

Grocery Store
Library
Gathering Place

Creative Community Ownership & Investment Models

Tuesday, July 14, 2026

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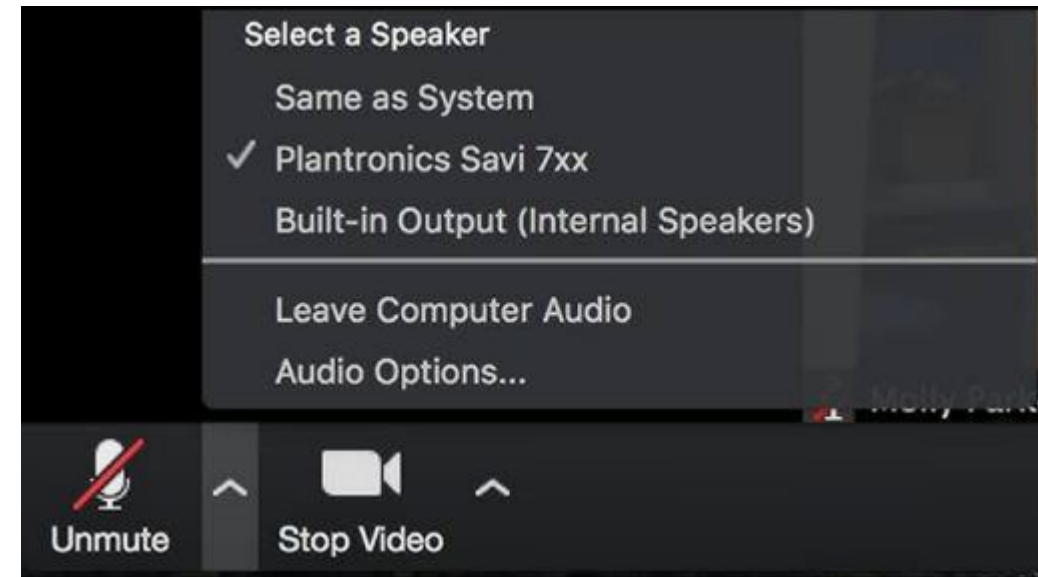
WE ACCEPT

Tremendous Thanks!



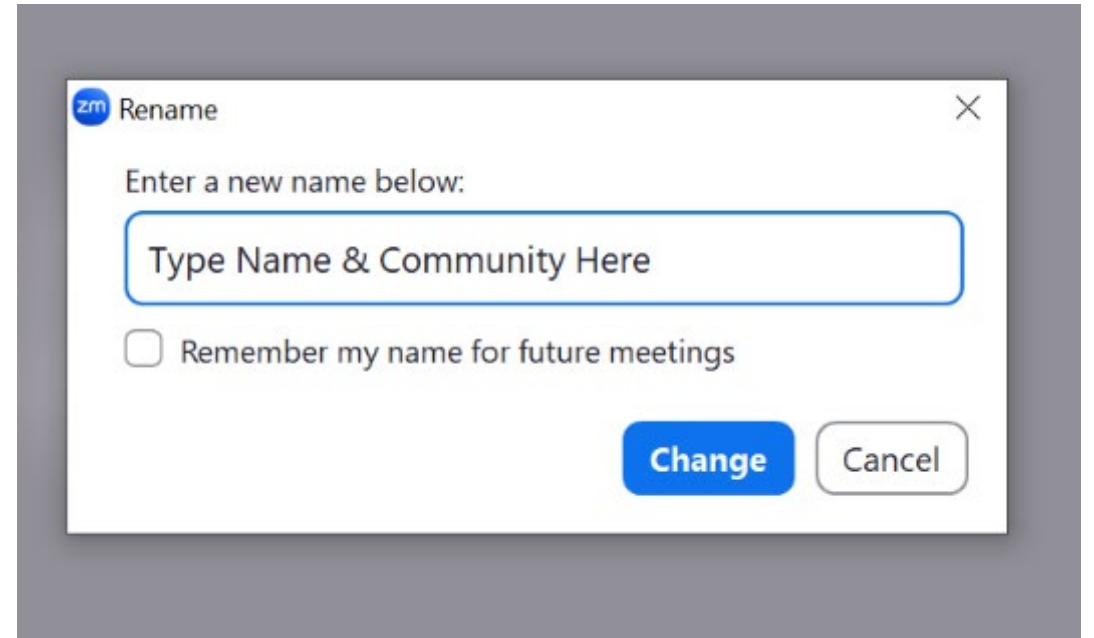
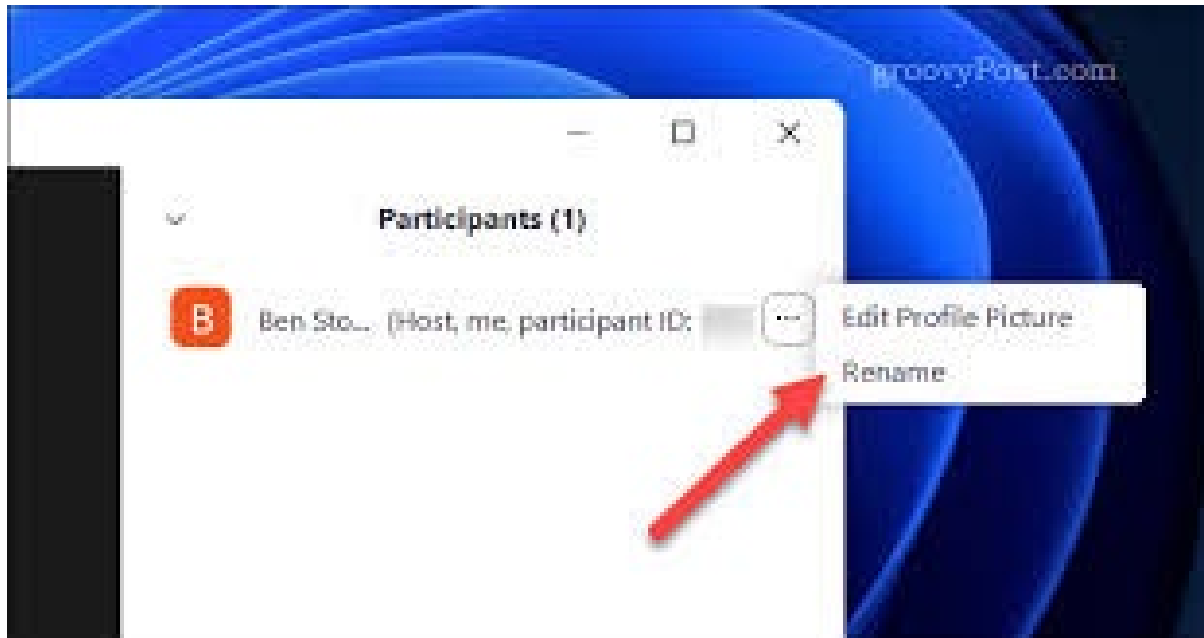
Zoom Tips

- Please keep muted when not speaking
- Turn on your camera if you're able
- Use chat feature for questions and comments



Zoom Tips

Change your display name
First Last, Location (pronouns if you like)



Group Norms

- Take care of your own needs
- Participate fully and respectfully
- Check assumptions and ask questions
- Lead with **curiosity** *in yourself and interactions with others*
- Confidentiality





Strengthens Rural People, Places, & Economies in the Pacific Northwest

**Develop Networks of
Rural Leaders**

**Revitalize
Rural Economies**

**Elevate Rural Voices and
Priorities**

**Improve
Access to Resources**



www.rdiinc.org

Workshop Series Overview

- Economic Vitality 101
- Leadership 101
- Business & Property Owner Engagement
- Key Mindsets for Inclusive Engagement
- Place-Based Economy Building
- Energy on Main
- Innovation in Rural
- Entrepreneurship in Rural
- Leadership in Action
- **NEW:**
Community Investment Models
- Funder Panel

Agenda

- Welcome
- Community Investment Trust with John Haines & Olena Borova
- Community Highlights:
 - LaCrosse, WA: Sarah Kane
 - Chiloquin, OR: Cathy Stuhr
 - Condon, OR: Stephen Allen & Brittany Dark
- Q&A
- Reflection & Closing



Community Investment Trust

5-MINUTE BREAK



LaCrosse, WA



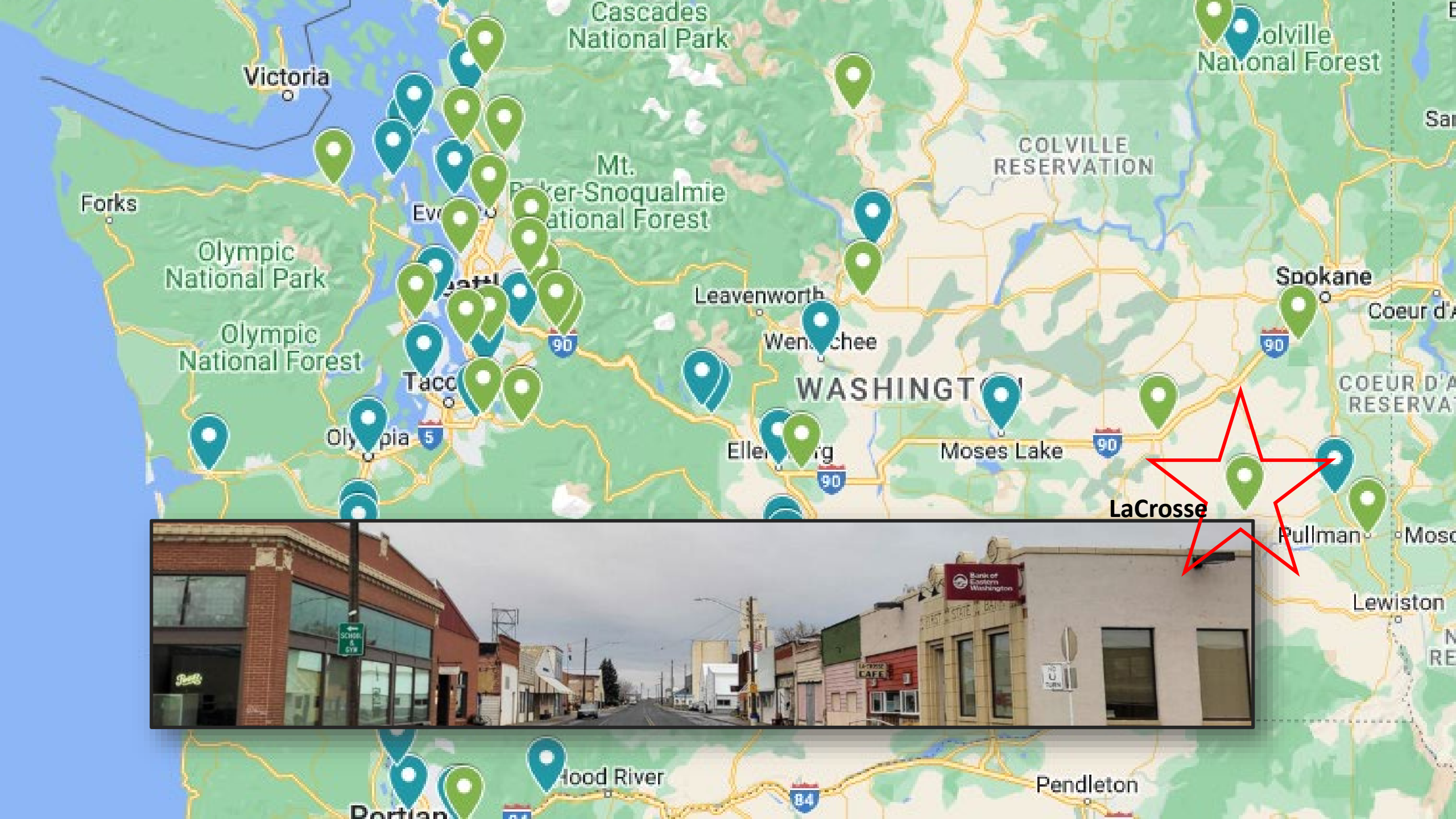
Taking Ownership of your Downtown

(literally)

Leslie Druffel & Sarah Kane

*Supporting
Economic
Vitality &
Historical
Preservation*





LaCrosse, Whitman County

- Between the rolling hills of the Palouse and the Channeled Scablands
- Wheat and livestock
- 12-14" annual rainfall
- Population, 290
- Designated Washington Main Street Community since 2023
- Funded through MSTIP, private donations, and grants





FDIC  Offers Due January 25, 2012
by 12:00 pm PST

Former Bank Branch

Bank of Whitman * 202 S Main St., LaCrosse, Whitman County, WA 99143

CLOSED

commercial space
a reasonable area of 4,500 square
feet divided into 2 separate segments
FF&E included

For more information and to visit on site, please contact:
509-342-1342
chud@bankofwhitman.com

2011

For property details see www.resolutionxpress.com

Major setbacks beginning in 2008

It began with the store

- In 2008, the only remaining grocery store in town closed.
- In 2010, two community members stepped up and purchased the building for back taxes. LCP organization formed as a 501(c)(3) with 12 very enthusiastic members.
- Plans were to completely remodel the space to house an updated grocery store, library, offices, and a common area for community gatherings.
- 1915, the mercantile building sits in the heart of Main Street LaCrosse. Designed by William Swain, a Pullman architect who designed buildings in Pullman and Hooper, this building has spent its entire life as a store.







2011 FDIC shuttered our bank + plans to force the café to close since it was on the bank premises



- Less than one year after the grocery store closed, the bank closed its doors followed by the café. It seemed as though the community was going to die right then and there, but the dedicated members of LCP were not going to let this happen.
- A local business purchased the building, negotiated with FDIC to identify another bank to set up shop. In less than a year, both were up and running again.
- We used a long-term loan provided by a local firm with low payments that are more than covered by the bank lease.
- The object was to expedite the bank coming to town while devoting all our fundraising efforts towards rehabilitating the store building

LaCrosse Apartments

- Frustrated with a lack of housing, a group of 15-20 community members all pitched in \$5,000 in the early 1980s to build a 9-unit apartment complex.
- A 30-year contract with HUD for Section 8 Housing – elderly/disabled low-income residents.
- LCP purchased the complex from LaCrosse Builders in 2015.



Andrus Building

- A chance encounter in Spokane at a Christmas party b/w owner of Bainbridge and one of our LCP members
- An anonymous donor provided LCP with the funds to purchase the Andrus building so the manufacturer had a place to set up shop.
- After Bainbridge left, LCP renovated a portion of the building to meet the needs of a potential renter who left before construction was complete.
- LCP sold the building for the cost of the construction loan to another local business, allowing them to expand.





Rock Houses Property

- The Owings family was willing to donate the property to LCP but the Department of Revenue had a lien against it from Mr. Owings' nursing home expenses.
- Continued to work on this opportunity with one of our district legislators to see if his office could help convince DOR to forgive the very old lien.
- Once DOR understood LCP was going to be revitalizing the structures for community benefit, they agreed to release the lien, clearing the way for the quitclaim deed in 2014.
- Bunkhouse were listed on the Washington's Most Endangered Places in 2016.
- 2022 complete restoration finished
- Amabile to rent through Airbnb



...and that Service Station

- Future home of Ice Age Floods Museum & LaCrosse Heritage Center
- Will also house a coffee or sandwich shop
- Renovation half done, but currently out of funds





Challenges to this Ownership Model

- Building maintenance
- Finding contractors (willing to travel for small jobs)
- Working with tenants
- Not working at the speed the community thinks you should
- Living up to our own standards

Chiloquin, OR



Creative Community Investment Model

Brownfield Redevelopment in
Chiloquin, Oregon



Brownfield 101

The background image shows a brownfield site. On the left, there is a large, weathered wooden building with a corrugated metal roof. In the foreground, there is a body of water, possibly a river or a large pond, with some rocks and debris visible. In the background, there are trees and a bridge. The overall scene suggests a site that has been abandoned or is in the process of being cleaned up.

Property whose redevelopment
or productive use is
complicated by contamination
or perceived contamination.

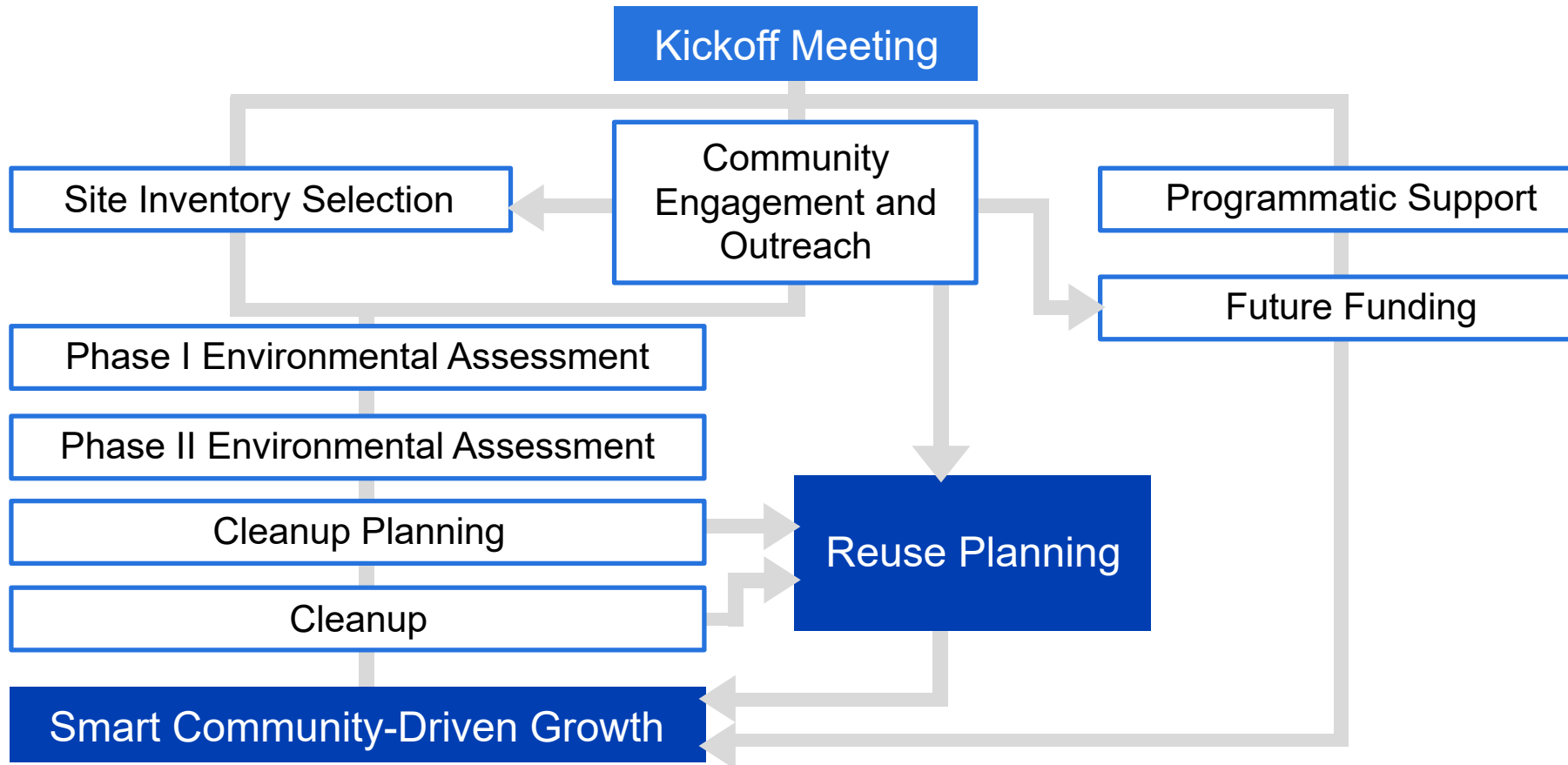
Chiloquin 101



Every Community Has Assets...



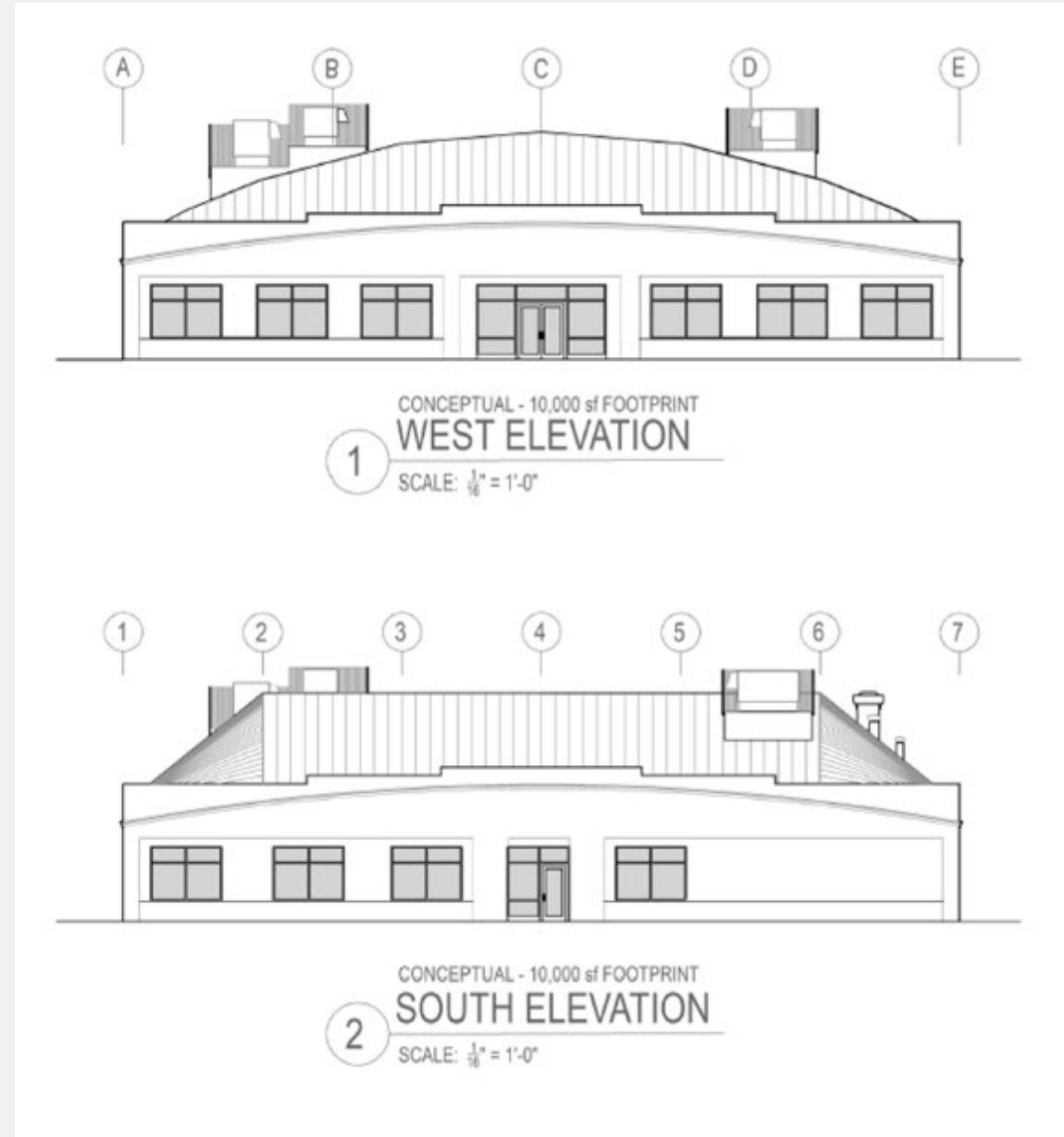
The Brownfield Redevelopment Process



The HIRVI Building – Vacant to Vibrant



The Markwardt Building – Hazard to Healthy



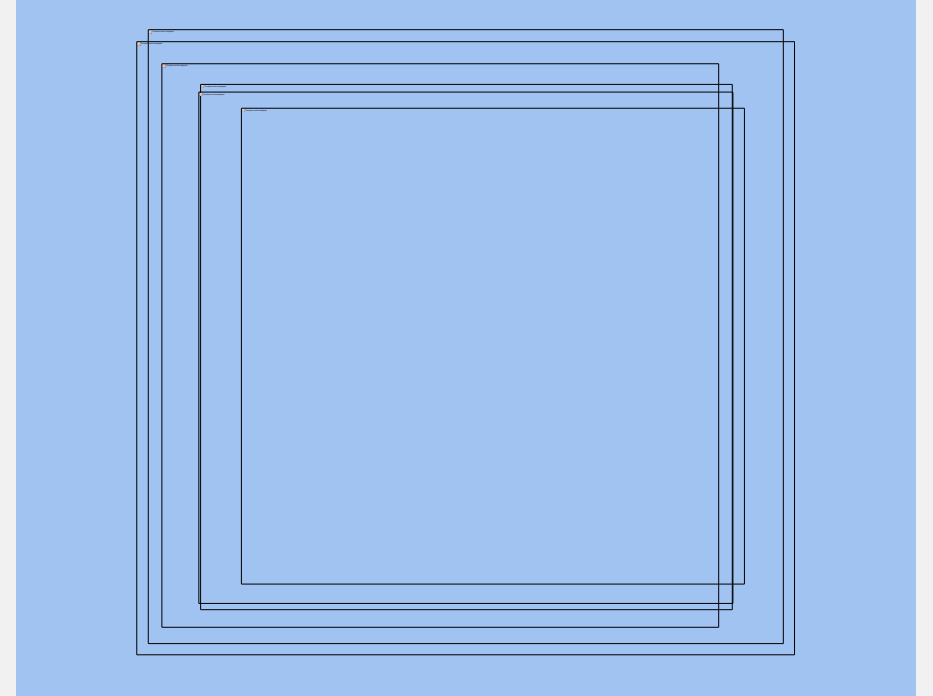
Leverage...Investment....Beyond Brownfields

- ✓ OMS grant for old hotel renovation
- ✓ New City water well
- ✓ New wastewater treatment plant
- ✓ OHCS PIER grant
- ✓ ODOT Great Streets Grant
- ✓ Housing project ideas
- ✓ Vision for vacant land
- ✓ Master parks plan



Chiloquin Model

- Community vision
- Champion
- Partnership
- Layer funding
- Persistence
- Invest in capacity and local leadership



Contact

Cathy A. Stuhr
cstuhr@chasolutions.com
(503) 702-4974

Condon, OR









THE CONDON CENTER FOR THE ARTS | CONDON ARTS COUNCIL
SEDER ARCHITECTURE + URBAN DESIGN LLC | PRELIMINARY VIEW 4-30-24









Q&A

What's Next

1) Evaluation!

- When the Zoom session ends

2) Resource Website:

- rdiinc.org/main-street-2025-resources/

3) Next Virtual Workshop:

- Funder Panel - September Date TBD



