



Lents Urban Renewal Advisory Committee

July 8, 2008, 7:00-9:00 pm

Lent Elementary

5105 SE 97th Ave

7.1 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 checked="" 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 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
<i>Lents Masonic Lodge</i> | <input checked="" type="checkbox"/> Gary Sargent
<i>82nd Ave Bus. Assoc.</i> | E - 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> |
- E - excused

PDC Staff present: John Jansons, Sue Lewis, Amy Miller Dowell, Juan Carlos Ocaña-Chiu and Keith Witcosky

Guest: Greg Peden and Don Mazziotti, The Gallatin Group

7.2 Public Comment on items not on the agenda:

- Karen Young, Executive Director of Leach Botanical Garden, extended an invitation to the URAC to hold meetings at the garden and offered to provide a tour of the grounds. With the passage of Lents Town Center Urban Renewal Area Plan Amendment, the garden is now part of the Lents TC URA.

7.3 Meeting Summary & Scorecard review

- Chair Potter requested comments on the March and May meeting summaries. There were none.

Motions/proposals proposed and disposition: Harfield made a motion, Cummings seconded, to approve the March meeting summary as submitted.

Results of vote:

Ayes: Black, Culbertson, Cummings, McDonald, Laventall, Lenard, Melton, Harfield, Potter, Rees, Sargent, Walker

Nays: none

Abstain: none

Motions/proposals proposed and disposition: Black made a motion, Walker seconded, to approve the May meeting summary as submitted.

Results of vote:

Ayes: Black, Culbertson, McDonald, Laventall, Lenard, Melton, Harfield, Potter, Rees, Sargent, Walker

Nays: none

Abstain: Cummings

Announcements:

- John McDonald announced Powellhurst-Gilbert Neighborhood Association is hosting a community event on August 16, 2008, at Raymond Park, from noon to 5:00.
 - In addition, the Powellhurst-Gilbert Neighborhood Association hosted a presentation recently by Portland State University Masters in Urban and Regional Planning student workshop project conducted on SE 122nd Avenue. The Bureau of Planning posted the report on their web site - <http://www.portlandonline.com/planning/index.cfm?c=38978&>
- ✓ **Follow-up:** Staff will post a link to the study on PDC's Lents Town Center URA website.

Scorecards: May 13, 2008 scorecard identified "strive for brevity" as an area needing improvement.

7.4 2008-2009 URAC Election – Juan Carlos Ocaña-Chíu, PDC

Upcoming events/activities:

- **Nominating committee:** Jess Laventall and Clint Lenard, reported their slate of candidates: Cora Potter, for Chair, and Michael Cummings as Vice Chair.
- A call for floor nominations received none.
- The 2008-09 election consists of Chair and Vice-Chair. Service begins July 8, 2008 and ends July 2009.
- Cora Potter and Michael Cummings accepted nomination for Chair and Vice Chair respectively.

Motions/proposals proposed and disposition: Harfield made a motion, Culbertson seconded, to elect Cora Potter as Chair and Michael Cummings as Vice Chair, for the Lents Town Center Urban Renewal Advisory Committee.

Results of vote:

Ayes: Black, Culbertson, Cummings, McDonald, Laventall, Lenard, Melton, Harfield, Potter, Rees, Sargent, Walker

Nays: none

Abstain: none

7.5 PDC Announcements & July URAC Briefing Paper – Amy Miller Dowell, Juan Carlos Ocaña-Chíu and John Jansons, PDC

Brief Summary:

- PDC's reorganization was announced at the May 2008 meeting. A Transition Team made up of PDC staff representing the Development, Economic Development and Housing Departments convened to analyze the structure of combining the departments. The team recommended, and it was approved, to combine the three operating departments into one department with two new geographically-based teams: Downtown and Neighborhoods. An Implementation Plan will be developed in August/September. The reorganization will have an increased community economic development focus.
- Two Board of Commissioner positions are expiring: Chair Mark Rosenbaum and Commissioner Sal Kadri. Mayor Potter has given Mayor-elect Adams the authority to appoint these two positions. With only three Board positions filled, currently filed

resolutions, if approved, will require a 30-day waiting period before becoming effective.

- During the Plan amendment process, the PDC Board entered into an agreement with Multnomah County and Portland Public Schools to allow for their representation as voting members on the Urban Renewal Advisory Committees (URACs) that meet certain requirements. The LTC URAC is one of the two committees impacted by this decision. These taxing jurisdiction positions will follow the same rules and guidelines of existing URAC members. The Board will formalize the agreement Wednesday, July 9, by amending the URAC policy. There currently are seventeen positions on the URAC, three of which are presently vacant.

URAC members expressed the following concerns:

- Government agencies have a strong vested interest in the URA and could usurp community representatives and undermine the community advisory process;
- Frustration regarding short notice of URAC policy change;
- Preference that government agencies fill ex-officio (non-voting) positions;
- PDC Board is amending the URAC policy without input from URAC members;
- Concerns that PDC and government agencies would meet and make decisions outside the URAC forum.

Upon further discussion, the following motion was made:

Motions/proposals proposed and disposition: Harfield motioned, Cummings seconded, that the URAC forward a letter to the PDC Board of Commissioners strongly urging there be no changes to the URAC Policy governing the Lents Town Center Urban Renewal Advisory Committee and other URACs, and any future changes be communicated to the URAC at least one meeting in advance to provide an opportunity for input and recommendation(s).

Results of vote:

Ayes: Black, Culbertson, Cummings, McDonald, Laventall, Lenard, Melton, Potter, Rees, Sargent, Walker

Nays: none

Abstain: none

- ✓ **Follow-up:** Cora Potter will compose the letter and send to PDC staff who will email to URAC members for input. John McDonald will present letter to the Board.

7.6 LTC URA Plan Amendment Approval by City Council – Amy Miller Dowell, PDC, and Cora Potter, URAC Chair and budget committee representatives.

Brief Summary:

- The plan amendment passed city council as a non-emergency ordinance;
- Tax Increment Financing (TIF) funds cannot be used for County services;
- The plan amendment will be incorporated into a budget revision before the end 2008.
- The URAC budget committee will need to meet in September regarding the revision.
- With the URAC's approval, Cora Potter, Michael Cummings and Roger Rees will continue representing the URAC on the budget committee;
- A request was made to fund projects that can be completed within a reasonable time and does not consume excessive administrative costs.

Follow-up Action:

- ✓ Amy Miller Dowell, will set up a meeting with Roger Rees and PDC budget analyst to answer his question regarding staff overhead costs.
- ✓ If possible, budget committee will meet prior to the September meeting in order to bring recommendations back to the URAC.

7.7 Presentation about proposal to relocate the Portland Beavers to Walker Stadium in Lents – Greg Peden and Don Mazziotti, The Gallatin Group,

Brief Summary:

- The owner of Portland Beavers, Merrit Paulson, would like to bring Major League Soccer (MLS) to Portland, which would require finding a new home for the Portland Beavers. PGE Park would be dedicated to soccer. A new Beavers stadium operation will require a minimum of seven acres, as well as upgrades to PGE Park for the MLS team.
- Two prospective sites have been identified for the potential new Beavers' stadium: Lents Park and Terminal 1 on the Willamette River. Lents Park is located in a residential area. Terminal 1 is in an industrial area.
- The new stadium would need to have 8,000 to 9,000 seats, as required by the Pacifica Coast League of AAA Baseball guidelines, and requires 1500 parking spaces within a 1200 foot radius. Having a parking garage next to the park would be ideal.
- Consultant believes stadium could produce 100 to 200 jobs family-wage jobs.
- Paulson says he will personally finance \$40 million to purchase major league soccer team. Public partnership for the stadium land and funding would be necessary to make this operation a reality.
- Group has met with Lents Little League who would be able to share offices with the Beavers' corporate offices. Other community organizations could use the stadium. Stadium could also be used for entertainment purposes, such as concerts.
- Would need letter of support from City Council in order to proceed with MLS purchase.
- Freeway Land was looked at as a possibility, but was deemed not feasible because of the expense of purchasing the privately owned property. Lents Park is a City-owned property.

7.8 New Business

- Working Agreement Scorecard/Check-in handed out – please return to Sue Lewis.
- Lents URAC Arts/Gateway Subcommittee will provide an update at the September meeting.

7.9 Adjournment: Rees motioned, Culbertson seconded, to end the meeting. Meeting adjourned at 8:55pm

Next meeting:

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

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