



Project Advisory Committee
Wednesday, April 18, 2007
6:30-8:00 pm
East Portland Community Center
740 SE 106th Ave. Classroom 2

Meeting Summary

4-1 Welcome

Members present: Beth Baltz, Tim Brunner, Dick Cooley, Jim Doig, Bob Earnest, Ted Gilbert, Stuart Gwin, Arlene Kimura, Jerry Koike, Lynn Powell, Jackie Putnam, Linda Robinson, Fred Sanchez, Dorene Warner and Dann Wonser

PDC Staff present: Angela Cadena, Sarah Culp, Justin Douglas, Sue Lewis, Kris Nelson

4-2 Public Comment

Chair Warner called for public comment. There being none, moved to the next agenda item.

4-3 PDC Staff Changes - Justin Douglas, Sr. Project Coordinator, PDC

Brief Summary:

- Justin Douglas introduced himself and other staff present, all who are new to the Gateway URA team

Motions/proposals proposed and disposition: None

Results of vote: N/A

Handouts: None

Follow-up Action: None

4-4 Central Gateway Redevelopment Strategy - Justin Douglas, Sr. Project Coordinator, PDC, and Sumner Sharpe, Parametrix

Brief Summary:

- Strategy is to be presented to PDC Board on May 23, 2007.
- Product articulates a vision for Central Gateway and provides several implementation strategies.
- Strategy is structured to first look at the street plan, start outreach of Local Improvement District (LID) efforts and identify costs to purchase land.
- Eminent domain can be used for public infrastructure, but only as a last resort.
- A street plan stakeholder advisory committee will be formed.

- The Parks Department has indicated a willingness to allocate up to \$2 M in System Development Charges (SDCs) for property acquisition, provided the park is a minimum of 3 acres in size:
 - o Parks Department is very interested in a park in Gateway
 - o Could happen with other financial support – such as Nature in the Neighborhood, Metro capital grant fund - if interested in working together contact Linda Robinson
- Implementing the park acquisition strategy will likely require public/private and public/public partnerships.
- Gateway is identified as a Regional Center in the Metro 2040 Plan
- PDC will continue to administer and encourage grant programs, such as Development Opportunity Services (DOS) and the Storefront Improvement Program, to property owners in Central Gateway and the larger Gateway URA.
- There currently are two DOS applications in Gateway being reviewed.
- PDC staff is meeting with Commissioner Salzman on Monday, April 23, to talk about Gateway and discuss the Strategy's findings.
- Strategy is still a draft until it is adopted by the PDC Board.

Motions/proposals proposed and disposition: None

Results of vote: N/A

Handouts: Central Gateway Redevelopment Strategy (Attachment A)

Follow-up Action: Justin Douglas to email committee members May 23, 2007 PDC Board agenda, when it is available.

4-5 Board of Commissioners Briefing - Justin Douglas, Sr. Project Coordinator, PDC

Brief Summary:

- The PDC Board of Commissioners meeting on Wednesday, May 28, 2007, will be held at the Port of Portland building, 121 NW Everett, Commission Room

Motions/proposals proposed and disposition: None

Results of vote: N/A

Handouts: None

Follow-up Action: None

4-6 Housing Department Update - Sara Culp, Project/Program Coordinator, Housing, PDC

Brief Summary:

- Discussion has begun regarding master plan effort for PDC-owned property and Multnomah County property NE 102nd and Burnside (known as Childrens Receiving Center site). No specific type of housing has been identified at this time; project will be mixed-use. A market study may be conducted to assist in decisions; Central Gateway study and strategies will inform this project.
- A Notice of Funding (NOFA) availability has been issued for permanent supporting housing – federal and city funds are eligible in the Gateway area.
- An additional NOFA will go out later in June for rental housing below 50% Medium Family Income specific to Gateway. The priority is towards acquisition and

- rehabilitation of existing low income housing. New development for senior housing and transit oriented development may be considered.
- Final income guidelines for TIF set-aside were adopted by city council April 5, 2007.

Motions/proposals proposed and disposition: None

Results of vote: N/A

Handouts: Draft Preliminary Proposal (4/4/07) – Spring 2007 URA NOFA: Neighborhood Affordable Housing (Attachment B)

Follow-up Action: Sara Culp to update PAC on Gateway Children's Center Master Plan efforts at June meeting

4-7 PDC Budget Update - Angela Cadena, Senior Budget Analyst and Kris Nelson, Budget Analyst, PDC Finance Department

Brief Summary:

- PDC's budget funding assumptions were updated by the Office of Finance and Management (OFM) resulting in an estimated \$630,000 decrease over the five year forecast. A new forecast will come out in the fall, which could change this figure.
- Finance is reviewing 06/07 budget to estimate any carry-forward.
- Proposed budget assumes no bond issuance and an indebted, combined short-term and long-term, decrease of approximately \$3.1 million in funding.
- Operating expenditures forecasted to decrease by about \$1 million over the five year forecast, which breaks down to about \$100,000 in Development, \$600,000 in Housing (largely in affordable rental housing), and \$300,000 in Economic Development. Over the five year proposed expenditures estimated to decrease by about \$4 million for Development, \$3 million in Economic Development and \$4 million in Housing – totaling approximately \$11.1 million in decreases.
- PDC Board will hear public testimony on the proposed budget on April 25, 2007. Staff will present preliminary review of proposed changes to the proposed budget that will be combined for the May 9 Board meeting with adoption in June.

Motions/proposals proposed and disposition: None

Results of vote: N/A

Handouts: None – referenced Fund Summary in agenda packet (Attachment C)

Follow-up Action: Sue Lewis or Justin Douglas to email April 25, 2007 PDC Board agenda, to include time and location, to PAC. Justin Douglas to coordinate PAC representation at April 25 Board meeting.

4-8 PAC Miscellany: Justin Douglas, Sr. Project Coordinator, PDC

Brief Summary:

- The new fiscal year brings new PAC members and elections for PAC leadership
- Chair Dorene Warner is resigning from her position, but will remain on the PAC.
- Arlene Kimura and Jackie Putnam volunteered to be on the nominating committee
- Nominations should be submitted to Arlene and Jackie by June 8, 2007. Arlene and Jackie will then call those nominated to confirm participation and put together a ballot for the June 20, 2007 meeting.

- Gateway has several sub-committees that have met infrequently. Need to verify and update rosters. Current sub-committees include Transportation, Parks, Education, Economic Development, Housing and Design and Development.

Motions/proposals proposed and disposition: None

Results of vote: N/A

Handouts: None

Follow-up Action: Justin Douglas will check the URAC policy regarding length of leadership terms. Sue Lewis and Justice Douglas will work on updating sub-committee rosters.

Meeting adjourned at 8:20 pm

Next meeting: June 20, 2007

Prepared by: Sue Lewis, Sr. Project/Program Specialist, Neighborhood Development Division