

# The Oregonian

## Police training log at center of Portland police chief investigation, sources say

By Maxine Bernstein  
March 25, 2017

An investigation into Portland's Police Chief Mike Marshman and his executive assistant stems from a police bureau training, where his lieutenant may have signed the chief in on a log suggesting he had attended, when he had not, according to sources familiar with the inquiry.

Marshman declined to say what led to the investigation. He said he would let the process run its course.

He and his executive assistant Lt. Mike Leasure were [placed on paid administrative leave late Friday as the city's Independent Police Review Division investigates](#) the two.

The recent training was for command staff about the use of the bureau's Employee Information System, a computer-based system intended to identify at-risk employees who have a high number of complaints, or a pattern of excessive use of force.

The bureau's use of a system to identify problems was a part of the city's settlement agreement with the U.S. Department of Justice after a 2012 investigation found that police used excessive force against people with mental illness.

### Statement by Chief Mike Marshman

*"The day I was sworn in as Chief, I made a commitment to establishing internal legitimacy and restoring trust, both within our organization and with the community we serve. Part of that commitment is respecting the investigative processes we have in place to ensure accountability at all levels of the organization. These processes apply to me as much as they do to every member of the Bureau. Regardless of rank, everyone should be accountable and it starts with me.*

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In a report submitted to federal Justice officials on March 3, the city-hired team of Chicago academics monitoring the settlement reforms found the police bureau in "partial compliance" regarding its use of the Employee Information System. According to their report, they found no evidence that the system administrators had examined, as required, the criteria for flags to be sent to police supervisors on officers of concern.

"We have been previously informed by PPB that some type of systematic review for EIS flags would occur, though we see no evidence of it," the report by compliance officers Dennis Rosenbaum and Amy Watson said.

The report noted some resistance to the Employee Information System from officers, citing a survey that found the officers don't have confidence in it and believe its designed to punish them. Rosenbaum and Watson wrote that the system should be used for "supervisory coaching to save careers and help officers lower their exposure to discipline."

Constantin Severe, director of the Independent Police Review Division, said he couldn't say anything more because his division is in the middle of the investigation. City Auditor Mary Hull-Caballero also declined to discuss what prompted the inquiry.

Someone informed the Police Bureau's internal affairs division about the discrepancy regarding the chief's attendance at the in-house training, according to the sources.

Internal affairs alerted the Independent Police Review Division, which conducts inquiries into alleged misconduct by high-ranking officers of the rank of captain and above.

## **Mayor puts Police Chief Mike Marshman, his assistant on paid leave pending investigation**

*By Maxine Bernstein  
March 24, 2017*

Portland Police Chief Mike Marshman, elevated last year to replace a chief taken down in a scandal over an off-duty shooting of a friend, now faces his own investigation over an unspecified internal issue.

Mayor Ted Wheeler placed Marshman on paid administrative leave late Friday. Marshman's executive assistant, Lt. Michael Leasure, also was placed on leave.

The mayor's office offered no details of why the two are under investigation.

"It is the Mayor's hope that the investigation will be expedited and that this matter will be resolved quickly," the mayor's spokesman, Michael Cox, said in a statement. "Both Chief Marshman and Lieutenant Leasure have the right to due process and are assumed to be innocent of any wrongdoing while the investigation is underway."

Marshman, 50, who is one month shy of his 26th-year anniversary with the bureau, said he received a call Friday afternoon from the mayor's chief of staff. Marshman had the day off, though he said he attended the mayor's State of the City address before the City Club.

"I was obviously not expecting this," Marshman said. He's under a gag order, he said, so couldn't talk directly about the investigation.

He said he recognizes that there's a process in place to investigate bureau members, whether it's the "newest recruit or the chief of police."

"Though it's obviously uncomfortable, hopefully it will get done quickly," he said. "Internal integrity is truly very important to me."

Constantin Severe, head of the city's Independent Police Review Division, said the head of police internal affairs told him Thursday afternoon about what Severe described as "an internal bureau matter" involving Marshman.

"Based on the information, we knew we had to do an investigation," Severe said.

The allegations don't involve a civilian, Severe said, but declined to comment further.

Severe and the city auditor alerted Wheeler by the end of the day Thursday. The chief and his executive assistant were placed on leave about 5 p.m. Friday.

The sudden change comes at a tumultuous time for the bureau. Two other top administrators [are on forced leave](#) over lack of action in response to a staff member's harassment complaint. The bureau also has faced stiff criticism for how it has handled election protests and the fatal police shooting of a black teenager.

Marshman has led the bureau since late June, when former Mayor Charlie Hales named him to fill the job after the retirement of Larry O'Dea, who was under criminal investigation at the time [for shooting a friend](#) on a camping trip to eastern Oregon.

He called the uncertainty over the future of now-deposed Chief Larry O'Dea, under criminal investigation for the off-duty shooting of a friend, "very detrimental" to the bureau.

When he was sworn in, Marshman pledged to work to restore public trust in the police bureau. Shortly after, he [released police reports](#) over an abuse allegation in 2006 involving his stepson at the time. He was accused of grabbing the stepson around the neck, but said he pushed the teenager against a wall during a dispute. A family services detective investigated the complaint. No criminal charges were filed.

Leasure was the subject of an internal police investigation about a year and a half ago over allegations that he made disparaging and inappropriate remarks about women in the bureau's personnel division when he worked as a sergeant there. Bureau investigators sustained some of the complaints, but it's unclear if Leasure faced any discipline. Since then, he was promoted to lieutenant.

#### **Statement by Chief Michael Marshman**

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On Thursday, the Police Bureau put up Leasure's photo on its Facebook page, along with a picture of him from his college days when he played on the Gonzaga University basketball team that went to the 1999 NCAA tournament.

Assistant Chief Chris Davis, who was recently named to the chief's office after serving as Central Precinct commander, will serve as acting chief.

Wheeler has said he intends to conduct a national search for police chief. The mayor serves as the city's police commissioner.

On Tuesday, a grand jury found that the police shooting of 17-year-old Quatrice Hayes, was justified. Hayes was a suspect in an armed robbery. His family has called for a federal investigation.

Police continue to struggle with how to respond to public protests that block city streets and mass transit, arresting more than 100 people since the November election of Donald Trump as

president. Their use of tear gas, pepper spray, flash-bang and sting-ball grenades has come under steady fire.

Two other high-ranking members of the bureau, Kevin Modica and Derek Rodrigues, remain on paid leave after a Human Resources investigation. The case resulted from [a complaint that the two didn't report a harassment allegation](#) from a staff member against the bureau's equity manager.

Marshman's troubles also come as the city has failed to meet community engagement requirements as part of a federal settlement in a 2012 U.S. Department of Justice investigation that found police used excessive force on people with mental illness.

Portland police Officer Daryl Turner, who leads the police union called the Portland Police Association, said officers are disappointed and shocked by what he called an "unsettling chain of events."

Turner issued this statement late Friday:

*"Obviously, we are all shocked by the turn of events, with being notified that Chief Marshman was put on administrative leave. This does not affect the way we do our job as the rank and file of the [Portland Police Bureau](#); we will continue to serve our communities with the same dedication, compassion, and equity as always.*

*In the coming days and weeks as the investigation unfolds and information comes out, our focus and service to our communities remains steadfast.*

*Although we are disappointed, we also understand that the process in place is equally applied from the Chief to the newest recruit. We trust that we will see results and can move past this in a timely manner.*

*As the leadership of the PPA, I stand strong behind our members as we navigate through this unsettling chain of events.*

*Stay safe and we are here for you when you need us."*

## **Portland Mayor Ted Wheeler promises more housing - soon - and pledges fairer justice system**

*By Jessica Floum  
March 24, 2017*

Portland Mayor Ted Wheeler promised to create 1,300 affordable housing units in Portland in the near term and pledged to return to a community policing model to better serve diverse communities at his State of the City Speech on Friday.

He also announced that Stephen Green, a business leader and mentor to fellow black entrepreneurs, will lead community oversight of the city's use of its \$258 million affordable housing bond.

Wheeler said he will work with judges, prosecutors and law enforcement to reduce the racial bias he said permeates the local justice system.

Several hundred people gathered at The Sentinel Hotel Friday to hear the mayor's first State of the City address since he took office in January.

Wheeler touted the City Council's new tenant protection rule that requires landlords to pay relocation costs for renters whom they evict without cause or whose rents they increase by 10 percent or more.

He also praised city and county efforts to help Portland's homeless. The city and county Joint Office on Homeless Services' A Home for Everyone coalition moved more than 4,500 homeless people into housing, he said. He commended the private sector's contributions to increasing shelter capacity and lauded the effort to explore alternative shelter options such as tiny homes.

"We know that traditional shelter doesn't work for everyone," Wheeler said. "Increasing the number and kinds of shelter available for those experiencing homelessness is critical."

### **Addressing housing affordability**

The mayor [halted spending](#) of proceeds from the voter-approved housing bond his second week in office. He said he wanted to create a framework for spending the significant new pot of money before deploying it.

Wheeler announced that Green, Portland manager for a San Francisco-based tech start-up and a former banker and economic development officer, will take the lead in providing community oversight for those efforts. In Portland, Green has been a bank executive, a tavern owner, economist and founder of Pitch Black, a forum designed to foster black business start-ups.

As he did on the campaign trail, Wheeler promised to create an Office of Landlord and Tenant affairs within the housing bureau that he manages. He said he will step up enforcement of fair housing laws and [fair housing testing](#) to ensure that landlords are not discriminating against minorities.

Wheeler pledged to create 1,300 affordable housing units in Portland in the coming months, a requirement of the affordable housing bond [passed by voters in November](#). He said they will house 3,000 people. He said he will make almost half of those units affordable for those who earn less than 30 percent of Portland's median family income. Half of the units will fit families, he said.

"This effort represents an ambitious start to addressing housing affordability in Portland," Wheeler said. "It also provides us with an opportunity to build trust with our citizens in the area of fiscal responsibility. We are going to spend their dollars wisely in a way that makes a tangible impact in people's lives."

### **Developing Portland**

Portland's future development will include greenways, housing and street-level businesses designed with sustainability in mind, Wheeler said. He pledged to develop a steering committee next month to help the Portland Development Commission create a plan for the U.S. Post Office site in Northwest Portland.

He flagged the Rose Quarter, The Zidell site on Portland's South Waterfront, the Centennial Mills property on the west bank of the Willamette River, land owned by the Oregon Museum of Science and Industry and urban renewal areas on Portland's eastside as areas ripe for development.

The mayor commended efforts to clean up the Willamette and pledged to reshape Portland's waterfront by pushing for open spaces.

"We will have an incredible opportunity to shape the look, feel and fundamental character of our city," Wheeler said. "Growth is coming - we can't stop that, but we get to decide how and where that growth happens, and what opportunities that it creates for us and future generations."

The mayor said he will use a new financing strategy without creating new taxes to close the \$270 million funding gap for maintaining roads, parks and civic assets. He said he will use a municipal bond structure to invest in infrastructure.

"Make no mistake about it, the funding gap is enormous," Wheeler said.

The mayor said he will release a climate action plan next month that will strive to make Portland and Multnomah County's energy use 100 percent renewable by 2050.

Wheeler said he will work to make Portland, which Portlandia famously sent up as "the city where young people go to retire," more age-friendly, particularly for seniors, although he glossed over details after realizing he was short on time.

"Whatever we do, I am determined that it benefit everyone in the community, and that any housing that is created includes all levels of affordability," Wheeler said.

### **A more inclusive city**

Wheeler acknowledged Portland's "dark and clouded history around race" and pledged to do better for Portland's diverse communities.

"This history must be brought to light," Wheeler said. "The true facts must be reaffirmed."

Before white men founded Portland, the native Upper Chinook lived on the city's land, he said. He described how Portland sought black workers during World War II, but didn't want black neighbors. Development drove black people out of the city to make room for freeways, stadiums and hospitals, Wheeler said.

"While I cannot do justice to the personal toll these events have taken, I can tell the history," Wheeler said. "As the mayor of Portland, I think it is important that I speak these truths."

Wheeler said unemployment is three times worse for Portland's black households and the city's black population is declining. He described a tense relationship between the black community and the police.

Police, he said, represent a portion of a "biased criminal justice system." He pledged to work with judges, the district attorney, county sheriff and police chief to reduce disparities in the criminal justice system.

"I am committed to increasing trust between police and the communities they serve," Wheeler said. "I am dedicated to returning to a full community policing model to get more officers out of their patrol cars and onto walking beats."

Wheeler outlined a vision for a "new west" that involves partnering with Oregon, Washington and California to execute progressive initiatives. Portland should take the lead on furthering the progress on health care, education, the environment, reproductive rights, LGBT issues and racial equity, he said.

Short on time, Wheeler ended his speech by commending the work of his fellow commissioners.

Had he been able to complete the full speech as written, he would have closed with a vision of Portland's future: "By coming together, embracing our shared values and acting on them, we can ensure that Portland's character will endure for generations to come."

## **Housing Bureau must have better information to help renters: Editorial agenda 2017**

*By The Oregonian Editorial Board  
March 26, 2017*

The idea seemed perfect, especially as it was born in the very communities where help was needed: The Portland Housing Bureau would provide East Portland landlords forgivable loans of up to \$15,000 to cover repairs of outstanding code violations in their apartments. In exchange, landlords had to promise to keep their affordable rates for the following 10 years.

But as [The Oregonian/OregonLive reporter Brad Schmidt discovered](#), the only problem was that the city had no idea how many apartments actually qualified for the program. They didn't let that stop them.

Instead, they guessed. And guessed and guessed again, with their estimates of how many apartment units east of 82nd Avenue needed assistance jumping from 400 to 1,200 and then, in February 2016, 2,000. But even now, after the city council handed over \$500,000 to the bureau to carry out its plan, housing officials still don't know how many units need their help.

Schmidt's analysis found it was 817 apartments.

The story is troubling on many fronts. First, the money could have paid for homeless shelter beds or helped nearly 100 families avoid eviction instead of sitting in city coffers as the new program was built.

Second, is the need for accurate, rigorous data. Without it, agencies lose credibility, both in the eyes of politicians, budget writers and the public. Portlanders can't afford that from this bureau that's in a key position to help the city's minority, low-income, immigrant and refugee residents who live in East Portland and are facing ever-increasing rents.

In response, bureau officials have allowed that while the program has been slow to launch, the need is there. [They've made a series of tweaks](#), including expanding the type of rentals affected and increasing the amount of the loans, and are now asking for \$1.5 million in the coming budget cycle for the program.

Kurt Creager, director of the housing bureau, defended the numbers provided by his staff. He told The Oregonian/OregonLive Editorial Board that Portland's current complaint-driven system, which should provide more accurate figures, isn't working.

"Only the most egregious health and safety problems are likely to be reported and then, often after a landlord has given the tenant a no cause eviction," Creager wrote in an email, explaining why a lack of complaints makes it tough for his bureau to find reliable data.

Renters understandably may be fearful of retaliation by landlords if they report code violations that landlords haven't fixed, such as rotting carpets, black-mold covered bathrooms, bug infestations and other unsafe living conditions. That's especially true when renters know they face a market in which real estate and rental inventories are low and turning at top dollar.

Creager argues that Portland should consider mandatory rental registration and property inspections of all rental properties, programs used in many cities larger than Portland including Seattle and Los Angeles. They're in use in smaller cities, too -- Gresham uses such a program. Perhaps that's where Creager should focus his attention, sooner rather than later.

consider providing Portland renters with an anonymous hotline to alert city inspectors with potential code violations. The cities of Seattle and San Francisco allow renters to file complaints anonymously.

[Yet Portland's current system](#), laid out by the city's Bureau of Development Services, requires renters to provide their names and other personal information. Bureau personnel tell callers that the information will remain confidential. Yet the bureau website warns renters that if they lodge a complaint and the city ends up taking the landlord to court, the tenant's information could become public.

Portland is in the midst of a housing crisis that will likely take years to address and that language is awfully chilling.

## The Portland Tribune

### Wheeler unveils big ideas in State of the City speech

*By Jim Redden  
March 24, 2017*

In his first State of the City speech, Mayor Ted Wheeler broke with "back to basics" theme of his predecessor, Charlie Hales. Instead, addressing the City Club of Portland on Friday, Wheeler unveiled a number of sweeping initiatives, ranging from creating an Office of Landlord Tenant Affairs in his first budget and studying options for removing the I-5 freeway along the west bank of the Willamette River if money becomes available.

Wheeler also repeatedly said that Portland was undergoing growing pains as it transitions to an international city, most notably an affordable housing crisis that is increasing the number of homeless people living on the streets. He promised the city will continue working with Multnomah County to address both issues.

"We are transitioning from being a big city with a small city feel, to becoming a global city with all the opportunities and difficulties that come with it," Wheeler said, explaining that he was excited by the challenge and enthusiastically promising that Portland's best days are ahead of it.

Among other things, Wheeler said he has created a Stakeholder Advisory Work Group to help effectively spend the money remaining from the affordable housing bond approved by voters last November. Over the coming months, the city will finalize a strategy to create 1,300 affordable housing units, which will house 3,000 people. Of those units, almost half will be affordable for families of four earning less than \$22,000 a year. And half of the total units will be sized for families, he was prepared to say.

One of Wheeler's big ideas reflected his previous experience as Oregon State Treasurer. He said Portland has a \$270 million a year infrastructure funding gap that he wants to partly address by dedicating to property tax growth about to be returned to the city from expiring urban renewal districts to backing revenue bonds. Wheeler said the money generated by the bonds could be

used to fund road, park and other infrastructure projects as soon as next year, although he did not estimate how much would be available. Such a program would reduce the amount of future general fund dollars available to the city, however.

Another big initiative to be announced by Wheeler is the creation of a process to redesign the Rose Quarter to transform what he called What is "a concrete desert that is mostly quiet by day" into "a vital hub of economic and cultural activity." Wheeler said he has been approached by several people with different ideas for the area since being elected mayor, and want to discuss all of them publicly before making a decision.

Likewise, Wheeler said he will also appoint a citizens committee to help the Portland Development Commission master plan the future development of the U.S. Post Office site in Old Town the city has bought. Wheeler said it will become a new neighborhood planned from scratch in the heart of the city that can demonstrate Portland's green, income equity, racial justice and other values.

During the question and answer period, most of questions concerned the relationship of the police to protesters and minority communities. During his speech, Wheeler said wants to improve the relationship between the police and the city's minority communities, noting the Portland has a long history of racism that needs to be overcome. He repeated that in his answers, calling for a return to community policing, but also said policing protests in a "balancing act" that requires protecting the rights of law-abiding protesters and people needing to use roads and mass transits to go about their business.

## **Socially responsible investing policy heads to City Council**

*By Jim Redden  
March 26, 2017*

The issue of socially responsible corporate investing will return to the City Council on Wednesday.

After being pressed by numerous advocacy organizations to not invest in certain corporations over the years, the council directed the City Treasurer to stop investing in all corporations until it adopted a new policy last December.

Placing a large number of corporations off limits could potentially the maximum return the city can make on its investments, especially because the interest paid on government securities is so low.

The new policy introduced by Mayor Ted Wheeler would direct the treasurer to apply the minimum standards set by a third-party socially-responsible evaluation firm when determining whether or not to purchase a stock. The treasurer is recommending MSCI ESG Research Inc., which the city already uses for such evaluations. Its methodology ranks corporations on their commitment to such issues as the environment, social justice and governance.

Going solely by the ranking will not completely satisfy the council's previous commitment to socially responsible investing, however. For example, the council has approved a No Buy List that bans investing in all fossil fuels corporations. They are not automatically ruled out in the MSCI ESG Research rankings.

"Since adding a minimum ESG rating threshold will not necessarily eliminate investments in fossil fuel companies because MSCI's analysis is agnostic as to industry (i.e., a company's ESG rating is relative to the standards and performance of a company's industry peers), this ban will need to be addressed separately in the Investment Policy," City Treasurer told the Office of Management and Finance in a Feb. 23, 2017, memo on the new policy.

In addition, advocates criticize some well known corporations on largely political grounds. For example, last year the city's Socially Responsible Investments Committee recommended against investing in Caterpillar because it sells bulldozers to Israel. Opponents say they are used to destroy Palestinian homes while that country argues they are illegal structures. Other companies recommended for the list included Walmart, Wells Fargo Bank, JP Morgan Chase Bank, Amazon and Nestle.

The resolution to be considered Wednesday does not include any specific corporations for either investment or non-investment.

You can read the resolution at [www.portlandoregon.gov/auditor/article/633594](http://www.portlandoregon.gov/auditor/article/633594).

## **Portland police Chief Mike Marshman and assistant on leave pending investigation**

*By Nick Budnick  
March 24, 2017*

Mayor Ted Wheeler announced Friday that Police Chief Mike Marshman and his top assistant were placed on leave while under investigation by the city's police watchdog office.

Assistant Chief Chris Davis, who was recently promoted after serving as Central Precinct commander, was named as acting chief.

Wheeler spokesman Michael Cox declined to say what the Independent Police Review investigation concerns. In the statement, Wheeler expressed hope the probe will be completed quickly.

Marshman issued a statement Saturday saying he respects the investigative process and looks forward to its completion. The statement said nothing about the reason for the investigation.

Here is the statement from Wheeler's office:

"Today, police Chief Mike Marshman and Adjutant Lieutenant Michael Leasure were placed on paid administrative leave and reassigned to the Personnel Division, pending the conclusion of an investigation by the Independent Police Review. The mayor was informed of the investigation by IPR at the close of business Thursday, and his office spent the day Friday working through administrative details related to this action.

"The nature of the investigation will not be released at this time. It is the mayor's hope that the investigation will be expedited and that this matter will be resolved quickly. Both Chief Marshman and Lieutenant Leasure have the right to due process and are assumed to be innocent of any wrongdoing while the investigation is underway. The mayor has appointed Assistant Chief Chris Davis as acting police chief until further notice."

Here is Marshman's statement:

"The day I was sworn in as Chief, I made a commitment to establishing internal legitimacy and restoring trust, both within our organization and with the community we serve. Part of that commitment is respecting the investigative processes we have in place to ensure accountability at all levels of the organization. These processes apply to me as much as they do to every member of the Bureau. Regardless of rank, everyone should be accountable and it starts with me.

"I look forward to the completion of this process and am committed to full transparency so that everyone has access to the facts.

"I'm very proud of the work Portland Police Bureau members do every day to keep our community safe and they continue to have my full support."

## **Willamette Week**

### **Portland Mayor, With Little Explanation, Places Police Chief on Paid Leave**

*By Rachel Monahan*

*March 24, 2017*

Mayor Ted Wheeler has suddenly and with little explanation placed the Portland Police chief on paid leave.

The mayor's office says Police Chief Mike Marshman and Adjutant Lieutenant Michael Leasure are both the subjects of an Independent Police Review investigation, and have been transferred to the personnel division.

The announcement by the mayor offered few clues and came hours after most government employees and media had gone home for the weekend. The only explanation offered was that the mayor learned of the IPR investigation on Thursday night.

The mayor has also been dealing with a cadre of protesters living on his front lawn. His spokesman says he hasn't slept in two days.

In an announcement released shortly before 6 pm this evening, Wheeler's office said the mayor had gone on a trip with his family and would not take questions.

Marshman was named Portland Police Chief last year, after the resignation of former Chief Larry O'Dea following his shooting a friend on a hunting trip.

Here's is the full announcement.

*Today, Police Chief Mike Marshman and Adjutant Lieutenant Michael Leasure were placed on paid administrative leave and reassigned to the Personnel Division, pending the conclusion of an investigation by the Independent Police Review. The Mayor was informed of the investigation by IPR at the close of business Thursday, and his office spent the day Friday working through administrative details related to this action.*

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*Mayor has appointed Assistant Chief Chris Davis as Acting Police Chief until further notice.*

*Background for media: Mayor Wheeler and his family are travelling this weekend, and his office will not be providing additional comment at this time.*

**UPDATE, 6:45 pm March 25:** The Oregonian quotes Independent Police Review director Constantin Severe as saying the Marshman investigation relates to an internal bureau matter, not conduct toward the public. (Activists have been calling for Marshman's firing for weeks, after several violent arrests at downtown protests.)

Meanwhile, Marshman has issued a statement.

*"The day I was sworn in as Chief, I made a commitment to establishing internal legitimacy and restoring trust, both within our organization and with the community we serve. Part of that commitment is respecting the investigative processes we have in place to ensure accountability at all levels of the organization. These processes apply to me as much as they do to every member of the Bureau. Regardless of rank, everyone should be accountable and it starts with me.*

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## **Mayor Ted Wheeler Offers New Money for Roads and Sidewalks—and an Ambitious Vision for the East Bank of the Willamette**

*By Rachel Monahan  
March 24, 2017*

Delivering his first State of the City speech at the close of a fraught week that saw him [dodging protesters at his own home](#), Mayor Ted Wheeler laid out a key priority for his first budget: to fund roads, sidewalks, transportation and other infrastructure through bonds.

The city expects to receive increased tax revenue as urban renewal districts begin contributing taxes directly to the general fund, beginning in 2020. Wheeler wants to borrow against that money to fund roads and other projects, beginning this year.

"In the years ahead, I propose something new, an innovative financing strategy to significantly ramp up our investments in these assets," Wheeler said in the speech, delivered forcefully, to an audience of the City Club. "This plan does not require new taxes."

The mayor's offices says they have a goal of \$50 million in bonds in this year's budget, "mostly addressing the maintenance backlog on roads," says Wheeler spokesman Michael Cox, for the program they're calling Build Portland. Another \$100 million in bonds would be issued five years from now.

The City Club crowd applauded the proposal. But the idea isn't entirely without controversy.

Portland Development Commission, for one, had an [eye on those dollars](#) as it lost tax increment financing dollars from urban renewal districts. And it would, in effect, represent a shift in the city's priorities.

Since 2006, upwards of 30 percent of urban renewal dollars have gone toward housing. In 2015, that increased to nearly half of all urban renewal funding.

"We are talking about a portion of returning revenues, not all, and are actively working with PDC on a sustainable funding model," says Wheeler spokesman Michael Cox.

"We are picking a priority—transportation—because it represents the vast majority of the total maintenance backlog, because studies show transportation has among the best [return on investments], and because we have more robust funding mechanisms in the other areas"—parks and housing.

Wheeler's speech included wide-ranging goals for the city—highlighted by ambitious aims, stated only in general terms, to redevelop the Rose Quarter and take the initial steps to remove or bury I-5 on the inner east side.

After laying out the Portland's history that "marginalized and pushed aside" people of color, "particularly black people," Wheeler also renewed his efforts to increase trust in the police, through community policing.

The area surrounding the Memorial Coliseum and adjacent to the Moda Center has languished for decades—and mayor is hoping to succeed where others have failed in getting a new project off the ground.

"I am particularly impressed with proposals that find creative ways to not only avoid gentrification and displacement, the hallmark of the prior redevelopment of the Rose Quarter, but actually reverse its most negative impacts by bringing back people into the community who were the most impacted by the original Rose Quarter Development," he says.

"Let's be the first city in the country to not only address the worst aspects of gentrification and displacement, but let's be the first to actually reverse the trend."

That sentiment echoes the goals of the group looking at Rose Quarter redevelopment, brought together by Moda Health executive vice president Steve Wynne. That group includes [Rukaiyah Adams](#), [Meyer Memorial Trust's chief investment officer](#), and former City Commissioner Jim Francesconi, who [told WW](#) the group aims to "reverse gentrification" as part of their ambitious project.

## **Protests Outside Mayor's House Force Him to Stay in a Hotel**

*By Rachel Monahan*

*March 24, 2017*

Increasingly aggressive Portland protesters have camped outside Mayor Ted Wheeler's home in Southwest Portland two nights in a row, forcing the mayor to spend Wednesday night at a hotel.

Last night, a tire on Wheeler's car was deflated, his spokesman says. The mayor's office couldn't say for sure if the tire was slashed without an official word from a mechanic.

"There is one tire that was full when the sun went down and was completely flat with the sun came up," says spokesman Michael Cox, who described the tire as "rim on the ground" flat.

On Wednesday night, the mayor stayed away from home after up to 30 protesters at times banged drums while police watched over his family, Cox says.

Wheeler had an event—speaking to the Oregon Lawyer Chapter of the American Constitution Society—that that ended late, Cox says.

Wheeler chose to stay at a Portland hotel until the early hours of the morning "because his daughter was asleep and [his return] would have created a huge disturbance beyond what was already taking place," Cox says, noting police were on hand and the mayor was in touch with his family.

In a Facebook video, protesters with a Black Lives Matter sign said they saw the mayor return home at 6 am and put out his garbage cans.

"He hasn't slept in two nights," says Cox.

Wheeler has an increasingly fraught relationship with protesters.

A small group of protesters have shut down City Council meetings nearly every Wednesday since he took office. The mayor has attempted to curb the disruptions of Council business, passing a resolution to exclude repeat offenders for up to 60 days. It's unclear whether that resolution will pass constitutional muster.

City Commissioner Nick Fish's office has told his staff and bureau staff to stop attending council meetings out of concern for their safety, [The Portland Mercury first reported](#).

## The Portland Mercury

### Police Chief Mike Marshman Was Just Placed on Leave for Unclear Reasons

*By Dirk VanderHart  
March 24, 2017*

Okay, something's up at the Portland Police Bureau.

Roughly two weeks after [two top police officials were placed on leave](#) for uncertain reasons, Police Chief Mike Marshman today joined the party.

Mayor Ted Wheeler's office issued a statement shortly after 6 pm announcing Marshman and an adjutant chief at the PPB, Michael Leasure, have been reassigned to the bureau's personnel division and placed on administrative leave pending an investigation by the city's Independent Police Review (IPR). Those are the same actions Marshman took against Captain Kevin Modica and Captain Derek Rodrigues earlier this month, though there's no indication the matters are related.

Wheeler's office says it was alerted by IPR yesterday of the investigation, and spent this morning working over details. Marshman was in attendance as Mayor Ted Wheeler [delivered his first State of the City Address](#) this afternoon.

"The nature of the investigation will not be released at this time," the announcement says. "It is the Mayor's hope that the investigation will be expedited and that this matter will be resolved quickly."

Assistant Chief Chris Davis is acting as chief in Marshman's stead.

Wheeler, who's [weathered protests outside his home the past two nights](#), is on vacation this weekend and not offering further comment, his office says.

Marshman's always had an uncertain future at the PPB under Wheeler, who announced before taking office he'd conduct a national search for a police chief (though didn't rule out Marshman keeping the job). That's a far cry from being placed on leave under a cloud though.

Here's the full release from the mayor's office.

*Today, Police Chief Mike Marshman and Adjutant Lieutenant Michael Leasure were placed on paid administrative leave and reassigned to the Personnel Division, pending the conclusion of an investigation by the Independent Police Review. The Mayor was informed of the investigation by IPR at the close of business Thursday, and his office spent the day Friday working through administrative details related to this action.*

*The nature of the investigation will not be released at this time. It is the Mayor's hope that the investigation will be expedited and that this matter will be resolved quickly. Both Chief Marshman and Lieutenant Leasure have the right to due process and are assumed to be innocent of any wrongdoing while the investigation is underway. The Mayor has appointed Assistant Chief Chris Davis as Acting Police Chief until further notice.*

## **Landlord Regulations, New Infrastructure Borrowing Highlight Ted Wheeler's First State of the City**

*By Dirk VanderHart*

*March 24, 2017*

Promising to further regulate landlords, proposing borrowing millions of dollars to mend Portland's aging infrastructure, and pitching the city on new swim spots on the Willamette River, Mayor Ted Wheeler's first-ever State of the City Address this afternoon contained its share of newsworthy items.

You just had to get through Wheeler's historical account of Oregon and Portland since their founding to get to them.

Not that that historical re-telling didn't have its place. Turning away from the day-to-day drama that has seen frequent disruptions of City Council meetings and set protesters outside of his home this week, Wheeler used his speech to nod to Portland's troubled racial past, and pitched a series of ideas he intends to take up in coming years.

Let's talk about those ideas:

- Wheeler re-affirmed his commitment to funding an Office of Landlord Tenant Affairs, one key portion of [the housing platform he ran on](#). Budget proposals for the office have been vague, but Wheeler's speech made clear the office would venture into places

Portland's not yet tread: licensing commercial landlords, registering all dwelling units in the city, and tracking eviction notices.

Exactly how the process will work wasn't clear from Wheeler's speech, but tracking eviction notices would offer clarity on the extent of evictions in the city, a picture of which is largely only available via anecdote currently. Requiring licensing could be a new revenue stream for assisting tenants.

"Ultimately this will help us protect tenants and landlords, alike. And I will work with representatives of both groups – over the long-term – to create a system that is functional, equitable and affordable," a written version of Wheeler's speech said.

Earlier this year, city council [passed the strongest renter protections in the city's history](#), mandating that tenants get relocation assistance from landlords in certain cases. Those laws are only temporary, though, and are currently being challenged in court.

- Also on housing, Wheeler vowed to step up testing to ensure local landlords aren't discriminating against renters based on race, sexual orientation, or a host of other factors. Wheeler vowed to increase funding for such efforts five-fold. The city has [a complex but lackluster history in enforcing Fair Housing Laws](#).
- Wheeler also warmed the hearts of the city's Budget Office by acknowledging the vast and daunting maintenance backlog Portland faces for its streets, bridges, parks, and other vital infrastructure. The city should be pouring \$270 million more into that infrastructure each year than it does currently, the mayor says.

His solution: Wheeler wants to take money that's currently being used on urban renewal efforts and use it to pay for maintenance. Several Urban Renewal Areas—special geographic zones that scoop up a portion of property taxes to pay for improvements within their bounds—are set to expire in coming years. That means more money will be returning to the City's tax rolls. Wheeler says he wants to use that money to fund infrastructure bonds that'd help pay down the maintenance backlog (a gas tax passed by Portlanders last year helps some, but doesn't remotely cover the gap).

"I will offer my colleagues on the City Council a proposal to incrementally bond against these revenues, to make bold investment in our transportation system, roads, sidewalks, parks and public buildings," the mayor said in a written version of the speech shared with reporters.

That borrowing could begin next year, Wheeler said. His office didn't respond to an inquiry about how large a bond might be. And his chief of staff wouldn't talk about it after the speech.

**Update, 3:15 pm:** Wheeler's office says it's thinking about starting off with a \$50 million bond next year. Presumably the city would borrow more than that in coming years.

### Original post:

"We can no longer put off needed investments in this area," Wheeler said. "The time for talk is done. The time for action is now."

- For a triathlete mayor who [made a show of swimming across the river](#) to drop off his ballot last May, it's perhaps no surprise that Wheeler wants to promote access to the Willamette. But Wheeler's really going for it!

Where former Mayor Charlie Hales took some incremental steps toward improving river access, Wheeler is talking BIG.

"Imagine floating docks for swimmers, a kayak launch, shower facilities, an overlook platform and pier, and a beautiful beach and improved access to the beach from the Eastbank Esplanade," Wheeler said in the written version of his speech, which got scotched in practice because he was going over time.

- Even bigger: Wheeler promised to direct city planners to start working on a strategy for burying Interstate 5's dirty, noisy path through downtown, which he acknowledged in his written remarks will not "be resolved in my lifetime."

"Portland has done it before, by turning the Harbor Freeway into a significant park and community gathering space," Wheeler said in his prepared remarks. "We can do it again by addressing I-5 on the Eastside."

- Wheeler talked about revitalizing the Rose Quarter, turning it into a "Downtown for the Eastside" while helping people who'd been displaced find homes there. A nod to keeping Memorial Coliseum in place got tepid applause.
- In a nod to the concerns over policing that have dominated his tenure to date, Wheeler vowed to refocus the bureau on community policing (a vow his predecessor was no stranger to) and pointed out that all Portland police officers will soon receive training on counteracting implicit biases (in place before he took office).

And Wheeler wasn't done with policing there. Most of the questions the mayor was asked during the customary question and answer period after the speech were focused on the PPB: Is Wheeler still looking for a new police chief? How will he make minorities feel comfortable with officers? And why won't cops just let protesters march on a bridge instead of cracking down with flash bangs and tear gas?

His answer on the last was the most interesting. He called it an "impossible situation" and said "I am probably the only commissioner in the US that actually has no policing experience."

"I don't make tactical decisions," Wheeler said. "I set the standards. I set the values. Then I hold the chief and his team accountable for achieving those values."

He welcomed anyone who feels they've been treated poorly or too forcefully by police to file a complaint with the city's Independent Police Review.

The mayor said lots more, obviously. Here's the full address [\[PDF\]](#), as he intended to give it.