

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

**Tuesday, December 9, 2008
4:00 p.m. – 6:00 p.m.**

*Portland Development Commission,
Commission Conference Room*

URAC Membership: David August, Nancy Davis, Jamie Dunn, Susan Donaldson, Patricia Gardner, Dan Zalkow, Patrick Gortmaker, Ann Hudner, Tony Jones, Louis Lee, Alexander Mace, Ed McNamara, Doug Shapiro for Tiffany Sweitzer, Eric Steinmeyer, Paul Verhoeven, Stephen Ying, and Dan Zalkow.

PDC Staff: Lisa Abuaf, Bob Alexander, Tony Barnes, Bob Durston, Peter Englander, Sarah Harpole, Eric Jacobson, Joleen Jensen-Classen, Jennifer Nolfi, 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: Carly Riter (Portland Business Alliance), Ben Gates (Central City Concern), and Michael Roberts (LRS Architects).

Welcome and Introductions

Steven Shain opened the meeting and welcomed committee members, staff and guests. Attendees around the room were asked to introduce themselves.

Public Comment

No public comment was provided at the start of the meeting. However, later on in the meeting, guest Ben Gates with Central City Concern requested the committee consider his participation on the URAC. His request was briefly discussed and will be considered.

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

Robert Alexander, PDC Special Projects Manager, provided the LUBA appeal update.

The Portland Development Commission received notice that a group, the Friends of Urban Renewal (appellants), was going to file appeals to the Land Use Board of Appeals (LUBA) on two resolutions for amendments to the River District Urban Renewal Area (RDURA). The first is a satellite or island district in the David Douglas School District and the other was for the major amendment of the RDURA Plan. The two appeals have been separated and the first, to reverse the Satellite amendment, was filed 3 weeks ago and the City Attorney's office and PDC responded with our brief this last Monday, November 17, 2008. A hearing has been set for that appeal on Thursday, December 4, 2008. If there are no delays, a decision would be expected around the first week in January.

We were in hopes that a negotiated settlement could be reached on the main River District appeal, but despite four meetings with the appellants, including direct meetings with Mayor-elect Sam Adams and Commissioner Nick Fish, a compromise could not be reached. The appellants could not reach agreement on what are their key issues. Pat LaCrosse has now dropped out of the appeal and their former attorney, Steve Pfeiffer, is no longer representing them on the main River District appeal.

This second appeal relating to the main RDURA was filed on Friday and we have three weeks to respond to it. If it follows a similar pattern to the Satellite appeal, a hearing would be set for the first few weeks in January. We would expect that a decision would follow in February.

We cannot speculate on the outcome of either appeal but stand ready to expedite any changes requested by LUBA.

Update (*Three days after the River District URAC Committee meeting*)

On December 11, 2008, Kathryn Beaumont (City Attorney), Robert Alexander and David Elott (PDC Lead Counsel) finished the second of two oral arguments before the Land Use Board of Appeals (LUBA) on the two amendments to the River District Urban Renewal Area. These hearings allowed parties in a case to present their arguments in support of their case and to answer questions from the LUBA board members. This hearing focused on the main amendment to the River District URA.

Mr. Alexander believes that arguments were clearly presented and that LUBA understood the issues. It is difficult to predict the outcome, however. Expect a ruling by the first week in January 2009 on the Satellite and by January 16, 2009 on the main amendment.

Both the Appellants' briefs and PDC's response may be viewed on our website under the Future of Urban Renewal, What's New. Then click on the LUBA Appeal tab.

http://www.pdc.us/four/whats_new.asp.

River District URA Budget Review

Steven Shain, Joleen Jensen-Classen, Lisa Abuaf, Peter Englander, and Sarah Harpole used an interactive on-line map to review River District projects (located at the following link: <http://www.pdc.us/ura/river.asp> .) The review provided committee members with the project details, as well as a visual of the property location and the overall details of the projected design or use of the properties. The review covered 17 different projects and allowed for a question and answer session with project managers to fully discuss and understand the challenges connected with completing each project identified in the URA.

Some concern was expressed regarding the proposed changes for the Resource Access Center (RAC). Questions included:

- What are the reasons for the increased expenses for this project?

- If the RAC is not going to use all of block U, the remaining value of that block is diminished.

Process for Developing the River District URA 2008-2009 Budget

Tony Barnes with PDC Central Services reviewed the financial summary of the five-year budget projections (Attachment A), potential impacts, and key deadlines related to the FY 2009-10 budget process (Attachment B.) Due to a tight timeline for finalizing the budget by January 23, 2009, many felt the proposed dates did not allow sufficient time to formulate recommendations to the Executive Director. The group requested January’s two-hour meeting be solely dedicated to developing recommendations prior to the PDC Board of Commissioners and the Mayor’s review on February 9, 2009. Additional meetings may be necessary if the work cannot be completed during the January 13, 2009 meeting.

Mr. Shain encouraged members to touch base with the organizations they represent to assure the budget recommendations reflect their interests.

For the Good of the Order

The group was reminded of the January 13, 2009 meeting being held at the ODOT building (123 NW Flanders), 4:00 p.m. – 6:00 p.m. in the first floor public meeting rooms A & B. Additionally, organizations interested in hosting future meetings at their facilities should contact Juanita Swartwood at PDC by phone or email (503.823.3209 or swartwoodj@pdc.us) to arrange meeting logistics. Otherwise each meeting will be held at the PDC, Commission conference room. See detailed dates below.

Adjournment

The meeting was adjourned by Joleen Jensen-Classen at 6:00 p.m.

Minutes prepared by: Juanita Swartwood, Public Participation Specialist, PDC

| OWNER | ACTION ITEMS | DUE DATE |
|-----------|---|----------|
| PDC Staff | Differentiate and identify which housing projects are loans versus grants. | 01/13/09 |
| | More information and detail on the Resource Access Center, Operation Home & other affordable housing projects | |
| | May need another meeting prior to the Board/Mayor Review on 2/9/09. | |

See the next page for all of the 2009 meeting dates.

THE NEXT RIVER DISTRICT URAC MEETING

January 13, 2009

Agenda: Budget Development Session

4:00 p.m. – 6:00 p.m.

Oregon Department of Transportation Building

123 NW Flanders

(Old Town/Chinatown Area)

1st Floor, Public Meeting Rooms A & B

2009 MEETING DATES

2nd Tuesday of each month

4:00 p.m. - 6:00 p.m.

Portland Development Commission

Commission Conference Room (First Floor)

Not all meetings will be necessary.

January 13 (ODOT)

February 10

March 10

April 14

May 12

June 9

July 14

August 11

September 8

October 13

November 17

December 8