quality and breadth of the Portland music industry. I've been playing stages here since 2008, so let me report back to you, we are on the verge of something big. Now is the time to invest in the Portland music industry and bring more fans to our shows so we may have a chance to build our careers and continue spending our money here and one or many of us may have a chance to make the name for ourselves that will put a stamp on our city.

Don't miss this chance to involve your citizens and artists in something that could make history and be your legacy. Inviting Live nation in to lay waste to our cultural equity that generations of Portlanders have worked hard to create is not the way forward. We are better than this. We can be the exception, let us be the "weird" one in the country. The only major city to not have a Live Nation venue. Let us continue building our unique and valuable Portland culture. Let the public benefit from our investment in the local music industry.

--

Katelyn Convery
Musician/Performer
katelynconvery.com
IG: [@katelynconverymusic](https://www.instagram.com/katelynconverymusic)

From: [Meara McLaughlin](#)
To: [Prosper-SM Commissioners](#)
Subject: Testimony Against the Fast Track Sale to Beam (Live Nation)
Date: Wednesday, September 18, 2024 12:12:18 PM
Attachments: [MusicP logo200.png](#)

You don't often get email from meara@musicportland.org. [Learn why this is important](#)

To the Prosper Portland Board of Commissioners

My name is Meara McLaughlin, and I co-founded MusicPortland in 2018, where I currently serve as Executive Director. MusicPortland is the first nonprofit trade association dedicated to representing the interests of Oregon's commercial music sector. For nearly seven years, alongside a committed team of volunteers, I have worked to unite, assess, and advocate for this sector as a vital economic and cultural force within our city and state.

Despite media reports that often minimize our opposition to Live Nation as simply 'a group of local musicians,' MusicPortland represents over 700 Portland-area music businesses. From CD Baby to instrument manufacturers, gear makers, and audio production companies, we speak for the entire ecosystem. We also represent over 9,000 unique recording acts and more music-hosting spaces than Nashville or Austin.

The most vulnerable to Live Nation's market dominance are the 50 dedicated music venues and over 200 mixed-use venues that host live music regularly. It is striking that none of these respected local venues have publicly supported our campaign. Their silence is a powerful indicator of the control that Live Nation holds over this creative economy. In other cities, Live Nation's practices have included closing independent venues that compete or 'offend'—as noted in the DOJ lawsuit. Here in Portland, I have spoken to many venue owners who privately support our efforts, but they fear retaliation if they speak out. Many of these venues are already operating on razor-thin margins.

This culture of fear does not foster a healthy business environment. It should not be allowed to take root, nor should it be encouraged with unearned advantages—especially by those entrusted with fostering local entrepreneurship and economic growth.

Please do not commit to sale of this property on this unprecedented fast track. If this is a good deal for Portland, then it will hold up in the light of scrutiny and time for public opinion.

Thank you very much,

Meara McLaughlin
Executive Director
MusicPortland



Meara McLaughlin (she/her) Exec Dir
meara@musicportland.org
C: 503-320-5462
musicportland.org

Join the movement to make professional music a valued and sustainable industry in our city.
musicportland.org/join

From: [Nikki Martin](#)
To: [Prosper-SM Commissioners](#)
Subject: Urgent! Delay Live Nation sale consideration!!!
Date: Tuesday, September 17, 2024 11:08:51 PM

You don't often get email from ecollectorevents@gmail.com. [Learn why this is important](#)

Dear Prosper Portland Board of Commissioners,

It is with utmost urgency and respect that I ask the board, on behalf of myself and my local music economy, to delay the proposed Live Nation sale consideration.

I have worked in the music industry for the Smithsonian, the National Council of the Traditional Arts, the National Endowment for the Arts and in venues all over the US for independent musicians as well as those signed by labels and management teams. I have seen and heard time and time again how Live Nation employs predatory, one-size-fits-all practices towards up and coming artists that utterly kill local music economies in their cradle.

We were just made aware of the the sale proposal last week, the details were posted today, and there is already a meeting scheduled less than 24 hours later, in the middle of the day when many people will be at work or frankly getting their gear together and loaded up to go to a sound check somewhere around town.

What's the rush? Why the cloak and dagger? What is it that cannot withstand the light of day and full public knowledge or commentary? If Live Nation is putting pressure on the board to move this quickly, all the more reason to slow down as the commissioners are now glimpsing how the company can wield its influence and power on city organizations. Imagine what they can do to small artists with no resources beyond their community and what they can make in an evening. Some of their contract clauses forbid artists from playing within 150 miles, and/or a five state radius in exchange for having them play ONE festival. Not even in a headline slot. That's predatory for Rhode Island, let alone the west coast. If our local artists had to abide by that in order to be noticed at all by their booking, it's forced pay to play because they would need to abandon building audiences between Portland and effectively Canada. That is impossible for most touring acts, including large ones because one festival is not going to build sustainable audiences or income. Nor will the profit from one festival offset the loss materially or otherwise.

Please, please slow down on this proposal. This company is under a DOJ anti-trust investigation that at least ten other states and our nation's capital have joined. Why would we want to let a national chain with known predatory practices get into bed with the city without doing a full background check first? Portland doesn't like big box anything to begin with and frankly it's a terrible dating practice. Also affirmative consent of the governed comes to mind...if they say they can't wait any longer then they aren't actually serious about committing anything to the Portland community and it shows the company to be openly extractive.

Please wait so more nuanced conversations can happen with all of the stakeholders to make sure any deal, if reached, is actually beneficial to the people of Portland, especially those who are actively working every day in the music economy. Heck, my landlord is a venue co-owner, Oregon Music Hall of Fame inductee, and actively gigs every night around town at small venues while mentoring young musicians. If Live Nation comes in and venues go under, he could lose his business, his house, everything. And the industry tenants who depend on just

this one person being stable would have no place to turn for practice space or frankly even housing that is actually affordable. And that's just the knock on effects from one venue and musician being taken out. Imagine the lost tax revenue if nothing else.

Absolutely do not take Live Nation's assurances of goodwill at face value. I've seen the wreckage of music economies in cities that did. One bad decision now could effect the next twenty to fifty years of artists in a time when the industry, nationally, is slowly waking up to the fact they have failed up and coming bands and there's very few people left they can even put on stage that would even be able to draw 2500 cap. That is due in large part to the profit at any cost, monopolistic practices employed by corporations like Ticketmaster and Live Nation.

Slow it down. Back the truck up, and let's please have a moment to kick the tires before we zoom off straight into a wall. I'd say before we all start hearing American Pie being played in the background, but by the time the city realizes it needs a dirge to it's music industry there won't be any local, affordable musicians left to play it.

Thank you for your time and consideration.

Sincerely,

Nicole Martin
Echo Collector, LLC
Helen Hayes nominated sound designer
Former KBOO Artist in Residence
Concerned Citizen

09.18.24

Voice Mail received:

We received a comment during the board meeting via voice mail, in strong opposition to Live Nation.

From: [Erin Yanke](#)
To: [Prosper-SM Commissioners](#)
Subject: Written Public Testimony against agenda item 8
Date: Tuesday, September 17, 2024 10:39:14 PM

You don't often get email from eyanke@gmail.com. [Learn why this is important](#)

Hello Commissioners

Item 8 on your agenda is [Report 24-46](#), [Resolution 7578](#), [Resolution 7579](#) where you are voting on giving access and control to Live Nation over the local music scene.

Live Nation has created monopolies in other cities, you probably know about the federal law suit against them. That is reason enough to WAIT and see what the outcome of the lawsuit is, even if you still remain in favor of destroying the local music scene by bringing in a predatory entity. **39 states and the District of Columbia** are part of the lawsuit. Why on earth are you opening the doors? The Portland music scene, especially indie rock and americana, are internationally envied and thriving. The hip hop, metal, punk and electronic scenes are still managing to have a healthy underground scene in the face of unaffordable rents and the high cost of living,

I have been in bands since I moved here in 1994. Artists need to create. We are finding the spaces to do so. Please keep Live Nation out of Portland and protect the artistic culture that is hear. Please work with the Office of Arts in Portland to address the needs of the local artists.

I also would encourage you to have meetings at a time when working people can attend them more easily.

-Erin Yanke, Portland, OR

From: [Jamie Dunphy](#)
To: [Prosper-SM Commissioners](#)
Subject: Important context for Agenda Item 8, sale of ODOT block B
Date: Monday, September 16, 2024 12:59:10 PM

You don't often get email from jamie@musicportland.org. [Learn why this is important](#)

Good afternoon Commissioners,

My name is Jamie Dunphy. I'm writing to provide important background on the history of the ODOT Blocks RFP, which Agenda Item 8 is directly related to.

In 2018, I served as Senior Policy Director for Portland City Commissioner Nick Fish. In that capacity, I served on the ODOT Blocks RFP Selection Committee, which approved the proposal from Beam Development and Colas Construction for a three-block development that included industrial maker space, commercial space, office space, and desperately needed parking capacity.

In the spring of 2022, the Willamette Week reported that the scope and scale of this proposal had changed dramatically to now feature a partnership with Live Nation to build a 3,500 person music venue.

Live Nation, the owner of Ticketmaster, is the largest entertainment corporation in the world. They are currently being sued by the US Department of Justice and 40 US States, including Oregon, for violating antitrust laws. They seek to break up the Live Nation/Ticketmaster monopoly. Live Nation has violated consent decrees with the US Department of Justice over their unfair labor practices and illegal consolidation of the music venue, tour management, artist management, ticket sales, merchandising, and concessionaires industry. Additionally, they have already been violating the terms of their agreement with the City of Portland at Providence Park, including using fireworks without appropriate permitting and violating their noise levels, and have refused to meet with City of Portland staff to consider.

This proposal before the Prosper Portland board of directors is to change the terms of this agreement again. Prosper Portland staff are now proposing the disposition of Block B at current market value, while retaining the land under Block A and C for 100 years. This action to sell the public land was only posted on the public agenda this morning. The scope of this proposal is dramatically different than what was approved in 2018. It is unclear why this change is happening now, and does not feel aligned to the goals Prosper Portland first envisioned when the ODOT Blocks RFP was awarded six years ago.

Jamie Dunphy
503-956-8412 (c)
MusicPortland Board of Directors
Chair of the Music Policy Council
Host of Stumptown Soundcheck on PRP 99.1

From: [Laurie Lopez](#)
To: [Prosper-SM Commissioners](#)
Subject: Please do not approve land sale to Live Nation
Date: Monday, September 16, 2024 8:12:50 PM

You don't often get email from laurie.miller.lopez@gmail.com. [Learn why this is important](#)

Dear Commissioners,

Live Nation is a threat to the Portland entertainment ecosystem and will result in wiping out independent concert venues.

Given that the Justice Dept has filed a civil antitrust lawsuit it seems irresponsible at best to agree to see land to such a despicable company.

The Justice Department, along with 30 state and district attorneys general, filed a civil antitrust lawsuit against Live Nation Entertainment Inc. and its wholly-owned subsidiary, Ticketmaster LLC (Live Nation-Ticketmaster) for monopolization and other unlawful conduct that thwarts competition in markets across the live entertainment industry. The lawsuit, which includes a request for structural relief, seeks to restore competition in the live concert industry, provide better choices at lower prices for fans, and open venue doors for working musicians and other performance artists.

Thank you for your consideration.

Laurie Lopez
503-702-8178

Business Association Management

Meeting Date: September 17, 2024
Name: Bridget Bayer, BAMpdx Owner
Affiliation: BAMpdx - Business Association Management PDX
Email Address: Bridget@BAMpdx.com

Prosper Portland Commissioners,

Focus on your mission. You exist for the "Public Benefit." You reliably support local businesses throughout Portland through organizations like Venture Portland, the Office of Film & Events, and many community-oriented developments who attempt to focus on equity and righting years of inattention to minorities and inclusion. Don't invite a huge multi-national corporation into the locally-owned and operated music industry in Portland. You will be forcing all Portlanders, including your organization, to compete with a profit-focused, shareholder-driven, business who take their dollars out of our community.

Live Nation is a monopoly that kills independent music culture. The company is currently being sued by the U.S. Dept. of Justice and 40 states, including Oregon, for violations of antitrust laws. The states seek to break up the Live Nation/Ticketmaster monopoly because the company has a long and documented track record of unfair business practices in music cities like Portland.

Representatives from other major music cities, including Austin, Nashville, Chicago, Washington DC, and Des Moines, have outlined specific unfair and unethical practices that have devastated their local independent music industries, including:

- Purchasing and closing competing venues
- Building or acquiring a smaller capacity venue in close proximity to Live Nation venues to intentionally consolidate control of touring acts
- Subdividing its larger venue in a market, and booking smaller capacity shows there that would have otherwise gone to smaller independent venues
- Pressuring local venues to exclusively use its Ticketmaster software platform for all of their events in order to continue booking Live Nation shows
- Requiring local artists to sign extended proximity and exclusivity contracts, thereby limiting their ability/frequency to perform
- Requiring sponsors of music-facing events to sign extended proximity and exclusivity contracts
- Offering local promoters and artists the use of Live Nation spaces, but at above-market inflated prices

I disagree with Prosper Portland's decision to give a new concert venue to Live Nation in the Central Eastside. I support the appeal by MusicPortland.

Thank you,
Bridget Bayer, BAMpdx Owner & Neighborhood Association Board of Directors Chair

Musician and Small-Business Owner's Testimony Against Live Nation

Katelyn Convery

9/18/24

The question today is does the construction and operation of a Live Nation venue in the City of Portland demonstrate a clear public benefit?

The answer is simply no. Their responsibility is to shareholders states and oceans away. Our public benefit is not their objective. They are here to extract resources, and in doing so, capital will leave our economy and the pockets of our independent artists, the drivers of our culture.

Culture and art drive economies. Artists are important. Think of any place you've dreamed of visiting: Barcelona for example, famed, utterly-unique Antoni Gaudi's Sagrada Familia is visited 3 million times a year. Why travel to Salzburg? To experience the birthplace of Mozart. Artists, their ideas, the experience they provide, those are our crown jewels. It is this artistic wealth, which we already possess, that Live Nation plans to extract and sell back to us. It is artists and their fans, the interplay, the sacred experience of live music, that Live Nation commodifies and plans to control in every way.

It does not need to be this way. We can be the visionaries our city needs, we can follow in the footsteps of past Portland visionaries that bestowed to us our parks, our walkable, small-business-friendly neighborhoods, our protected natural areas, our unique way of life and culture that people from all over the country and world now come to experience and contribute to. Thanks to them, this city is the best of the best, and attracts the best of the best including musicians. We must carry the torch and create a city rich in culture that our children's children will thank us for.

My great-grandmother who moved here from South Dakota in 1945 would not have believed that the major highway Harbor Dr, winding along our westside waterfront, would become Waterfront Park in 1978. It was created through citizen activism and partnership with the citizens of The City Club of Portland, the Downtown Plan Citizen Advisory Committee and then The Waterfront Park Master Plan which included surveys, and citizen meetings with an average attendance of 500 people. This was a huge community undertaking and today we have one of the most livable city centers in the nation thanks to the citizens who could envision a world class park where a 6-lane highway used to be. It is now named after Gov Tom McCall, who championed its creation.

We could do the exact same thing with a locally-owned, 3,500 seat venue. We could fund it ourselves, with private patrons, locally-owned businesses and tax dollars. Someone could put their name on it, build a legacy that lasts 100s of years. We could involve our art community and architects to build a stunning, one-of-a kind, state-of-the-art venue, one of the best in the country and world where we showcase our local talent and help grow their following and their creative output until their careers become widely recognized and they become a symbol of our culture and drive an industry for decades to come. We could make it a sacred place, not a corporatized space. Like Pioneer Square is our living room, Waterfront Park is our front yard, our venue could be our temple. The place we showcase and venerate our artists.

In the year leading up to my album release in June 2023, I spent about \$30,000 in the Portland music industry. About \$5,000 of that was a grant from Music Portland. The rest was my hard-earned income from work outside music. This money was all spent locally in studios, on players,

graphic designers, videographers, photographers, stylists, make-up artists, gear, sound engineers, mastering engineers, vintage clothing. I am not the only artist investing in our music industry. We are hard-working, talented, passionate and over-looked. We are already spending non-music income in the local music industry because our products, the music itself, is no longer a source of significant income for us, the majority of our music-income is from performances. What will happen to us when we can no longer find a place to play in our own city? If we don't have the opportunity to develop our sounds with our fans. When Live Nation shuts us out of our home market while they parade their own artists through our town?

If you aren't catching a show in this city once a week, I could understand that you are not aware of the extraordinary quality and breadth of the Portland music industry. I've been playing stages here since 2008, so let me report back to you, we are on the verge of something big. Now is the time to invest in the Portland music industry and bring more fans to our shows so we may have a chance to build our careers and continue spending our money here and one or many of us may have a chance to make the name for ourselves that will put a stamp on our city.

Don't miss this chance to involve your citizens and artists in something that could make history and be your legacy. Inviting Live nation in to lay waste to our cultural equity that generations of Portlanders have worked hard to create is not the way forward. We are better than this. We can be the exception, let us be the "weird" one in the country. The only major city to not have a Live Nation venue. Let us continue building our unique and valuable Portland culture. Let the public benefit from our investment in the local music industry.

Kim Gumbel
9025 SW 36th Ave.
Portland OR 97219
kim@vespertineworks.com

Prosper Portland

Hello, Prosper Portland Commissioners,

My name is Kim Gumbel. I am a musician manager and arts consultant who supports artists and performing arts organizations here in Portland. I am writing because I am worried about the future of the vital artistic community that I moved to Portland 11 years ago to join.

I am in opposition to Report 24-26, Resolution 7578, and Resolution 7579 regarding the proposed sale of land known as the "ODOT Blocks," specifically Block B, for the development of a music venue by BEAM and Colas for Live Nation.

I have serious concerns about BEAM and Colas' choice of Live Nation as a partner. Live Nation is currently being sued by the US Department of Justice and 40 US States (including Oregon) for violating antitrust laws and has consistently violated lease agreements and consent decrees throughout the United States. They have been cited for unfair and illegal business practices in cities nationwide. Last month, Live Nation violated its agreements with the City of Portland during the live performances at Providence Park. Portland is known worldwide for its culture of local businesses and creative community. Given Live Nation's actions in other cities, I am concerned that the impacts on our independent venues, artists, and arts non-profits who are just recovering from the pandemic could be detrimental. Granting Live Nation, a corporate juggernaut, control over this public land is highly unlikely to benefit Portland's creative community in the long term and contradicts the goals of responsible and ethical development in the short term.

The urgency of this sale is alarming. The potential impacts of this development deserve transparency, thorough examination, and open dialogue with all parties who will be affected. I urge you to vote against the sale of this public land and honor the intentions made in the 2017 RFP to prioritize the needs of our community over the interests of a private entity with a questionable commitment to the public good.

Thank you for your attention to this critical matter.
Kim Gumbel

September 18, 2024

RE: Agenda item 8 (oppose): Approving Terms of a Purchase and Sale Agreement with Beam Construction & Management LLC and Colas Development Group LLC for the 0.80-Acre Prosper Portland-Owned Parcel

Dear Prosper Portland Board of Commissioners,

I write to you with deep concern for our local music ecosystem and everyone involved in it. I respectfully urge you to delay the decision on the proposed sale of public land for a Live Nation-owned and operated music venue.

My name is Cheri Jamison, and I have spent the past two years as an independent arts and nonprofit consultant in the Portland metro area. In early 2023, MusicPortland hired me to help lead the Oregon Music Census, a project initiated by the Oregon State Legislature. We partnered with Business Oregon and the Northwest Economic Research Center at Portland State University to conduct this landmark economic impact study. The study revealed that commercial music contributes \$3.8 billion to Oregon's economy, with over 75% of that impact concentrated in Portland. Commercial music and live performance have now been recognized as emerging industries in Oregon.

Following the census, I joined MusicPortland's Music Policy Council as a volunteer. Over the past two years, I have closely observed the developments regarding the proposed Live Nation venue in the Central Eastside. Recently, I was appointed Executive Director of the Alberta Abbey, a nonprofit, independent performing arts venue in NE Portland. From my experience both as a consultant and in my new leadership role, I know firsthand that artists, nonprofits, and independent venue owners—both for-profit and nonprofit—are all struggling to survive. Despite the sector still recovering from the disruption of the COVID-19 pandemic, Portland's independent music scene remains a significant economic force.

We need support, not a Live Nation venue.

Our opposition is not directed at the developers but specifically at Live Nation/Ticketmaster, a company with a well-documented history of unfair business practices. The U.S. Department of Justice and 40 states, including Oregon, are currently suing Live Nation for antitrust violations. Live Nation's monopolistic behavior is a threat to independent music culture.

As you consider this decision—whether the extended lease or sale of the land to the developers—you must take into account Live Nation's involvement. The Portland music community has been raising the alarm, and we urgently ask that you listen.

I respectfully request that you delay the decision on this public land sale. There has not been enough public notice or input regarding a decision that will profoundly impact an entire industry.

Thank you for your time and consideration.

Sincerely,
Cheri Jamison

Cheri Jamison (she/her) | Executive Director

cheri@albertaabbey.org

The Abbey | www.albertaabbey.org



Alberta Abbey Foundation is a 501(c)(3) non-profit dedicated to amplifying underrepresented voices in the arts - consider making a tax-deductible donation.

For the record, my name is Meara McLaughlin, I live at 2332 NE Wasco St in Portland. I co-founded MusicPortland in 2018, where I currently serve as Executive Director. MusicPortland is the first nonprofit trade association dedicated to representing the economic interests of Oregon's commercial music sector. For nearly seven years, alongside a committed team of volunteers, I have worked to unite, assess, and advocate for this sector as a vital economic and cultural force within our city and state.

Despite media reports that often minimize our opposition to Live Nation as simply coming from 'a group of local musicians,' MusicPortland represents over 700 Portland-area music businesses. With enterprises ranging from CD Baby to audio production companies, instrument and gear manufacturers, record labels and more. We are the united voice of this complex local ecosystem. We also represent over 9,000 unique and active Portland based recording acts (according to CD Baby) and more music-hosting spaces than Nashville or Austin.

The most vulnerable to Live Nation's market dominance are Portland's 50 dedicated music venues and over 200 mixed-use venues that host live music regularly. It is striking that none of these respected local venues have publicly supported our campaign. Their silence is a powerful indicator of the control that Live Nation holds over this creative economy. In other cities, Live Nation's practices have included closing independent venues that compete or 'offend'—as noted in the DOJ lawsuit. Here in Portland, I have spoken to mdozens of venue owners of all sizes who privately support our efforts, but fear retaliation if they speak out.

This culture of fear does not foster a healthy business environment. It should not be allowed to take root, nor should it be encouraged with unearned advantages —especially by those entrusted with fostering local entrepreneurship and economic growth.

As you well know, not all development is equal. Who controls the resources that are created matters. This development represents powerful money buying access to public resources to give themselves leverage to take over a market sector. What makes it worse is that it is not just a local business sector that is endangered, but the heart of our cultural and civic identity.

Please do not commit to sale of this property on this unprecedented fast track. If this is a good deal for Portland, then it will hold up in the light of scrutiny and time for public opinion.

Thank you very much for your time and attention,

Meara McLaughlin

Executive Director, MusicPortland
meara@musicportland.org

Prosper Portland Board of Commissioners – September 18, 2024

Testimony of Marshall Runkel
1001 SE Water Ave, Suite 350
Portland, OR 97214

For the record, my name is Marshall Runkel, I work for Strategies 360, my address is 1001 SE Water Ave, Suite 350. I represent Monqui Presents, a Portland company that likes to say it has been importing fine live music since 1983. Thank you for the opportunity to testify today.

First, I'd like to say that it's difficult to be here to voice opposition when Director Branam is being recognized for her years of service to our city, with Prosper staff whom I respect and admire as well as representatives from Beam, Colas and other community organizations that are pillars of our community. I hope that you will receive my testimony in the constructive spirit that I intend it and recognize that only a dire threat like the one posed by Live Nation would motivate me to oppose the proposed land sale today.

It is easy to understand why Proper Portland would pursue the project when it became clear that the development concept that led to the award of the property to the Beam team was no longer viable. It was universally understood that Portland needed a venue of the size and type that was being proposed. No other similar project was being considered and the US Department of Justice and 40 states, including Oregon, had not sued Live Nation/Ticketmaster for its anti-competitive behavior.

Since then, the situation has changed. My clients are moving forward with a better project in a much better location for music fans and for the City of Portland. The US Department of Justice and 40 states, including Oregon, have sued Live Nation/Ticketmaster. US Attorney General Merrick B. Garland said, "We allege that Live Nation relies on unlawful, anticompetitive conduct to exercise its monopolistic control over the live events industry in the United States at the cost of fans, artists, smaller promoters, and venue operators. The result is that fans pay more in fees, artists have fewer opportunities to play concerts, smaller promoters get squeezed out, and venues have fewer real choices for ticketing services."

Prosper Portland's obligation to the citizens of Portland regarding the disposition of public land also changed. The new plan to sell the property to construct a venue for Live Nation/Ticketmaster does not remotely resemble the concept that prevailed in the official procurement process for the development rights for the site. If Prosper Portland conducted a proper public process, it would learn what I have over the course of the last several weeks, people in Portland are not interested in selling their land for a Live Nation venue.

The About Us section of Prosper Portland's web site includes the following, "We work with partners to drive public attention and resources to different areas of the city, which helps

Portland realize capital projects – parks, streetscape improvements, community centers – that would not happen on their own, making it a better place to live for all Portlanders.” The key phrase in that statement is “would not happen on their own.” That concept is the heart of reason for Prosper Portland existing. In this case, another project is happening on its own. And it’s happening in an area that has much more immediate and long-term potential for the kind of tax base growth that is integral to Prosper Portland’s mission than the site you are considering today.

The last point I’ll make about how the project is not in alignment with Prosper Portland’s stated values and strategies is that dedicating the proceeds of the sale of the property to local businesses as well as the benefits to the local companies that would develop and build the project will be far outweighed, according to evidence compiled by the US Department of Justice, by the damage that Live Nation will do to local businesses. Adequate public process, when it works best, provides a means to analyze and assess these kind of difficult tradeoffs.

In the spirit of not only offering a problem, but also potential solutions. I believe there are a number of creative, profitable uses for the site that can and should be pursued immediately instead of a Live Nation/Ticketmaster venue. It would be a great site to work with representatives of the people that have inhabited the area for at least 10,000 years before European and other immigrants arrived. Perhaps it could be the site of the first gaming facility in the City of Portland and/or public market like Pike Place market that honors and recognizes the neighborhoods historic role as a food distribution hub and/or an aquatic facility that provides opportunities for Portlanders and visitors to rent boats, go swimming and learn about the natural and current history of the area?

As has been noted, the site is where the Mt Hood Freeway would have connected with I5. When Portlanders said no to the Mt Hood Freeway, they said yes to the first leg of the light rail system. A similar pivot is available with this project, it should be a win/win situation for our community.

Thank you again for the opportunity to testify.

Testimony to Prosper Portland Board of Commissioners

Board Meeting September 18 2024

Agenda Item 8

“Action Item: Approving Terms of a Purchase and Sale Agreement with Beam Construction & Management LLC and Colas Development Group LLC for the 0.80-Acre Prosper Portland-Owned Parcel Between SE Salmon, SE Water, and SE Main Streets and Approving Terms of an Exclusivity Term Sheet with Buyer for 1.39 Acres of Prosper Portland-Owned Property Between SE Taylor, SE Water, and SE Madison Streets within the Central Eastside Tax Increment Financing District”

Testimony in Opposition

**Philip Graham, owner Ear Trumpet Labs
2332 NE Wasco St
Portland, OR 97232
pgraham@eartrumpetlabs.com**

Commissioners,

For the record my name is Philip Graham and my address is 2332 NE Wasco St, Portland.

I own a small company employing five people in Northeast Portland manufacturing microphones that are used by musicians worldwide. Our customers include multiple Grammy winners, but more important to us are the working, touring, independent artists and the independent venues that form the backbone of the local and national music ecology.

Our business likely could not have started and prospered anywhere but Portland, with its culture of craft manufacturing but more importantly its vigorous, creative, experimental, and welcoming independent music ecosystem.

In working with artists all over the country, I have come to recognize just what a rare and precious commodity our music ecosystem is. In city after city, venues of all sizes are becoming a monoculture. Their treasured cultural icons, which form the backbone of local music scenes, have been forced to either close or sell out to LiveNation. One company controls the majority of performance spaces, prioritizing their own national roster of artists at the expense of local acts. They convert money once spent in local businesses to profit for a multinational corporation's owners. They make music more expensive with ticket fees, pay artists less, and pay their workers less. That's what you do when you control a market. They reach this position of dominance by leveraging their control of ticketing, artist management, and restrictive clauses on booking at the hundreds of venues they already own, exercising coercive control over so much of the national touring industry that they can force any individual venue into either closing or selling.

From: Abraham
To: [Prosper-SM Commissioners](#)
Subject: Comments on live nation purchase approval
Date: Wednesday, September 18, 2024 9:03:48 AM

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Hello Commissioners,

My name is Abraham Ingle and I live at 4414 SE 28th Place. please do not approve the purchase and sale agreement for the Live Nation project.

Live Nation is a monopoly that kills independent music culture. The company is currently being sued by the U.S. Dept. of Justice <<https://www.justice.gov/opa/pr/justice-department-sues-live-nation-ticketmaster-monopolizing-markets-across-live-concert>> and 40 states, including Oregon, for violations of antitrust laws. The states seek to break up the Live Nation/Ticketmaster monopoly because the company has a long and documented track record of unfair business practices in music cities like Portland.

Representatives from other major music cities, including Austin, Nashville, Chicago, Washington DC, and Des Moines, have outlined specific unfair and unethical practices that have devastated their local independent music industries, including:

- * Purchasing and closing competing venues
- * Building or acquiring a smaller capacity venue in close proximity to Live Nation venues to intentionally consolidate control of touring acts
- * Subdividing its larger venue in a market, and booking smaller capacity shows there that would have otherwise gone to smaller independent venues
- * Pressuring local venues to exclusively use its Ticketmaster software platform for all of their events in order to continue booking Live Nation shows
- * Requiring local artists to sign extended proximity and exclusivity contracts, thereby limiting their ability/frequency to perform
- * Requiring sponsors of music-facing events to sign extended proximity and exclusivity contracts
- * Offering local promoters and artists the use of Live Nation spaces, but at above-market inflated prices

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ABRAHAM INGLE

work@ abeingle.com <<http://abeingle.com>>

play@ abrahamingle.com <<http://abrahamingle.com>> <<http://www.abrahamingle.com/>>

From: Amy Dragon
To: [Prosper-SM Commissioners](#)
Subject: District 2 resident opinion on your meeting agenda for today
Date: Wednesday, September 18, 2024 10:51:10 AM

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Prosper Portland Board of Commissioners:

This letter is to serve as a Portland resident (district 2) request to suspend the furthering of your plan to develop the Portland Central East Side into a venue for Live Nation. You acquired this location in good faith to develop in a way that is congruent with our community needs and this action seems rushed and at odds with the community feedback.

A venue like this is desperately needed in Portland. Why would you partner with Live Nation/ Ticketmaster? I've read the articles on your position of economic growth which seems great on the surface until you read that Live Nation is involved and will benefit from this transaction. I am certain that given appropriate time there could be a coalition of local venue partners who would run this venue and be more in alignment with the values of our community.

Please press pause on voting to approve this development today. It's vital to fully vet the community's concerns and alternatives to "who" might operate and benefit long term from this venue.

The music industry is already a huge economic contributor to the state of Oregon's financial picture; please consider what a massive disruption partnering with a disreputable giant corporation might do to undermine what is best about our town- our independent music business scene. It is absolutely the bedrock of what is cool and fun about this city. Do you want to go down in history for being the organization to end it? Is this truly the legacy you wish to leave behind? Or will you just rebrand again and hope no one will remember? People remember! We remember and in fact a group of residents was just revisiting the injustices of your organization as the Portland Development Committee this past Saturday at a party (completely unrelated to this venue topic).

It would appear at this juncture should development of this venue go forward with Live Nation & Ticketmaster as your partner, that only Portland you are interested in "Prospering" long term are yourselves and a giant corporation. Not a good look.

Amy Dragon

Music Industry Professional

Woodlawn Neighborhood

Portland, Oregon

From: Mike Sullivan
To: [Prosper-SM Commissioners](#)
Subject: Live Nation
Date: Wednesday, September 18, 2024 1:27:51 PM

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Portlanders do not want this venue. They are a terrible company that I will never support. This venue will be a detriment to our thriving music scene. Public opposition has been substantial and now they wanna push it through sneaky like because they do not care about people, businesses, or culture. They only care about money. Fuck em.

Mike Sullivan

From: John Miller
To: [Prosper-SM Commissioners](#)
Subject: NO LIVENATION VENUE
Date: Tuesday, September 17, 2024 10:13:11 PM

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As a longtime worker in the music industry, I have seen the damage Live Nation has done to the live music business.

Support of Live Nation is bad for independent musicians, venues, and music industry staff in our city. Don't let Ticketmaster put the chokehold on Portland's independent music community.

From: Jeremy Smith
To: [Prosper-SM Commissioners](#)
Subject: Opposition to Live Nation Sale
Date: Tuesday, September 17, 2024 5:23:04 PM

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Hello,

I am writing to express my opposition to the sale of property to Beam Construction and Management, Colas Development Group, and Live Nation. Live Nation is currently being sued by the Department of Justice for monopolizing markets across the live concert industry. Corporations like Live Nation price gouge our music fans, exploit our musicians, and make it impossible for independent venues to operate.

Portland is unique in that we do not already have a Live Nation venue here. Allowing Live Nation into Portland will be a grave mistake. I ask you to please do everything in your power to stop this sale.

Thank you,

Jeremy Beausoleil Smith

From: Devin Trainer
To: [Prosper-SM Commissioners](#)
Subject: Please Oppose Live Nation/Ticketmaster: Stand Up for Local, Independent Music
Date: Wednesday, September 18, 2024 12:02:49 PM

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Dear Portland City Council Members,

I am writing to express my concerns with Live Nation's proposal to open a music venue on Water Avenue near the Hawthorne Bridge. Our local independent music scene is a vital part of Portland's unique cultural fabric, and this proposal potentially threatens its very existence.

As you consider the impacts to infrastructure, it's important to highlight the broader concerns that we have as Portlanders. The community has zero confidence this venue will serve the public good without imposing significant risks. Significantly increasing traffic on already congested roads along a busy train route and overwhelming an area with very little capacity for parking cannot be ignored or half-heartedly addressed with conditional approval. No one looking at these issues objectively can possibly vote to approve this project.

According to the Department of Justice, Live Nation has harmed local music industries nationwide. The recent Department of Justice lawsuit, supported by 30 state attorneys general, exposes how Live Nation's monopolistic practices prioritize corporate interests over community values. Live Nation inflates ticket prices and stifles opportunities for local artists and venues through exclusive contracts and retaliatory tactics. Based on this, we believe that allowing Live Nation to establish a venue in our city would be a disaster, undermining the independent music scene we cherish while also creating public safety and logistical nightmares.

This move is a blatant betrayal of Portland residents' best interests. Why is the City of Portland proposing to subsidize what the US Dept. of Justice has accused of being one of the most profitable, predatory corporations in the music industry to destroy our local, independent music scene?

I urge you to oppose this deal - both the land use, and all City of Portland support for the deal!

Sincerely,

Devin Trainer

From: John James Dudek
To: [Prosper-SM Commissioners](#)
Subject: Please reconsider sale of public land to Beam (Live Nation)
Date: Wednesday, September 18, 2024 12:36:05 PM

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To whom it may concern,

LiveNation has no place owning a venue on what is currently public land in a city like Portland. from a U.S. Department of Justice (DOJ) lawsuit filed in April 2024. The DOJ accuses Live Nation, which merged with Ticketmaster in 2010, of abusing its dominant market position to stifle competition and inflate ticket prices.

The allegations are two-pronged. First, the DOJ claims Live Nation uses its control over concert venues to pressure artists into using Ticketmaster exclusively. This shuts out competing ticketing platforms, limiting consumer choice. Second, the lawsuit alleges Live Nation leverages its size and dominance to impose unfair fees and restrictive terms on artists and fans alike.

The DOJ alleges that Live Nation's anti-competitive practices exercise "monopolistic control over the live events industry in the United States at the cost of fans, artists, smaller promoters and venue operators," Attorney General Merrick B. Garland wrote in a release by the DOJ.

The company that books Mississippi Studios, True West, also books Pioneer Courthouse Square and Revolution Hall (the LiveNation venue is supposedly able to scale shows down to about the capacity of Rev Hall). They also book Polaris Hall, Show Bar, and Aladdin Theater.

If a local promoter/venue operator like True West isn't able to secure the strongest shows in their largest venues, the loss of revenue will effect their venues downstream and affect their ability to support their smaller spaces.

Likewise, will Edgefield be able to compete? That'd effect Crystal Ballroom Mission Theater, White Eagle, and Al's Den. It'd also effect Monqui presents, who does all the Edgefield booking, which would likely impact Wonder Ballroom, and their plans to reopen Doug Fir in the old Montage space.

Or even Pickathon! Will they be able to secure strong headliners against exclusivity and radius agreements that the LiveNation venue will insist the artists they book sign? Well, that could effect Star Theater, Dante's, and the Showdown.

But not only does it negatively impact that local promoter/venue operator, it'd effect the local ticketing companies they work with. If True West isn't getting as many big, good selling shows for Pioneer Courthouse Square, will Cascade Tickets/Etix be able to keep collecting enough service fees to stay in business? Will all the small and mid-size venues have to switch to Ticketmaster? Service fees suck no matter who is collecting them, but no one is charging quite as much as Ticketmaster.

These are all valid concerns. Please reconsider.

Sincerely,

John James

From: Thomas O'Laughlin
To: [Prosper-SM Commissioners](#)
Subject: Re: Resolution 7578 and 7579
Date: Wednesday, September 18, 2024 3:21:32 PM

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Commissioner,

I am writing to you as an extremely concerned citizen of Portland, Oregon regarding your attempt to push through Resolutions 7578 and 7579 without adequate time for public comment and with disregard for public interest.

Live Nation is an extremely anti-competitive company that signs artists to national venue exclusivity agreements that will take shows away from our current set of diverse venues. They have been sued by the United States Justice Department for maintaining a monopoly. Is that the kind of company you think will allow Portland to Prosper? Can you back up these resolutions with data from other cities that show it was in the best interests of more than just the developers and commissioners?

The 'problem' of missing a venue of this size can be solved without selling it to the largest for profit promoter in the country. It is as simple as that.

Shame on you for conducting your business without adequate public input. I will be following this issue, and Prosper Portland very closely moving forward to ensure this error is remedied.

Thomas O'Laughlin