



CITY OF PORTLAND
OFFICE OF MANAGEMENT AND FINANCE

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MEMORANDUM

DATE: June 25, 2008
TO: John Acker
FROM: Diana Lee Holuka
RE: 10th & Yamhill Parking Garage – Peterson's

Here is a rough timeline or highlights of actions and communications with or about Doug Peterson:

2008, various times	Complaints from neighboring retailers about problems attributed to Peterson's.
March 6, 2008	Meeting with interested parties: PBA, PPB, ONI, Portland Patrol, retailers.
March 6, 2008	Consultation with Deputy City Attorney Linda Law.
2007, various times	Complaints from neighboring retailers about problems attributed to Peterson's.
August 21, 2007	Letter to Mr. Peterson re improper storage of beverage containers; also telephone conversation.
July 20, 2007	Responded to request to shut off water while sink is installed by Mr. Peterson
2006, various dates	Telephone conversations with Mr. Peterson about various complaints by others, and observed actions not permitted by lease. Neighboring tenants complained about problems attributed to Peterson's.
June 5, 2006	Draft memo to Tom Feely outlining our past and continuing concerns with the Peterson operation and effect upon neighboring retailers.
January 25, 2006	Notice to Mr. Peterson that required insurance had expired. He promptly corrected the problem.

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2005, various dates	Telephone conversation with Mr. Peterson re customer problems attributed to Peterson's by neighboring retailers.
December 2, 2005	Received complaint that Mr. Peterson had allowed a third-party retailer to "set up a small tenant" outside Peterson's premises. Problem was solved within a day or so.
October 31, 2005	Mr. Peterson included in letter to all tenants about HVAC problems and pending solutions.
September 15, 2005	Sent Mr. Peterson letter stating his lease would not be extended or renewed; instead he could remain in place on a month-to-month tenancy. BGS letter included copy of letter from Don Mazziotti of PDC to Commissioner Salzman.
September 14, 2005	Email to Ron Bergman, Director BGS, relaying telephone request to me from Mr. Peterson requesting lease extension.
May 27, 2005	Mazziotti sends letter to Mr. Peterson outlining terms of lease/rental agreement and PDC's recommendations to BGS.
April 14, 2005	Letter from Commissioner Salzman supporting Peterson's request to continue leasing at the 10 th & Yamhill Garage location.
March 7, 2005	Letter from Mr. Peterson to Mayor Potter requesting Peterson's lease be extended.
2004, various times	Telephone conversations with Mr. Peterson regarding various complaints by neighboring tenants; problems attributed to Peterson's.
September 22, 2004	Letter from Mr. Peterson to Mayor Katz, copies to Commissioners, other, requesting extension of lease.
July 7, 2004	Letter from Scott Weigel, Naito Property Services, to Ron Bergman, Director BGS, requesting Peterson lease not be extended.
July 2, 2004	Letter from Don Mazziotti to Ron Bergman advising BGS that PDC "see[s] opportunity to extend Mr. Peterson's lease on a month-to-month basis with a six-month vacation notice." Mazziotti also reminds Bergman that Mr. Peterson and his attorney were notified in 1999 that the end date of the current lease would be January, 2005.
June 24, 2004	Letter from Mr. Peterson to Commissioner Salzman reiterating request to extend his lease.
May 21, 2004	Letter from Peterson to Mayor Katz requesting lease extension.

May 7, 2004	<i>Portland Tribune</i> newspaper article discussing Peterson's; Mazziotti discusses future plans for the building.
February 24, 2003	Complaint from neighboring tenant about water leak from Peterson's.
November 13, 2002	Memo to Nancy Ayres, Deputy City Attorney re possibility of terminating Peterson's lease.
November 12, 2002	<i>The Oregonian</i> article headlined "Store's hangers-on rankle nearby shops". Noted one 10 th & Yamhill tenant moved to another site due to problems attributed to Peterson's.
October 31, 2002	Email discussion with Ron Bergman re problems associated with Peterson's, discussion of lease status, Mr. Peterson's request for lease renewal or extension.
October 28, 2002	Discussion within then-BGS about Mr. Peterson's request to leave recently-vacated adjacent space. Mr. Peterson's request was declined.
September 5, 2002	Naito Properties inquires about Peterson's lease term.
September 5, 2002	Confirmed to Parking Systems Manager at that time that BGS did not intend to extend Peterson lease beyond January, 2005. Parking System Manager was to relay this information to Portland Business Alliance.
August 19, 2002	Letter to Mr. Peterson re handling of trash disposal within the building.
April 24, 2001	Letter to Mr. Peterson re use of tenant-only restrooms.
December 14, 2000	Telephone conversation with Mr. Peterson re unauthorized use of building electrical closet.
July 20, 2000	Letter from Naito Corporation about problems attributed to Peterson's.
July 6, 2000	Complaint letter from Naito Corporation about problems attributed to Mr. Peterson.
July 26, 1999	Telephone call with Mr. Peterson: he requested five-year extension of his lease; requested expansion into adjacent space about to be vacated; stated he did whatever he could to discourage loitering in front of his store; stated he saw his store as a "safe haven" at night
May 26, 1999	Letter from Diana Lee Holuka to Brian R. Jones, attorney for Mr. Peterson, noting the City will not extend Mr. Peterson's lease beyond January 2004.

1999 – present

Several complaints a year from neighboring tenants, attributing problems to Peterson's. Mr. Peterson's usually promised corrective action would be taken. Sometimes, improvement seen for a short period. Complaints started again after a few weeks, few months.

10th & Yamhill/Peterson's/Timeline 4-2-08 Updated 4-3-08