

# Gateway Regional Center URA Program Advisory Committee

## Meeting Summary

**Date:** February 21, 2007  
**Time:** 6:30 PM

**Location:** Portland Adventist Medical Center  
Education Center B  
10123 Southeast Market Street

### *In attendance:*

Dorene Warner, Chair  
Bob Earnest, Vice Chair  
Frieda Christopher  
Dick Cooley  
Steve Dottererr  
Ted Gilbert  
Stuart Gwin  
Rowanne Haley  
Dann Wonser

Arlene Kimura  
Jackie Putnam  
Alesia Reese  
Linda Robinson  
Phil Selinger

***Staff and Guests in attendance:***  
Justin Douglas  
Byron Estes, PDC

Sara Culp, PDC  
Lené Hopson, PDC  
Tony Barnes, PDC  
Leah Greenwood, PDC  
Christopher Masciocchi  
Emily Hauth  
Dion Glisan  
Andy Kelly

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### *Not in attendance:*

Teena Ainsle  
Beth Baltz  
Susan Brady  
Tim Brunner

Andy Cotugno  
Grace Fitzgerald  
Jerry Koike  
Dick Loffelmacher

Lynn Powell  
Fred Sanchez  
Carol Williams  
Jim Doig

## 1. Welcome

Gateway PAC Chair Dorene Warner opened the meeting at 6:35 PM.

Dorene and Bob Earnest attended the City of Portland Department of Transportation (PDOT) grant meeting. 102<sup>nd</sup> Ave was not included in their initial list of candidates. Dorene and Bob spoke with a staff member who stated that there is still a possibility of Gateway being granted the funds.

Phil Selinger has resigned his post as a member of the Project Advisory Committee (PAC). He will be available for technical advice. Phil decided to resign due to problems with attending the meetings. Ted Gilbert would like to thank Phil for his participation. The PAC decided to give Phil a certificate of appreciation. Byron will head this activity.

Metro Councilor Robert Liberty has expressed interest in attending the April or June PAC meeting.

## **2. Public Comment**

None.

## **3. Central Gateway Redevelopment Strategy – Justin Douglas, Parametrix**

Justin gave an update on the Central Gateway Redevelopment Strategy. There were seventy-five people in attendance at the Open House held on February 20<sup>th</sup>. Project updates include efforts regarding new streets in Central Gateway, but there is a lack of funding to complete the project. Justin is working with the Technical Advisory Committee (TAC) to introduce new streets and what they mean for new development. A final report will be available at the end of April regarding the concepts and the Super LID.

PDC is encouraging property owners to use DOS funding. PDC is also working on Brownfield assessments, and is looking at specific areas. Byron explained the Development Opportunity Services (DOS) program, whose funding comes from TIF revenue within each URA that uses the program.

Dann asked what a Brownfield owner's obligation was under the assessment done as part of the Redevelopment Strategy. Byron replied there are no immediate obligations; this effort was simply to identify potential clean-up issues.

Updated Central Gateway project information is available at [www.pdc.us/centralgateway](http://www.pdc.us/centralgateway).

## **4. PDC Budget Status – Angela Cadena, PDC**

A workgroup was formed with representatives from the City Council, PDC Commissioners and a public representative. The process is different this year from others. There will be several submissions and revisions of budget before it is adopted. The requested budget had a letter attached which was submitted February 12. The next steps will be discussions between PDC and the PAC. The groups will provide final information on March 23<sup>rd</sup>. The numbers will then be fine tuned. The revisions and finals to the budget will go to the Mayor in April, May and June.

Tony Barnes stated that he would like the PAC input by March 23<sup>rd</sup>. On April 25<sup>th</sup> the Commission will receive the public's input. This is a critical meeting date.

The PAC decided to create a sub-committee to create a letter to give to the Commission on March 14, 2007 from 6:30 pm – 8 pm. PDC will send an email to the whole PAC requesting interested parties to respond if they want to be on sub-committee.

There are fifteen more years to spend money in the district. The maximum indebtedness is \$164 million rounded to the nearest million. The top issues of the Gateway URA are securing land, small businesses and upgrading roads through LID.

Linda Robinson asked when Gateway will have funding for parks. Byron discussed how the 101<sup>st</sup> street is an area in Central Gateway that has possible parks projects. The funding may come out of development. Justin discussed how Parametrix is working on linking the projects with the strategies and the budget.

The personal services include the staff, loan closures and underwriters. The deficit of staff resulted in savings in the budget, which will be relocated. Ten percent of funds will go to indirect costs. Nine percent of funds will go to personal services. The indirect is based purely on allocation. This will adjust in the following year. Measurements have been made to track outcomes. The Economic Development department has tracked job creation and finance packages. The storefront program does not do tracking of job generation. Leah said that housing started a report in 1996 that reports the housing activities through PDC.

## **5. Tax Increment Financing (TIF) Affordable Housing Set Aside Budget Discussion – Leah Greenwood**

The TIF set aside once adopted will apply to the Neighborhood URAs (Gateway, Interstate, and Lents) and the Oregon Convention Center URA's. The recommendations have been broken up into four subsections. #1 is the extremely low income group which is 0 - 30% Median Family Income (MFI). #2 is the medium income group which is 31-60% MFI. #3 is the moderate income group which is 61-100% MFI. #4 is the Low Income Community Facilities which are homeless shelters and health care clinics that serve low income populations, but not for projects such as a community activity or arts centers. Set aside funds can be used for property acquisitions, property improvements, refurbishing apartments and single family homeownership. It can also cover mixed use buildings.

The streets in the new development would be considered infrastructure improvements which could go under the TIF set aside. Parks would not be eligible. An open space component on site may be eligible.

The PAC wanted to know if there was a component that supports job creation. No, there is not, but that is where the other 70% of funds come in with Economic Development and other programs. The creation of direct connections to gateways within the city, for example the development of the Airport URA, will provide more opportunity within the URA's and connections within the job market.

Steve Dotterer asked when the set aside becomes official. The TIF Set-Aside will begin July 1, 2006. The funds will be dispersed over a five year period so the measures or percentages do not need to be hit every year, but over the five year time span.

Frieda Christopher voiced concern with schools not having the capacity for family housing.

Stuart Gwin asked how do they do start a project? A notification of a Request For Proposal (RFP). The RFP has to be site specific. PDC may entertain a developer's inquiry. There may also be specific programs.

Dann asked if everything goes through the Gateway PAC for decision making. The PAC does not have decision-making authority, but serves as an advisory body.

Most new housing will receive tax abatements, if qualified.

More information is available at [www.pdc.us/tifsetaside](http://www.pdc.us/tifsetaside).

## **6. Project Updates**

Byron Estes announced that a candidate was chosen for the Sr. Project Coordinator position. He is unable to announce the name, but will send an email out once he is able to. Sara Culp was introduced as the new Project Coordinator for the Housing department. Sara will be taking on Leah Greenwood's duties in Gateway. Angela Cadena was introduced as the new Sr. Budget Analyst for Gateway. Arlene Kimura would like a bio page with pictures of the PDC Gateway team.

Dorene adjourned the meeting at 8:33 pm.

**The next Gateway PAC meeting will be held on Wednesday, April 18, 2006 at the East Portland Community Center, 740 SE 106th, Classroom 2. Meetings 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>.**