

DATE: July 2026
TO: Trail Blazers and Rip City Management
FROM: ECONorthwest, Michael Wilkerson, Ph.D.
SUBJECT: Technical Methodology for Trail Blazers REMI Modeling

Analysis Overview

ECONorthwest (ECO) prepared an economic and fiscal impact assessment that quantifies the value of the proposed Moda Center renovation investment and the Trail Blazer's continuing operational footprint after the renovation is completed. ECO used an Oregon statewide version of REMI PI+, a dynamic macroeconomic impact model that measures the economic effects of public policy interventions to conduct the analysis.¹ Unlike models that estimate only the static ripple effects of an initial change and are typically used for this type of analysis (IMPLAN, for example), REMI captures how the economy and government revenues adjust dynamically over time.

ECO produced two sets of impact results. The first measures the economic impact of the \$600 million Moda Center construction investment on the state economy, which is planned to begin in 2027 and end in 2029. The second measures the economic impact of the Trail Blazer's continued operations after the Moda Center renovation has been completed, relative to a counterfactual scenario in which the team is no longer operating in Oregon. The counterfactual scenario allows us to quantify the incremental impact of the franchise on the statewide economy. It is not a prediction or forecast of the likelihood of continued operations, but a regularly used methodology to measure the incremental impact of a "with vs. without" economic activity.

ECO's methodology takes a conservative approach that addresses common critiques of comparable economic impact studies in the academic literature. The analysis attributes operational impacts only to revenue from outside the region and reallocates all locally generated revenue to other household spending within the region, thereby assigning no net economic impact to that revenue.

This analysis estimates the magnitude and types of economic and fiscal benefits associated with continued Trail Blazers operations and renovation of the Moda Center; it does not constitute a comprehensive benefit-cost or return-on-investment analysis. Such an analysis would compare these benefits with the value and alternative uses of any public contributions, including the benefits those alternatives could generate. It would also account for the public costs associated with the departure of the Moda Center's anchor tenant, including

¹ ECO used a 70-sector model for the State of Oregon with economic data current through 2023 (the latest data available model data at the time of analysis).

investments in facility upgrades, ongoing maintenance, or demolition that may arise regardless of the outcome of negotiations with the Trail Blazers.

Modeling Framework and Forecast Horizon

REMI PI+ forecasts baseline economic conditions and estimates how regional economies respond to changes in employment, compensation, and spending via policy variables. Policy variables are assumptions that are input by the user and inform final output measures from the model.

ECO's version of REMI is built for the state of Oregon with two defined geographies. The primary geography of analysis is the three-county Portland Metro region, defined as the combination of Clackamas, Multnomah, and Washington counties. The secondary geography consists of all Oregon counties minus the Portland Metro region. All model results are reported for the combined region, representing the entire state of Oregon.

ECO analyzed two discrete periods of economic activity in REMI, which are described below.

- **Construction activity period.** This activity spans from 2027 to 2029. During this period, \$600 million is expected to be spent on renovating the Moda Center. The economic impact results from this model run are modeled and analyzed independent from the expanded operations period.
- **Expanded operations period.** This activity spans from 2030 to 2045. Once construction is completed in 2029, the Trail Blazers are assumed to continue operating through the forecast horizon in 2045, using revenue assumption that are detailed below.

Scenario Design

REMI PI+ is a scenario-based design framework that estimates impacts by comparing the results of a policy scenario against REMI's regional baseline control forecast. Changes in the scenario assumptions would affect findings. For this analysis, ECO ran two simulations:

1. **Moda Center Investment Occurs and the Trail Blazers Operate through 2045 (Reference Scenario).** This simulation captures the economic impact of the Trail Blazer's operations in Portland *after* the \$600 million Moda Center renovation is completed in 2029. In this simulation, the team's compensation grows based on the projected payroll trends tied to the current national television contract and collective bargaining agreements.
2. **Moda Center Investment Does Not Occur and the Trail Blazers no longer operate beyond the end of the lease bridge agreement starting in late 2030 (Counterfactual Scenario).** This simulation represents a future in which the Blazers cease operations beginning in 2030. It accounts for the removal of the team's operations that are



supported by out of region revenue, and the loss of tourism spending from non-local visitors who attend Blazers games. It assumed locally derived revenues are redistributed through the standard consumption pattern throughout the state. It assumes no other changes in operations at the Moda Center that would affect the financial viability of the Moda Center as a public asset or the economic contributions of other activities (such as the Portland Fire or Winterhawks).

All of the model inputs for operations of the franchise are identical across the two scenarios from 2026 to 2029. In 2030, the divergence in scenarios occurs and then persists to 2045, the end of the forecast period. Maintaining equality between the two scenarios pre-2030 ensures that the final model output comparison isolates the economic effects of the Blazers continued operations relative to the counterfactual scenario.

Calculation of Reported Incremental Impacts

All model output results in REMI are reported as differences from REMI's regional baseline control forecast. To calculate the results reported in this memo, REMI simulation outputs were extracted as differences from REMI's regional baseline control forecast for both scenarios. The incremental impact of the Blazers on the statewide economy was then calculated as:

Incremental impact = Reference Scenario – Counterfactual Scenario

REMI Model Inputs and Assumptions

Operational Inputs

ECO modeled operational impacts using a custom industry employment approach within REMI, which was created to reflect the unique business model of an NBA franchise that is otherwise not specified in the REMI model. The customized inputs were:

Out of region revenue: ECO classified each source of Trail Blazers revenue by its geographic origin. For example, ECO assigned ticket revenue based on purchasers' ZIP codes and classified sponsorship and television revenue as either local or out of region. The national television agreement that took effect in the 2025–26 season represents the team's largest revenue source. The agreement generates approximately \$6.9 billion annually across the league, compared with \$2.6 billion per year under the previous agreement, which the league executed in 2014. Because the league distributes this revenue equally among its teams, the new agreement more than doubles each team's annual national television revenue. Over the study period through 2045, out-of-region sources generate approximately 65 percent of the revenue supporting team operations. In the counterfactual scenario, ECO removed all out-of-region revenue and reallocated the local spending that would otherwise support team



operations across the rest of Oregon using a standard household consumption pattern.

Employment. ECO created a custom REMI employment profile representing full-time Trail Blazers employees who reside in the Portland metropolitan area, including players, coaches, analysts, and administrative staff. ECO estimated total full-time employment using data that Rip City Management provided for the 2025 Rose Quarter economic impact study.

Compensation. ECO calibrated employee compensation in the custom industry employment variable using Rip City Management's 2023–24 wage data and increased it annually to match the organization's projected payroll, which reflects the current national media rights agreement and collective bargaining agreement. From 2030 through 2045, ECO assumed nominal compensation growth of 7 percent per year, consistent with recent trends and the terms of those agreements. Although the team's traveling party earns approximately half its compensation while playing outside Oregon, visiting teams earn a comparable amount while playing in the state. ECO therefore modeled 100 percent of the compensation reported by Rip City Management. This approach remains conservative because Oregon-resident players may also owe incremental Oregon income tax on earnings from games played in states with lower income tax rates.

- **High-income consumption adjustment.** High-income earners generally spend a smaller share of each additional dollar of income and direct more of their spending outside the local economy. To reflect this behavior, ECO adjusted the model's consumption induced effects by assuming that players spend 10 percent of their salaries in the Portland metropolitan area, while the remaining 90 percent leaves the region and generates no downstream multiplier effects in Oregon.

Visitor Spending Inputs

In the counterfactual scenario, ECO removed the Blazers operating footprint from the Portland economy in 2030 and applied a negative tourism-related spending shock due to the team's departure over the forecast horizon. The initial direct value of the tourism-related spending shock is \$28 million, which ECO estimated in the 2025 economic impact study. This value is the direct spend attributable to non-local day and non-local overnight visitors who attended Blazers games in the 2023-24 season. The \$28 million excludes Moda Center ticket purchases and in-venue purchases from the team (e.g., merch, food and beverage). It is calculated as net-new spending to the region, so any local visitor spend is excluded.

The \$28 million of direct visitor spend in 2024 was assumed to increase 3% annually through 2045.



State Fiscal Inputs

State fiscal impacts were calculated in using Oregon Department of Revenues (DOR) tax collections data and model output results from REMI. No local (city, county, or regional) fiscal impacts were estimated.

ECO relied upon REMI's estimates of economic output and employment by industry and personal income by component to estimate state fiscal impacts. For every major state revenue stream itemized in the DOR reports, ECO calculated proxies from the REMI outputs that are most representative of incremental sources that generate revenue for the state. The largest source of revenue for the state is the personal income tax, the model estimates for this were validated with data provided by Rip City Management.

Results

REMI model outputs are reported in three categories: jobs, personal income, and economic output. Economic output represents the value of all goods and services produced, and is the broadest category of economic impact. ECO calculated state fiscal impacts by linking model outputs to individual sources of revenue for the state. The results are segmented by construction and operations, with construction impacts modeled independently from operational impacts. All results are reported in 2025 real dollars, which means estimates have been adjusted for inflation.

Construction Impact Results

The \$600 million Moda Center investment is planned to take place from 2027 to 2029. During this period, REMI estimates the construction activity will result in approximately \$942 million of cumulative economic output over the renovation period (see Figure 1). This level of economic output translates to \$393 million in cumulative personal income statewide and about \$31 million in cumulative state fiscal revenue. On average, about 1,430 jobs per year will be supported over the construction period.

Figure 1. Economic Impact of Moda Center Construction Investment (2025 real dollars), 2027–2029

Source: REMI PI+; modeling by ECONorthwest with input data provided by Rip City Management.

Impact Metric	2027	2028	2029	Cumulative, 2027 - 2029
Total Employment *	1,280	1,770	1,250	1,430
Personal Income	\$114,600,000	\$160,600,000	\$117,900,000	\$393,100,000
Output	\$273,500,000	\$388,300,000	\$280,000,000	\$941,800,000
Fiscal (State only)	\$8,300,000	\$12,300,000	\$9,900,000	\$30,500,000



Data note: (*) Employment estimates are on a job-year basis. This means that a job can persist from one year to the next. It isn't valid to sum jobs over multiple years because it will overstate the incremental impact of jobs supported by construction. The reported employment estimate is a simple average over the three-year period.

Operation Impact Results

The Trail Blazers are assumed to operate in a continuing capacity beginning in 2030 after the completion of the Moda renovation. Figure 2 details the annual incremental impact (2030 to 2045) to the state of Oregon of continued operation of the franchise. Recall that the impact results are calculated as follows: (Impacts of Reference Scenario) minus (Impacts of Counterfactual Scenario). All results are reported in 2025 real dollars.

Unlike static input-output models, REMI dynamically accounts for behavioral responses, price changes, and market adjustments over time. As such, the model results differ each year because REMI recalibrates parameters based on the evolving economic conditions of the region.

Based on REMI model outputs, operating the Blazers supports \$899 million in economic output statewide in 2030. This level of output supports nearly \$561 million in personal income in 2030, \$46.4 million in state fiscal revenue, and supports approximately 3,620 jobs across the state. The third year of the forecast, 2032, is estimated to have the largest annual impact in the forecast period with \$1.03 billion of economic output supported. This is typical of any policy shock that is a meaningful contributor to the regional economy, where the impacts work their way through the economy, and over time, the trajectory reverts to the mean baseline scenario.



Figure 2. Annual Incremental Economic Impact of the Trail Blazers' Continuing Operations (in 2025 real dollars), 2030–2045

Source: REMI PI+; modeling by ECONorthwest, with input data provided by Rip City Management.

Impact Metric	2030	2031	2032	2033
Total Employment *	3,620	3,930	4,050	3,940
Personal Income	\$560,500,000	\$570,700,000	\$603,900,000	\$616,900,000
Output	\$898,600,000	\$986,300,000	\$1,029,000,000	\$1,019,000,000
Fiscal (State only)	\$46,400,000	\$51,600,000	\$54,700,000	\$56,200,000
	2034	2035	2036	2037
Total Employment	3,700	3,440	3,200	3,000
Personal Income	\$617,900,000	\$615,000,000	\$612,000,000	\$611,800,000
Output	\$978,000,000	\$928,900,000	\$882,300,000	\$847,000,000
Fiscal (State only)	\$56,600,000	\$56,700,000	\$56,700,000	\$56,900,000
	2038	2039	2040	2041
Total Employment	2,860	2,760	2,710	2,690
Personal Income	\$615,200,000	\$622,500,000	\$633,700,000	\$648,300,000
Output	\$823,600,000	\$811,700,000	\$810,800,000	\$818,600,000
Fiscal (State only)	\$57,500,000	\$58,400,000	\$59,800,000	\$61,500,000
	2042	2043	2044	2045
Total Employment	2,690	2,700	2,730	2,750
Personal Income	\$665,400,000	\$684,600,000	\$705,300,000	\$727,000,000
Output	\$832,400,000	\$849,700,000	\$870,100,000	\$891,200,000
Fiscal (State only)	\$63,400,000	\$65,500,000	\$67,800,000	\$70,300,000

Data note: (*) Employment estimates are on a job-year basis. This means that a job can persist from one year to the next. It isn't valid to sum jobs over multiple years because it will overstate the incremental impact of jobs supported by operations

Cumulatively, the incremental impact of Trail Blazer operations from 2030 to 2045 supports \$14.3 billion in economic output for Oregon (see Figure 3). This translates to \$10.1 billion in personal income and \$940 million in gross incremental state revenue associated with the economic activity. Taken as an annual average over the time horizon, 3,170 jobs per year are supported across the state.



Figure 3. Cumulative Economic Impact of the Trail Blazers’ Continued Operations (in 2025 real dollars), 2030–2045

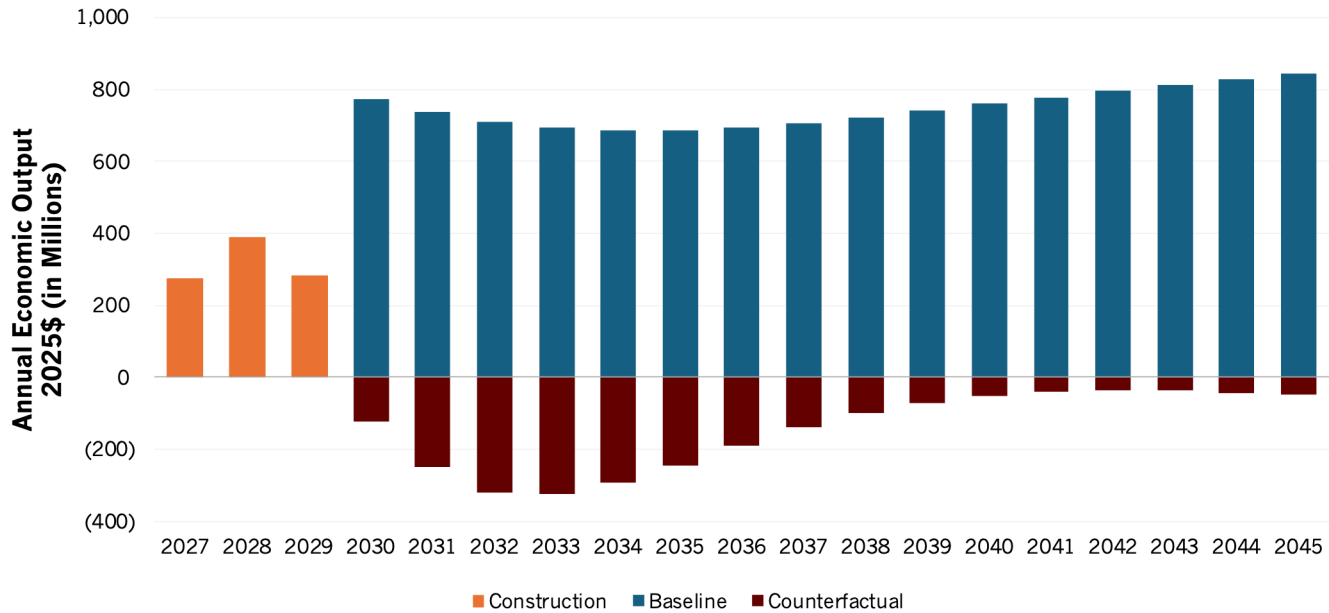
Source: REMI PI+; modeling by ECONorthwest, with input data provided by Rip City Management.

Impact Metric	15-Year Cumulative Value
Total Employment *	3,173
Personal Income	\$10,110,700,000
Output	\$14,277,200,000
Fiscal (State only)	\$940,000,000

Figure 4 shows the annual incremental economic output of continued Blazers operations (Baseline Scenario) versus the Counterfactual Scenario. Recall that the difference between the Baseline scenario and the Counterfactual scenario equals the economic output values reported in Figure 2 above. As modeled in the counterfactual scenario, the downstream impacts of the loss of the out of region supported revenues (traded sector component) of Blazers operations and the reduction in visitor spending recovers over 15 years, but does not make a full recovery.

Figure 4. Annual Economic Output of the Trail Blazers’ Expanded Operation (in 2025 real dollars), by Scenario, 2030–2045

Source: REMI PI+; modeling by ECONorthwest, with input data provided by Rip City Management.



Combining both construction impacts and the out of region supported component of the Blazers operations through 2045, the net impact is \$15.2 billion in economic output statewide in Oregon.

Fiscal Impact Estimation (State Taxes Only)

ECO estimated Oregon personal income taxes by applying effective tax rates to each income group. Because Oregon taxes income earned in the state regardless of the taxpayer's residency, ECO included the Oregon-source share of nonresident players' earnings in the state tax estimate, consistent with standard multistate taxation of professional athletes, but excluded those earnings from the calculation of induced local spending.

