



Gateway Regional Center Urban Renewal Area Program Advisory Committee (PAC)

Wednesday, November 18, 2009

6:30-8:00 pm

East Portland Community Center

740 SE 106th Ave

Meeting Summary

11.1 Welcome:

Members present (in alphabetical order):

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Teena Ainslie
Hazelwood at Large | <input type="checkbox"/> Susan Brady
Mt. Hood Comm. College | <input checked="" type="checkbox"/> Tim Brunner
E. Pdx Chamber of Com. | <input checked="" type="checkbox"/> Frieda Christopher
Business Owner at-large |
| <input checked="" type="checkbox"/> Bob Earnest
Chair & Hazelwood N.A. | <input checked="" type="checkbox"/> Ted Gilbert
Housing Developer | <input checked="" type="checkbox"/> Sarah Zahn
Non-Profit Housing | <input checked="" type="checkbox"/> Arlene Kimura
Hazelwood N.A. |
| <input checked="" type="checkbox"/> Jerry Koike
Gateway Resident | <input checked="" type="checkbox"/> Tom Mahoney
GABA | <input checked="" type="checkbox"/> Lynn Powell
Gateway Elks | <input checked="" type="checkbox"/> Jackie Putnam
Vice Chair & Gateway Res. |
| <input type="checkbox"/> Alesia Reese
Woodland Pk N.A. | <input checked="" type="checkbox"/> Linda Robinson
Hazelwood at-large | <input checked="" type="checkbox"/> David Russell
Adventist Medical Center | <input checked="" type="checkbox"/> Fred Sanchez
Real Estate Industry |
| --- Vacant
Business Representative | --- Vacant
Business Rep. at-large | --- Vacant
Property Owner | --- Vacant
Parkrose Heights at-large |
| --- Vacant
IRCO | | | |

PDC Staff present: Justin Douglas, Amy Miller Dowell, Juan Carlos Ocaña

Bureau Staff: Steve Dotterrer - Bureau of Planning and Sustainability

11.2 Public Comment on items not on the agenda:

- None.

11.3 EcoDistrict Update – Jackie Putnam, Co-Chair

Brief Summary:

- The Gateway PAC and PDC staff created a concept paper called Gateway Build Verde, which was then submitted to City Council. This paper helped Gateway become one of the five officially-identified EcoDistricts in Portland. Gateway is not one of the front runners for implementation, but people are aware of the district’s importance for regional transportation, its proximity to the Gateway Green project, and the possibility of the district being a game-changing project.
- The EcoDistrict designation for Gateway, at this time, gives us visibility. Each district will have a unique game plan that identifies the “low-hanging fruit” projects to implement the different elements that make up an EcoDistrict (i.e., storm water management, district-wide energy generation, etc.). The City is figuring out how the EcoDistricts will happen as they go. In general, the most visible project is the Oregon Sustainability Center near Portland State University. It is great that City Council is considering Gateway and Lents, both in the east side, as potential

EcoDistricts. And all thanks to the Gateway Build Verde paper that the PAC created prior to this initiative's launch.

11.4 Gateway Urban Renewal Area Budget Process – Amy Miller Dowell, PDC **Brief Summary:**

- Amy reviewed this year's calendar for budget development and its points for public input. PDC will work with the Portland Housing Bureau (PHB) and the Office of Management and Finance (OMF) to create next year's budget.
- PHB will create its own budget advisory committee. The bureau will seek input from the URACs and the PAC in order to determine how they will spend the allocated tax increment financing (TIF) funds in the different URAs. PHB is busy setting up its own systems and processes, and it has not figured out all the details yet.
- Amy reviewed last year's Gateway URA budget and its specific schedule for budget development. The PAC needs to decide whether they would like to have a budget subcommittee or other mechanism to provide input to PDC staff. The timeline is tight and the PDC executive-level staff and Commission will start considering the budget for each URA before the next scheduled general PAC meeting on January 20, 2010. Justin mentioned that, in the past, the co-chairs have served as the PAC's budget subcommittee. The PAC could add more people to the subcommittee, or have a special general meeting to provide input.
- The PAC suspended the budget discussion at this point to consider the question about subcommittees' quorum. See item 11.9.

Motion: Jackie Putnam moved to have a general PAC meeting in December 16, 2009 to provide input on the budget process, and to consider staff proposals to address subcommittees' quorum issue in the January 20, 2010 general meeting. Teena Ainslie seconded with an amendment to have the lawyers revise the proposals to address the quorum issue prior to the PAC considering them.

Vote Results:

In Favor: Ainslie, Brunner, Christopher, Earnest, Gilbert, Kimura, Koike, Mahoney, Powell, Putnam, Robinson, Russell, Sanchez, and Zahn.

Opposed: None.

Abstentions: None.

- The Co-Chairs will work with staff to produce the budget materials that the PAC will discuss in its December and January meetings.
- Justin asked the PAC members to fill out the budget prioritization survey and get back to staff with your results by Friday November 20, 2009 at the latest.
- Frieda asked whether the purchase of the property at 99th & Glisan fulfilled the 30% set-aside for affordable housing requirement and if that meant that all

housing expenditures would cease. Justin indicated the fulfillment of the set-aside would not mean that there will not be additional housing expenditures in the URA.

Follow-up: Staff will send the PAC members the actual revised FY 08-09 budget numbers, and will also create proposals for how to address the subcommittee quorum issues.

11.5 Gateway Master Street Plan Update – Justin Douglas, PDC

Brief Summary:

- The plan was unanimously adopted by City Council on September 30, 2009 after some last-minute negotiations with the owners of some properties south of Burnside between 99th and 102nd Avenues. Pacific Power owns and leases the properties in question. They wanted to remove the proposed SE 100th Avenue that would intersect with those properties, and they took their concerns to Council and got the change approved. Also, the Pliska family was concerned about SE 101st Avenue. The street plan map was tweaked to leave one of their properties more or less intact.
- Thank you to all the PAC members who came to the numerous meetings and City Council hearings for demonstrating the public support for the plan amendment. Amy commended Justin for doing a great job on this project.

11.6 Gateway Glisan Property Acquisition Update – Justin Douglas, PDC

Brief Summary:

- In late October 2009, PDC closed on the acquisition of the property. The PDC Housing Department is pursuing the acquisition of adjacent properties in order to assemble a bigger site to be developed in the future.

11.7 EPA Clean-Up Grant Update – Justin Douglas, PDC

Brief Summary:

- There is a little wrinkle in the process: the remediation work will now start in January or February 2010, which will take the remediation process into the dry season. We still have enough time to take advantage of the funds in escrow from the sellers for remediation work. It leaves less time than desired, but the timeline is still feasible before the funds in escrow expire at the end of 2010.
- Most of the site intended to become a park, except one acre intended for redevelopment. Parks Bureau staff is enthusiastic about the project. PDC, Parks and consultants will conduct a site master planning process.
- There is not set programming for the one-acre parcel slated for redevelopment, which is zoned commercial. The market for commercial space is currently depressed. Project staff will involve the community in the master planning

process, which will help answer this question. Part of the decision will also be market-driven.

- We don't know what kind of a park will be built on the site yet, but it will be developed with ample community input. The master plan will also help answer this question. When an advisory committee is formed for the master plan, PDC staff will encourage the PAC to have active participation in it.

11.8 Education Sub-Committee Update – Justin Douglas, PDC

Brief Summary:

- The PAC education subcommittee met with the leaders of educational institutions who are interested in developing an educational center in the Gateway area. There is renewed interest in this idea, which was identified in the original URA plan. The interested institutions are Mt. Hood Community College (MHCC) and the David Douglas and Parkrose School Districts. The focus would be on developing a facility for training and job creation opportunities. The three institutions' leaders brainstormed about the possibilities. The next step for them is to request a Development Opportunity Services (DOS) grant to start planning the facility.
- MHCC President John Sygielski is very interested in the project, and on having a new facility located in a transit-oriented space. There is no funding attached to the idea yet, but there is a lot of enthusiasm among participants. Ted Gilbert was there to look at the project from a private developer perspective.
- An educational facility could be the catalyst to help jump start the Gateway renaissance. This idea could also have synergies with the EcoDistrict concept. The project could be a catalyst, job generator and attractor, and create a new identity for Gateway, in addition to providing much-needed physical space for the two school districts and MHCC.
- Bringing industry on board in this project would be crucial. In the past the area has lacked for a plan, and this project could be a great plan to coordinate efforts with interested industries. The Columbia Corridor Business Association could be invited to participate in this plan. The educational institutions are definitely interested in exploring this collaboration.

11.9 PAC Leadership Group Meeting Requirement – Juan Carlos Ocaña, PDC

Brief Summary:

- The PAC Leadership group and staff had discussed whether or not the group needed to give public notice for their meetings. The PDC General Counsel indicated that the Leadership group does not have to give public meeting notice unless the number of its members constitutes PAC quorum. If the Leadership

group wants to continue meeting in private, it needs to reduce the number of its members, which is currently set at nine (9).

- The Leadership group started years ago as the PAC officers and the chairs of the subcommittees. This group used to meet separately before each PAC meeting. At the time there were more subcommittees than there are now. The goal of having private meetings is to be able to have confidential discussions, if needed.
- One proposal was to keep the same number of invitees because not enough people show up to constitute quorum, but if a guest shows up and his or her presence makes quorum, then can he or she can just sit in the audience and not participate. However, deciding who gets invited to begin with is potentially a problem. And the Leadership group would still have to keep minutes and give public notice.
- Another proposal was to invite only the chairs of the six committees and the two co-chairs to form the new Leadership group. That makes eight (8) members, which avoids having the give public meeting notice.
- Bob proposed postponing the discussion of the Leadership group's quorum issues until staff can bring a few proposals back to the PAC. His proposal was folded into the motion for the budget discussion and input (see item 11.3).

11.10 Miscellany - All

- The Gateway Green Project team had its first meeting as part of the Oregon Solutions process, and will be forming subcommittees. Anyone is invited to join.
- IRCO's representative to the PAC resigned to the organization. They are interested in having a new representative, but they have not identified a new representative yet.
- The East Portland Action Plan (EPAP) Economic Development sub-committee might be interested in having a seat on the PAC. If so, they can officially request a seat, and staff will take that request to the PDC Commission for consideration.
- The Portland Plan will have a public meeting on November 19 at David Douglas High School. Everybody is invited. This is an important planning process that will set policy and priorities for the next 20 years, so people should participate.
- The Gateway PAC will meet on Wednesday December 16, 2009 to discuss the FY 10-11 budget and other projects of interest.

Meeting adjourned at 8:00 p.m.

Future meetings:

December 16, 2009: Gateway PAC General (special meeting)
January 20, 2010: Gateway PAC General
February 17, 2010: Gateway PAC Leadership

Prepared by: Juan Carlos Ocaña, Public Participation Coordinator, PDC.