

**RIVER DISTRICT  
URBAN RENEWAL ADVISORY COMMITTEE (URAC)  
Meeting Minutes**

**Tuesday, October 14, 2008  
4:00 p.m. – 6:00 p.m.**

*Portland Development Commission,  
Commission Conference Room*

**URAC Membership:** Nancy Davis, Patricia Gardner, Patrick Gortmaker, Ann Hudner, Tony Jones, Louis Lee, Alexander Mace, Ed McNamara, Eric Steinmeyer, Paul Verhoeven, and Stephen Ying.

**Absent:** David August, Jamie Dunn, and Tiffany Sweitzer.

**PDC Staff:** Lisa Abuaf, Bob Alexander, Irene Bowers, Bob Durston, Stephen Green, Sarah Harpole, John Jackley, Eric Jacobson, Joleen Jensen-Classen, Pam Johnson, Connie Kroker, Juan Carlos Ocaña-Chíu, Steven Shain, Barbara Shaw, Juanita Swartwood, Fred Wearn, and Keith Witcosky.

**City of Portland Staff:**

Troy Doss (Bureau of Planning) and Mauricio Leclerc (Office of Transportation).

**Guests:** Neilson Abeel (Pearl District NA resident), Ross Swanson (Office of Transportation), Dee Walsh (REACH), Carol McCreary (Old Town/Chinatown NA resident), Allan Classen (NW Examiner) and Steve Law (Portland Tribune).

**Welcome and Introductions**

Joleen Jensen-Classen, PDC Public Participation Manager welcomed members of the committee to PDC and introductions followed.

On behalf of the Bruce Warner, PDC Executive Director, John Jackley, Director of Communications and Business Equity thanked members for participating with PDC. Mr. Jackley communicated the importance of this particular URAC in assisting PDC with the unique challenges the district faces in the areas of strategic planning and budgeting to complete current and new projects.

**Orientation Session**

Joleen Jensen-Classen and Juan Carlos Ocaña-Chíu provided the membership with notebooks and jointly oriented the group in the following areas:

- Summary of PDC and urban renewal history
- Official URAC policy
- Membership term (three (3) years)
- Oregon Public Records/Public Meetings Law applies to all URAC activities and written material
- Conflict of Interest and Responsibilities of Public Officials

Staff reminded attendees that as a URAC member they are considered liaisons to the groups they represent and must assure their views and concerns are fully communicated at meetings. In closing the orientation portion of the meeting, PDC staff committed to providing URAC members with an agenda, meeting summaries, and associated materials to members prior to each monthly meeting.

### **Update on the Land Use Board of Appeals (LUBA) Appeal**

Bob Alexander, Special Projects Manager, explained that a group of individuals, collectively calling themselves the Friends of Urban Renewal, have filed a Notice of Intent to Appeal the two amendments to the River District Urban Renewal Area Plan to the Land Use Board of Appeals (LUBA, a statewide agency). The first amendment expanded the area of the River District Urban Renewal area by adding area from the expired Downtown Waterfront and South Park Blocks URAs, expanded the maximum indebtedness and extended the life of the district by one year. The second amendment added a “satellite” to the original URA identified as property located in the David Douglas School District.

PDC and the City have met several times with the Friends of Urban Renewal and agreed to extend the final filing date to October 30, 2008. If the parties do not agree, The Friends of Urban Renewal will file their appeal October 30, 2008 and a response by the City/PDC would be due twenty-one (21) days later. Then LUBA has thirty-five (35) days to hold hearings and render a decision, but typically this process is delayed, making the timeline January or February 2009. LUBA decision could be one of three actions affirm, reverse or remand City Council's action to City/PDC to correct for errors.

In closing out this portion of the agenda, Mr. Alexander answered several questions the committee members proposed related to bond sales, boundary issues, and how the appeal process and the current financial crisis will affect the future budgeting processes and PDC's line of credit to complete the projects already in process. PDC staff will keep the members updated on all issues related to the legal action.

### **Project Updates**

Steven Shain, Peter Englander and Lisa Abuaf presented an overview of the River District URA projects (Attachment A) and explained why the district was formed and described the early concepts. The review also included the following projects: River District Plan (1995), district visions and goals, Hoyt Street Properties Development Agreement (1998), housing statistics/facts, economic development facts, boundary adjustment, Portland Streetcar (2001), and various projects such as The Nine's Hotel, Centennial Mills, Jamison, Tanner Springs, The Fields, NW Broadway Corridor, Union Station, Block R & U, Old Town/Chinatown projects, 10<sup>th</sup> & Yamhill, and the U.S. Post Office project.

### **Future Meetings**

River District URAC members agreed the most convenient days to meet are Tuesdays, 4:00 p.m. - 6:00 p.m. at locations to be determined by members on a rotational basis. The URAC will determine if meetings will be monthly, every other month or quarterly. Several members articulated a desire to meet at different locations giving an excellent opportunity to visit and familiarize themselves with organizations represented on the URAC.

***Due to the LUBA appeal and budgeting issues, this group will not meet in November but will convene again on Tuesday, December 9, 4:00 p.m. – 6:00 p.m. at the Portland Development Commission, Commission Conference room (first floor).*** The location of January's meeting will be determined at the December 9 meeting.

### **For the Good of the Order**

Dan Zalkow requested that the Portland Downtown Neighborhood Association be added to the membership of the River District URAC. PDC staff agreed to begin the process to add the neighborhood association to the URAC.

Peter Englander recommended members see the Old Town/Chinatown documentary entitled, "Pig Roast and Tank of Fish" selected to be screened at the 35<sup>th</sup> Northwest Film and Video Film Festival. The tentative screening date is Saturday, November 15, 4:40 p.m. at the Whitsell Auditorium, Portland Art Museum.

**Adjournment**

The meeting adjourned by Joleen Jensen-Classen at 5:35 p.m.

Submitted by Juanita Swartwood, Public Participation Specialist

**ACTION ITEMS**

| <b>OWNER</b>     | <b>ACTION</b>   | <b>DUE DATE</b> |
|------------------|---|-----------------|
| <b>PDC Staff</b> | Patricia Gardner requested members receive and become familiar with the Pearl District Development Plan, The Old Town/Chinatown (OTCT) Vision Plan (Dec 1997), Development Plan (Dec 1999), and Vision Development Plan Update (Jan 2003) and the Executive Summary of the Amended and Restated River District Urban Renewal Plan | 12/09/08        |
|                  | Official appointment of URAC members by the PDC Board.  | 11/12/08        |
|                  | River District URA budget that identifies projects that may be cut or reprioritized if the new Maximum indebtedness is not realized; projects in the amendment area that are currently on hold and projects that are mandated via city council ordinance or signed agreement with PDC Affordable Housing Goals.                   | 12/09/08        |

**NEXT RIVER DISTRICT URAC MEETING**

**Date:** December 9, 2008  
**Time:** 4:00 p.m. – 6:00 p.m.  
**Location:** Portland Development Commission  
Commission Conference Room (First Floor)