

Gateway Regional Center URA Program Advisory Committee

Meeting Minutes

Date: January 18, 2006
Time: 6:30-8:30 PM

Location: Portland Adventist Medical Center
10123 Southeast Market Street

In attendance:

Dorene Warner, Chair
Bob Earnest, Vice Chair
Teena Ainsle
Beth Baltz
Dick Cooley
Jim Doig
Steve Dotterrer
Grace Fitzgerald
Ted Gilbert
Arlene Kimura
Jerry Koike

Jackie Putnam
Alesia Reese
Linda Robinson
Fred Sanchez
Phil Selinger
Duke Shepard
Carol Williams
Dann Wonser
Aleta Woodruff
***Staff and Guests in
attendance:***
Sara King (PDC)

Allyson Spencer (PDC)
Randy Evans (PDC)
Kevin Bond (PDC)
Jon Connor (PDC)
Barry Manning (Planning)
Byron Estes (PDC)
Joleen Jensen-Classen (PDC)
Mark Murray (PDC)
Tony Barnes (PDC)
Elizabeth Davidson (TriMet)

Not in attendance:

Susan Brady
Tim Brunner
Jackie Butts
Frieda Christopher

Andy Cotugno
Stuart Gwin
Renee Jensen
Dick Loffelmacher

Clyde Nelson
Lynn Powell
Timothy Treible

1. Welcome and new PDC staff introductions

Dorene opened the meeting at 6:40 PM. Sara King introduced two new PDC staff persons: Joleen Jensen-Classen, the new Public Participation Coordinator for neighborhood URAs; and Byron Estes, the new Senior Development Manager for neighborhood URAs. Gateway Regional Center, Interstate Corridor, and Lents Town Center are PDC's three neighborhood urban renewal areas.

The next PDC Board of Commissioners meeting will be held in the Gateway URA on Wednesday, February 8 at the Portland Adventist Medical Center, starting at 6:30 PM. The commissioners will go on a tour of Gateway from 4:00 PM to 5:30 PM. The commissioners' visit to Gateway is part of the board's effort to hold their meetings within different URAs. While there are no agenda items concerning Gateway, local residents and citizens are encouraged to attend.

2. Public Comment

Fred Sanchez, PAC representative for the Gateway Area Business Association, announced that GABA will hold its 55th annual parade along 102nd Avenue and community fair at 111th Square on Saturday, May 20. For more information, visit GABA's website at <http://www.gabanet.com> or call 503-256-3910.

Linda Robinson, Hazelwood-At-Large PAC representative, announced that Metro will be holding several public comment opportunities for its 2006 natural areas bond measure, which aims to preserve natural areas, improve water quality and protect fish and wildlife habitat. Public comment at these forums and hearings will help the council finalize the elements of the bond measure before it is referred to voters for consideration on the November 2006 ballot. For more information, visit Metro's website at <http://www.metro-region.org> or call 503-797-1508.

3. Budget Process Background

Sara King introduced Tony Barnes and Mark Murray from PDC's Finance Department, who led of review of PDC's budget process and the staff-created 2006-07 Gateway Requested Budget. Mark read a letter from PDC Commission Chair Eric Parsons. Tony Barnes reviewed the budget handout, which included a budget adoption timeline (with public input, PAC input sessions), an explanation of "administrative costs," the projected budget forecast, and the Gateway URA budget summary.

Sara King gave an explanation of the lower projected overhead costs and the district's flat assessed value growth, as outlined in the Gateway Preliminary Budget. An additional \$475,000 will be available in the budget due to lower projected overhead costs. The flat AV growth in the area was due to several factors, which include contested taxes, low income housing tax abatements, and reduction in personal property taxes (which fluctuate but account for around 15% of total tax revenue). Thus, many properties were taken "off the rolls" during the last property tax assessment. This caused a budget deficit of approximately \$2 million, but at the same time Gateway's allocation to I-205 light rail funding obligation was reduced by the same amount. Some newer URAs are absorbing higher projected overhead as others are nearing expiration and are unable to adequately fund administrative costs. Ultimately, the PAC agreed to leave unspent money next year as unspent, to be used as projects or needs arise (similar to the Opportunity Funds). Furthermore, the PAC would like to be informed and have a chance to comment prior to this money getting allocated toward a project or program. Mark Murray stated that further information on the latest property tax assessment should be publicly available as soon as it is ready.

Sara King stated that overall, the PDC staff team that developed the preliminary budget left money on the table, and didn't change many numbers from year-to-year. Sara then led a review of the project items listed as Expenditure Forecasts. This was followed by an open discussion period for the PAC to ask questions about the requested budget.

Arlene Kimura asked a question about Gateway Transit Center Redevelopment forecast budgets. Sara King explained that in FYs 2008-09, 2009-10, and 2010-11, the \$100,000 forecast for those budget years are merely placeholders for future phases of the GTC redevelopment.

Alesia Reese asked if there are opportunities for parks in Prunedale. Sara King explained that Parks is understaffed and won't actively participate, unless PDC is willing to pay for their involvement. But Parks is interested in helping with park planning in Central Gateway. PDC staff will keep them in the loop.

Fred Sanchez asked if the Business Retention and Expansion and the Storefront budget line items could be combined. Randy Evans explained that those two programs could not be combined because they have different qualifying criteria, but PDC staff often packages the programs together and can shift funds internally.

Alesia Reese questioned the flat \$5,000 budgeted each year for Community Outreach & Involvement. Alesia stated that a flat budget cannot keep pace with other programs and she does not want it to lose its importance as other programs ramp up. Alesia also expressed concern that the PAC reach out to underrepresented groups in the community. Sara King stated that the PDC Board of Commissioners has started to increase priority given to public involvement, especially in the neighborhood URAs.

Arlene Kimura asked if the Commercial Redevelopment Opportunity Fund included money for land acquisition. Staff said it does. Also, the increase in future budgets for this line item is, in part, in anticipation of starting up the DOS program in Gateway.

Dorene Warner asked about the budget increase for subset of the Central Gateway Redevelopment Strategy starting in FY 2007-08. Sara King explained that this is to help kick-start projects and for implementation of the redevelopment strategy. Further PAC discussion may lead some of the 500K allocated each year to be placed into an opportunity fund.

Alesia Reese asked if there were any plans to make the Central Gateway Strategy collaborative with the 102nd Avenue improvements and the new I-205 MAX Green Line light rail station. Answer: There has already been a lot of work done on these projects and strategies completed, so we don't want to try to reinvent the wheel.

Duke Shepard asked about responding to requests for housing. Allyson Spencer and Byron Estes explained that significant resources will be available for housing needs in upcoming years.

Beth Baltz presented an update on the 102nd Avenue Street Improvements project. As part of a regular check-in, Dan Layden from PDOT told the Transportation Subcommittee last week that the project now has a \$3.3 million funding shortfall. The entire project will not be able to be completed all at once. The Transportation Subcommittee made the unanimous decision to phase the project, with the first phase covering Halsey to Glisan at least—but they

would push toward Burnside. The Burnside to Washington portion would be completed at a later date. The decision to phase the project came from the Subcommittee's desire not to compromise the quality of the project, which was the other alternative. January 2007 is still the targeted project start date. PDOT and PDC will go back to MTIP to try to get more funds to fill the budget gap. Inflation of concrete prices and property acquisition increases were responsible for the shortfall. Projects all over the city are having similar shortfalls, so competition for MTIP funds will be high. Byron Estes is heading up MTIP applications for the PDC Development Department. Byron urged the PAC to make a motion supporting the MTIP application at the March PAC meeting.

4. New URAC Composition/Selection Process

Joleen Jensen-Classen led a brief summary of the new URAC member selection process. At the March and May PAC meetings, Joleen will ask for current URAC members to indicate whether they plan to stay on or leave the PAC. There is a short application for PAC members will need to fill out. Aleta Woodruff expressed concern about the attendance (or lack thereof) of both longtime PAC members and new PAC members. Joleen assured the PAC that the new URAC guidelines are clear about attendance requirements. Phil Selinger recommended bringing an ODOT representative back to the PAC, as was done in the past.

5. Subcommittee Reports

Arlene Kimura reported that the Design & Development Subcommittee heard a presentation from Nancy Hubbard of Avamere on their senior housing proposal at NE 101st Avenue and Pacific Street. Avamere has applied for a lot subdivision and conditional use approval. Once the building permitting process is complete, Avamere expects a 12 to 14 month construction phase, with a grand opening in early 2008. A question was raised about whether or not the ground floor shops are open to the public or for tenants only. If the shops are semi-public, priority will be given to residents.

6. Light Rail Update

Elizabeth Davidson from TriMet presented an update on the I-205 Light Rail project. The project is now in the Final Design Phase, which is the last phase before construction begins. Property acquisition is also part of the final design phase. Final design will last through late 2006, construction will begin in early 2007, with the grand opening still on schedule for early 2009. Monthly citizen advisory committee meetings will be held during final design phase. TriMet hired a cultural historian to develop a plan for their Station Area Art Program, which should be available to the public soon. For more information, visit TriMet's I-205 Light Rail website at <http://www.trimet.org/i205> or call 503-962-2150.

Dorene adjourned the meeting at 8:45 PM.

The next Gateway PAC meeting will be held on March 15, 2006 at Adventist Medical Center located at 10123 SE Market Street in Education Center A. The meeting will begin at 6:30 PM.

Note: All confirmed meeting times, dates and locations are posted on the Gateway URA web site, <http://www.pdc.us/gateway>.