



Lents Urban Renewal Advisory Committee

**May 13, 2008, 7:00-9:00 pm
Portland Youth Builders
4816 SE 92nd Ave**

5.1 Welcome, Introductions & Attendance

- | | | |
|--|---|--|
| <input type="checkbox"/> Vacant
<i>Business at-large</i> | <input checked="" type="checkbox"/> Debbie Black
<i>Foster Area Bus. Assoc.</i> | <input checked="" type="checkbox"/> Devin Culbertson
<i>HOST</i> |
| <input type="checkbox"/> Michael Cummings-Vice Chair
<i>Resident at-large</i> | <input checked="" type="checkbox"/> John McDonald
<i>Powellhurst-Gilbert N.A.</i> | <input checked="" type="checkbox"/> Jess Laventall
<i>Lents Neighborhood Assoc.</i> |
| <input checked="" type="checkbox"/> Clint Lenard
<i>Resident at-large</i> | <input checked="" type="checkbox"/> Alan Melton
<i>Resident at-Large</i> | <input checked="" type="checkbox"/> Steve Messinetti
<i>Habitat for Humanity</i> |
| <input checked="" type="checkbox"/> Lee Harfield
<i>Business At-Large #1</i> | <input checked="" type="checkbox"/> Cora Lee Potter-Chair
<i>Resident at-large</i> | <input type="checkbox"/> Adrian O'Brian
<i>Business At-Large #2</i> |
| <input checked="" type="checkbox"/> Roger Rees - excused
<i>Lents Masonic Lodge</i> | <input type="checkbox"/> Gary Sargent
<i>82nd Ave Bus. Assoc.</i> | <input checked="" type="checkbox"/> Susan Stoltenberg
<i>Portland Impact</i> |
| <input checked="" type="checkbox"/> Mary Walker
<i>Powellhurst-Gilbert N.A.</i> | <input type="checkbox"/> Vacant
<i>Lents Neighborhood Assoc.</i> | <input type="checkbox"/> Vacant
<i>Business At-Large #3</i> |

PDC Staff present: Juan Carlos Ocaña-Chíu, Amy Miller Dowell, John Jansons, Byron Estes,

Guest: Mary Bosch with Marketek

Announcements:

- Saturday, May 10, was the 4th annual Community Lents Resource Fair. Chair Potter thanked the sponsors and contributors, which include: Assurety NW, City of Portland Office of Sustainability, East Port Plaza Jamba Juice, Light Truck Parts, McTavish Shortbread, New Copper Penney and Sargent Motor Sports and Metro.

Introductions:

- Juan Carlos Ocaña-Chíu, PDC Public Participation Coordinator, introduced the newest URAC member, Lee Harfield, who was appointed to a three-year term, by the Board of Commissioners, on May 9, 2008. Mr. Harfield fills the Business-at-Large position and is owner/operator of Postnet Postal & Business Services at East Port Plaza.

5.2 Public Comment on items not on the agenda:

- Beth Gentry, Executive Director for Zenger Farms, announced Lents International Farmers Market will open, Sunday, June 15, 2008 and run through October 12, 2008.
 - The 2008 season will have 20 vendors, including Ararat Bakery and Brookside Farms.
 - Focus is on small culturally-diverse, celebrations and activities.
 - The Farm will be hosting a food stamp matching program sponsored by New Season and are partnering with Ride Connect to provide transportation options for those in need.
- Jess Laventall announced the following for the Lents Neighborhood Association (LNA):

- Lents Founders Day will be held on August 17, 2008. Providence State Band will kick off the event.
- LNA is partnering with Oregon Folk Music Association to host a series of concerts on Sundays throughout the summer, except Labor Day.
- June 11, 2008 is the LNA's annual fund raising dinner at The New Copper Penney. Tickets are \$10.00, includes dinner and entertainment
- Rose CDC will be holding a workshop to get community feedback on a potential development proposal at the Lents Little League site, Thursday, May 22, 2008, at the Wattles Boys & Girls Club.
- John McDonald announced the following for Powellhurst-Gilbert Neighborhood Association:
 - Expressed appreciation to PDC staff for expansion study presentation. Will be submitting a letter of support, with a few conditions.
 - In the beginning phases of planning a community fair in August at Raymond Park.
 - Investigating the possibility of partnering with the Fix-It Fair and potential new location at Ron Russell Middle School.

5.3 Meeting Summary & Scorecard review

Brief Summary:

- Areas addressed on the Scorecard that need attention include arriving to meetings on time and speaking in turn.
- Copies of the March 11, 2008 meeting summary were not available. Therefore, approving the minutes will move to the July meeting

Follow-up Action: Staff to send hardcopies of March 11, 2008 meeting summary prior to the July 8, 2008 URAC meeting.

5.4 May URAC Briefing Paper: John Jansons, PDC

Upcoming events/activities:

- May 14, 2008: The Board of Commissioners will hear the following items
 - Lents URA Amendment Study
 - SE 92nd & Harold Redevelopment zoning change request
 - Acquisition of 5916 SE 91st Street and 5933 SE 92nd Street.
- May 20, 2008, 5:00 to 7:00pm: URAC Reception to celebrate and honor URAC members.
- May 31 – June 6, 2008: Habitat for Humanities Building Blitz to build five homes in seven days. Dedication of homes held on June 6, 2008 at 3:00pm.
- June 5, 2008, 7:00 to 8:30pm: Lents Arts/Gateway Subcommittee meeting

Follow-up Action: Staff to follow-up regarding potential savings on Parks projects that might be used to donate \$1,000 towards repairing the gazebo in Lents Park.

5.5 2008-2009 URAC Nominating Committee – Juan Carlos Ocaña-Chíu, PDC

Brief Summary:

- URAC leadership positions are elected annually. A nominating committee is requested to poll members for interest in the positions of Chair and Vice Chair.
- Clint Lenard and Jess Laventall volunteered to be on the nominating committee.

- At the July 8, 2008 meeting, the nominating committee will present their findings and announce the nominees. A vote for the positions of Chair and Vice Chair will commence.

5.6 Lents Town Center URA Budget Update – Amy Miller Dowell, PDC, and Cora Potter, URAC Chair and budget committee representative

Brief Summary:

- City council, PDC’s budget committee, chose to postpone voting on PDC’s budget until the other bureaus’ budgets are complete.
- Commissioner Leonard proposed moving PDC’s legal department to the city’s legal department. PDC’s budget does not include this move.
- Budget will need to be revised if/when the proposed URA Plan amendment passes.

Follow-up Action: Staff will schedule budget update in the Fall if/when the proposed URA Plan amendment passes and discuss potential projects.

5.7 PDC Re-Organization – Amy Miller Dowell, PDC and Juan Carlos Ocaña-Chíu, PDC

Brief Summary:

- Executive Director Bruce Warner announced at the end of April that PDC’s three operating departments, *Housing, Development and Economic Development*, will merge into one department to provide better service, efficiency and streamline processes.
- The new department will be called *The Urban Development Department*, and will have four divisions: Neighborhood Team, Business & Industry Team, Central City Team and Financial Assistance Team
- Erin Flynn, current Economic Development Director, was appointed as the director of the new department. The directors of Housing and Development have chosen to leave PDC.
- The new structure, being worked out by a transition team, will be effective July 1, 2008.
- Unrelated to the reorganization, the PDC Board of Commissioners passed a resolution that will authorize staff to study PDC’s role in providing low-income housing and identify any potential overlapping programs with other agencies. PDC is committed to affordable housing and there will be no changes to the rental housing programs/projects. The resolution directs staff to coordinate with a city-wide study, referred to as the Clegg Study, to look at how the region best serves housing needs.

Handouts: *Urban Development Leadership Team* (Attachment A)

Follow-up Action: Staff will report back on the following:

- ✓ List of Clegg study members;
- ✓ Will there be an opportunity for public comment;
- ✓ Is there anyone on the study who does not work on housing issues;
- ✓ Is there a background report and source for research;
- ✓ Is the Clegg study subject to public meeting rules?

5.8 Lents Market Study – Amy Miller Dowell, PDC, and Mary Bosch, Marketek

Brief Summary:

- Market study completed and includes four parts: Retail, Office, Housing and Industrial

Presentation highlights include:

- Retail market analysis was very participatory;
- Customers to the Town Center are estimated to come from six to seven minute from outside the area;
- Data for demographics comes from the 2000 U.S. Census;
- Lents is becoming more diverse with 25% non-white;
- On average, 20,200 cars pass through Foster area per day. Transit station use is a projected at 2,200 users;
- Over 213 surveys were submitted on-line;
- Survey themes of desirables include: Unique, locally-owned businesses, mix of specialties, affordable, eco-friendly, walkable and neighborhood appeal;
- Retail sector is generally doing well, yet undersupplied – not enough retail in the area to meet the needs of residents;
- Lents Town Center is well served by general grocery, but underserved by natural, alternative, locally-owned grocers;
- Need to slow traffic and have accessible parking to allow drivers to see what is happening in the town center;
- Lents is one of the last neighborhoods where homes are still affordable, which will influence a changing demographic;
- Greenline will bring demand. Lents will attract people who want to be a part of the community;

Follow-up Action: Staff will post full reports to <http://www.pdc.us/ura/lents.asp>

5.9 New Business: Working Agreement Scorecard/Check-in – Cora Potter, LTC URAC Chair

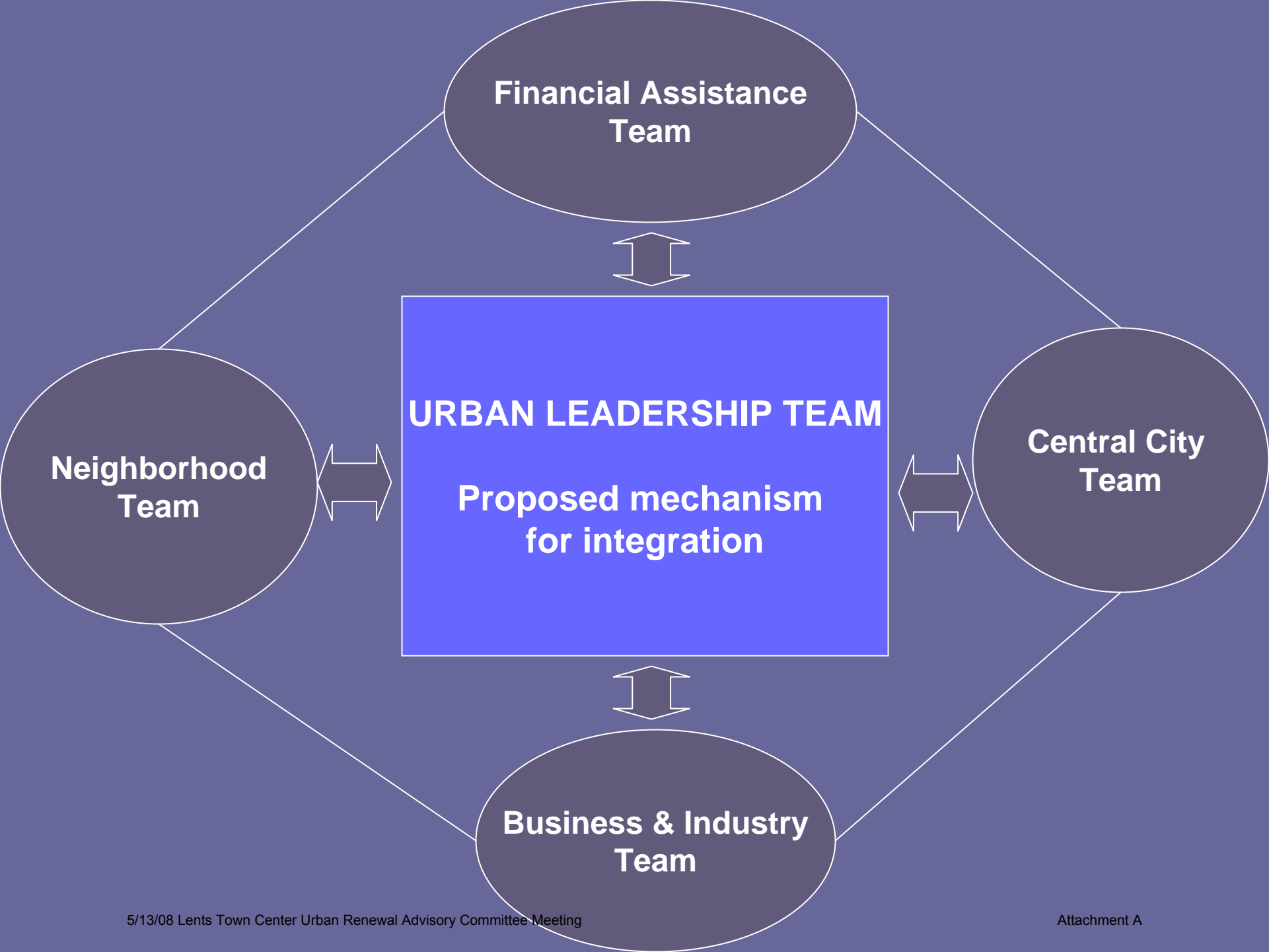
- The May issue of East Portland Neighborhood Office features PDC's work on the eastside. The online version can be found at www.epno.org .

5.10 Adjournment - Meeting adjourned at 9:08pm

Next meeting:

- Regular bi-monthly meeting: July 8, 2008, 7:00 to 9:00 pm, location to be determined.

Prepared by: Sue Lewis, Sr. Project/Program Specialist, PDC



EXEC. ASST.



DIRECTOR



OPERATIONS

STRATEGY & RESEARCH



URBAN DEVELOPMENT LEADERSHIP TEAM

