

**RIVER DISTRICT
URBAN RENEWAL ADVISORY COMMITTEE (URAC)
Meeting Summary
Tuesday, May 12, 2009
4:00 p.m. – 6:00 p.m.**

**Portland Development Commission
222 NW 5th Avenue, Commission Conference Room (First Floor)**

URAC Membership: David August, Nancy Davis, Jamie Dunn, Patricia Gardner, Patrick Gortmaker, Ann Hudner, Tony Jones, Mauricio Leclerc (Ex-Officio) Louis Lee, Alexander Mace, Ed McNamara, Doug Shapiro (Alternate), Eric Steinmeyer, Tiffany Sweitzer, Paul Verhoeven, Stephen Ying, and Dan Zalkow.

PDC Staff: Bob Alexander, Tony Barnes, Peter Englander, Eric James, Joleen Jensen-Classen, Kim McCarty, Steven Shain, Juanita Swartwood, and Keith Witcosky.

Guests: Allan Classen (NW Examiner)

Welcome and Introductions

Joleen Jensen-Classen welcomed committee members and opened the conversation with introductions of those in attendance.

Public Comment

None provided.

New Bureau of Housing Update

Shelly Haack discussed the challenges facing the development of a new Portland Bureau of Housing. Key issues identified included:

- How best to integrate staff (38 PDC staff and BHCD), workflow, and projects;
- Significant shared services such as informational/computer technology and central services; and
- Costs and budget associated with relocation of existing facilities.

Ms. Haack further explained that Beverly Stein with Public Strategies Group responded to RFP related to the organizational, strategic, and implementation planning of the new Housing Bureau. Additionally, Ms. Stein will facilitate stakeholder and public meetings to help define the desired outcomes and guiding principles of the new bureau.

A flow chart (Attachment A) explaining the process and design was distributed for committee review and discussion. In addition, a timeline and work plan dated May 8, 2009 highlighted the key actions related to the design process. Two key dates for the Design Lab May 27 and June 15 were announced where Commissioner Fish will help craft the public strategy. The new

Housing Director, key stakeholders, and Industry experts to assist in this process are yet to be determined by Commissioner Fish.

Budget Update

Tony Barnes distributed the River District financial summary and walked the members through the following key dates of the budget process:

- May 15 – First notice of proposed budget
- May 21 – Presentation of Proposed budget
- May 27 – Comes back to PDC for approval of the budget
- June 10 – PDC Commission Work session on approved budget and requested changes
- June 24 – Tax Supervision and Conservation Commission (TSCC) Hearing and Commission adoption
- July 11 – Budget document published and posted on web and delivered to TSCC

Additionally, Steven Shain and Tony Barnes answered committee member's questions related to specific projects within the district.

River District Amendment Remand Update

Bob Alexander reported that PDC staff has prepared a response to the LUBA remand on the main River District amendment which required findings of blight for the entire district rather than just the amended areas as well as established that buildings in the amended areas need to be described as unfit and unsafe in order to meet the blight definition. City Council will discuss and vote on the amendment in June and the URAC will be notified of the date and time.

Central City URA Study & N/NE Economic Development Strategy

PDC was directed by city council to explore the possibility of a creating a new central city URA as a result of the expiration of the Downtown Waterfront and South Park Blocks URAs. That process is underway and is led by Mayor Adams. ECO Northwest has done an initial financial analysis.

A similar analysis is underway involving the Oregon Convention Center and interstate Corridor URAs that is known as the NNE Economic Development Strategy. The process will run parallel with the Central City URA study.

Legislative Update

Keith Witcosky informed the committee of legislation that has passed in the Oregon House and is now before the Oregon Senate for consideration and is assumed to pass. The legislation allows the taxing jurisdictions to received increased assessed value form an urban renewal area at specific times during the life of the URA rather than having to wait until the URA expires and all the bonds are paid off.

Project Updates:

- **Block 247:** This project is designed as affordable family housing with two and three bedroom units as well as 13, 000 square feet dedicated to Portland Public Schools. The total project cost is \$19million and will generate an annual \$45,000 in property taxes. Completion date is planned for March 2001.
- **US Post Office:** PDC and the post office extended their letter of understand and both sides are hopeful the project will move forward. There are severe financial constraints on the US Post Office as it lost \$2.8 million in revenue last year and expected to lose an additional \$2.8 million this year.
- **Centennial Mills:** This project is on schedule and PDC is moving toward a disposition and development agreement with the Lab.
- **The Fields:** Final design work is expected in June of 2009 with a completion date of summer 2010.

The meeting adjourned at 6:00 p.m.

Submitted by
Juanita Swartwood
PDC Public Participation Specialist