

J. Scott Andrews
Commissioner Chair

Aneshka Dickson
Commissioner

John C. Mohlis
Commissioner

Steven Straus
Commissioner

Charles A. Wilhoite
Commissioner

Charlie Hales
Mayor

Patrick Quinton
Executive Director

This document represents the official meeting record of the November 13, 2013, Portland Development Commission (PDC) Board of Commissioners (Board) Meeting held at 222 NW Fifth Ave., Portland, OR 97209. The full video recording of this meeting can be found at:

<http://www.youtube.com/watch?v=GkuUd0W91Ww&feature=c4-overview&list=UU5XKnmpwO4bSn0JNszjhSRw> and
<http://www.youtube.com/watch?v=ma0Le5Aug7c>.

1. Call to Order and Roll Call

Chair Scott Andrews called the meeting to order at approximately 3:01 p.m. Ms. Gina Wiedrick, Board recording secretary, called the Board roll:

Chair Scott Andrews	PRESENT
Commissioner Aneshka Dickson	PRESENT
Commissioner John Mohlis	PRESENT
Commissioner Steven Straus	ABSENT [see note below]
Commissioner Charles Wilhoite	ABSENT

Chair Andrews stated that Commissioner Straus would be calling in for the last item on the agenda.

2. Commissioner Reports

Chair Andrews

- On October 15, met with the Lloyd EcoDistrict leadership who provided an update on their work.
- On October 30, spoke at the Oregon College of Oriental Medicine Leadership in Energy & Environmental Design (LEED) event; they were awarded LEED Silver.

Commissioner Dickson

- On November 19, will be speaking at the June Key Delta ribbon cutting for their solar array.

3. Executive Director Patrick Quinton Report

- Stated that this is the last Board meeting before PDC staff that was laid off has their last work day. Invited the Board to go to the All Staff holiday breakfast, where PDC will honor and say goodbye to these staff.
- As part of the We Build Green Cities initiative, in an effort to promote the clean tech firms in Portland, City and PDC staff have been abroad working on behalf of local firms:
 - On October 25 – November 3, through the work of PDC staff, Mayor Charlie Hales and his wife visited several cities in China and met with development officials.
 - On October 18 – 27, PDC staff traveled to Japan with ZGF, Glumac, and others, to follow up on the April 2013 trip.
 - On October 12 – 22, PDC staff Chris Harder and other local companies went to Israel on a best practices trip primarily to learn about their startup culture.
 - On November 13 – 16, PDC staff Lisa Abuaf is in Mexico City working on behalf of another We Build Green Cities company.

- On October 29 – November 1, flew to Washington, DC for the SelectUSA Summit; this was an opportunity for the Obama administration to demonstrate its commitment to international trade.
- On October 15, along with Mayor Hales, participated in a walking tour of Vancouver/Williams area in north Portland; the tour was organized by Senator Avel Gordly. This was to highlight the changes that have taken place over the past 40 years and the impact it has had on gentrification; next steps is to work with the African-American community on agreed-upon steps moving forward.
- On October 16, took Peter Goodman, of *The Huffington Post*, on a tour of the eastside, South Waterfront, and Produce Row; Mr. Goodman later wrote a story on the Startup PDX Challenge companies.
- On October 18, was interview by a film crew working for NHK out of Japan; they are shooting a documentary on the world's most sustainable cities for their series "The Future of Spaceship Earth." The documentary is scheduled to run in Japan in January 2014.
- On November 7 – 8, along with Mayor Hales, Susan Anderson (Director, Bureau of Planning & Sustainability) and Leah Treat (Director, Bureau of Transportation) attended the Urban Land Institute conference in Chicago, IL, as fellows in the Daniel Rose Fellowship program. There are four cities participating in a year-long study and each city is contributing one project as a challenge for the group to think about; Portland will focus on the central eastside opportunity that will emerge out of the light rail line. Will bring to the Board some of the work they will be doing throughout the year.
- On November 14, along with City commissioners Fritz and Fish, attending the Dawson Park renovation project groundbreaking event.
- On November 20, attending the Portland Business Association's November Forum event which will feature Brookings Institute Vice President, Bruce Katz. Mr. Katz will present information from his new book *The Metropolitan Revolution* and participate in a panel discussion focusing on Portland's economy.
- On November 22, begins the annual Startup Weekend. The event is happening at Puppet Labs in northwest Portland. For more information visit <http://www.portland.startupweekend.org>.

Chair Andrews gave thanks to the PDC staff for all they have done for Portland.

4. Meeting Minutes

Chair Andrews called for a motion to approve the October 8, 2013, Board meeting minutes. Commissioner Mohlis moved and Commissioner Dickson seconded the motion.

AYES: Andrews, Dickson, Mohlis
NAYS: None

5. Public Comment for Items Not on Agenda

No public testimony was presented.

CONSENT AGENDA

- 6. Action Item: Authorizing a Contract Amendment with the City of Portland for the Purpose of Operating and Administering the Economic Opportunity Initiative Program During Fiscal Year 2013-14**

With this action the Board will authorize the Executive Director to sign an amendment to the Fiscal Year (FY) 2013-14 subrecipient contract (Subrecipient Contract) with the Portland Housing Bureau (PHB) for implementation of the Economic Opportunity Initiative (EOI) program, which provides workforce development and microenterprise development services to low-income Portland residents. This program is funded primarily with federal Community Development Block Grant (CDBG) funds from PHB and with General Funds from the City of Portland (City) Budget Office.

On June 12, 2013, the Board passed Resolution no. 7006 which authorized the Executive Director to enter into a Subrecipient Contract with PHB for up to \$2,400,000 for implementation of the EOI program. Based on that authorization, the Executive Director signed an agreement with PHB that provides PDC up to \$2,240,000 in CDBG funds for program implementation. This amendment to the Subrecipient Contract will provide an additional \$447,300 in CDBG funds and increase the total Subrecipient Contract with PHB for the EOI programs to \$2,690,000.

With these additional funds, the contract with PHB exceeds the \$2,400,000 the Board authorized through resolution no. 7006; therefore, additional Board action is needed for the Executive Director to sign the amendment.

Chair Andrews called for a motion to approve Resolution 7029; Commissioner Dickson moved and Commissioner Mohlis seconded the motion.

AYES: Andrews, Dickson, Mohlis

NAYS: None

REGULAR AGENDA

7. Action Item: Public Hearing on Budget Amendment No. 1; Adopting Budget Amendment No. 1 for the Fiscal Year Beginning July 1, 2013, and Ending June 30, 2014; and Making Appropriations

PDC staff presenting this item:

Tony Barnes, Budget Officer

With this action the Board will formally amend the current FY 2013-14 Adopted PDC Budget for the first time in the following ways:

- (1) Adjust beginning fund balances to match actual FY 2012-13 year-end fund balances;
- (2) Adjust individual project and real estate management budgets using updated information on property management expenses and staff time;
- (3) Adjust program budgets based on new activity (Community Livability Grant program budget in the Lents Town Center Urban Renewal Area (URA) and Commercial Property Redevelopment Loan program in the River District URA);
- (4) Adjust the General Fund to account for prior year committed carryover of funds as well as a funding exchange for CDBG resources in the EOI program; and
- (5) Adjust the PHB Set Aside Budget for required carryover.

In summary, FY 2013-14 Budget Amendment No. 1 increases the total PDC budget from \$224,178,684 in the FY 2013-14 Adopted Budget to \$260,931,360 including Transfers, Contingency, and Reserves.

Excluding Transfers and Contingency, total budgeted expenditures increased from \$175,415,184 to \$190,201,050.

Chair Andrews called for a motion to approve Resolution no. 7030; Commissioner Dickson moved and Commissioner Mohlis seconded the motion.

AYES: Andrews, Dickson, Mohlis

NAYS: None

9. Action Item: Authorizing the Acquisition of 511 NW Broadway Located in the River District Urban Renewal Area; Authorizing a Building Lease of 511 NW Broadway to Pacific Northwest College of Art; and Authorizing Bridge and Long-Term Financing to PNCA Holdings, LLC, in the Amount up to \$20,320,000

PDC staff presenting this item:

Jina Bjelland, Director, Real Estate & Lending

Bruce Wood, Sr. Project/Program Coordinator

With this action the Board will provide an ownership structure and financial resources to immediately begin the renovation and subsequent Pacific Northwest College of Art (PNCA) occupancy of 511 NW Broadway (511 Building):

- (1) Authorize PDC to submit an application to the United States National Park Service whereby the U.S. General Service Administration (GSA) will transfer ownership of the 511 Building to PDC at no cost via a Historical Monument Transfer process. The 511 Building has a fair market value of approximately \$3,500,000.
- (2) Authorize PDC to enter into a long-term building lease to PNCA for \$1 per year, with PNCA responsible for all costs of the 511 Building, including a reimbursement to PDC for all its costs of administration and ownership.
- (3) Authorize PDC to provide up to \$12,710,000 in short-term bridge financing and up to \$7,610,000 in long-term debt, at market rates, to PNCA for the purposes of renovating the 511 Building for PNCA's relocation of its main campus.

The PNCA has entered into an agreement to reimburse PDC for all costs of acquiring the property (including due diligence costs) and all costs of negotiating the above referenced agreements (including the cost of legal counsel), whether or not any of the above agreements are ultimately consummated. These actions will bring to fruition an effort that began in 2002 when former PDC Board Chair John Russell sent a letter to GSA expressing a strong desire to see the building redeveloped into productive use. The 511 Building, which is listed on the National Register of Historic Places, is seismically unreinforced, functionally challenged, financially unfeasible to develop on a speculative basis, and has been targeted for GSA disposition for more than 20 years. Currently the 511 Building is vacant as the last tenant, Department of Homeland Security, recently relocated. The total renovation cost is currently estimated at \$31,500,000 and if the Board approves these actions the renovation is anticipated to be completed January 2015.

Chair Andrews called forward guests to testify.

Tom Manley, President, [PNCA](#). Mr. Manley spoke regarding the steps they have taken over the past three years to plan and make this project a reality, from architectural and financial plans to the selling of their main campus building. He went on to speak of the importance of building relationships and partnerships with services and organizations in Old Town / Chinatown, and of bringing together two neighborhoods that have been divided.

Craig Boretz, new member to the PNCA Board of Governors. Mr. Boretz spoke in support of the project stating that it will change the nature of the North Park Blocks, it will be big for the college, and it will make a great part of the community.

Al Solheim, PNCA Board of Governors. Mr. Solheim expressed support and excitement for the project stating that this is an opportunity for the school to become a school of influence, not just in Portland, but in the region and the country. He added that it will energize the North Park Blocks and bring together the Old Town / Chinatown and Pearl District neighborhoods.

Chair Andrews stated that he has been a long supported of PNCA and spoke in favor of the project stating that it will be a vital link between the Pearl and Old Town / Chinatown.

Commissioner Dickson spoke in favor of the project and the positive changes it will bring to the city, and asked the following questions:

- Is this one of PDC's largest loans to date? Ms. Bjelland responded yes.
- Is the \$3,800,000 still pending part of the tax credits? Mr. Wood responded that it is the new market tax credit allocation that is pending and it has not been fully committed yet. The loan amount of \$20,320,000 is for the full amount in case PNCA does not get the New Market Tax Credit (NMTC); if PNCA does get that tax credit, then the loan would be for \$3,800,000 less. This would be funded during construction. Ms. Bjelland added that the historic tax credit is the portion that will be part of the closing transaction, and the NMTC will come later.
- Within three years will a large chunk of the loan have been reduced? Mr. Wood responded yes.
- Will the \$7,600,000 that is more long term move to an accelerated payment schedule? Ms. Bjelland nodded yes.

Commissioner Mohlis stated that this is one of the most complicated proposals that have come to the Board in a long time and he delved deep at the briefing and is comfortable with it. He asked how long the building has been vacant. Mr. Wood responded that there has been a small tenant there until recently, the Department of Homeland Security, but it has been vacant for a long time. Commissioner Mohlis clarified that it has been underutilized for a long time.

Executive Director Quinton stated that the role that PDC plays is still unique in a deal like this; there is not a lender that can take the kind of risk, be patient, take on ownership without making the transaction cost prohibitively high for the institution. This remains the role of a public agency without pushing out private lenders.

Chair Andrews made a request of PNCA, noting that he is not sure that this actually needs to be a part of the agreement. It has been stated that this project is the link between the Pearl and Old Town / Chinatown districts. As part of the predevelopment loan, there is money set aside for master plan activities, and this has not been completed yet. Chair Andrews and PDC would like to see PNCA and its master plan process move forward, and is specifically interested in seeing how the two districts connect. He wants people to understand that this is not just an investment in an institution, but to a strong link

between a prosperous neighborhood and one that is not as prosperous. There are many opportunities to work with PDC and the Portland Business Alliance; there are vacant storefront activation, pop-up shops, and public art; and there is an opportunity to participate in community association meetings and explore opportunities for some innovative partnerships with existing neighborhood businesses and institutions like University of Oregon, Oregon Leather, Orox, Hand Eye Supply, and many others.

Executive Director Quinton suggested that when staff report back to the Board on project due diligence they also include a report on how PDC is working with PNCA on how the master plan will be finished and how it will incorporate those items requested by Chair Andrews.

Commissioner Dickson stated that PDC's Equity and Green Building policies were mentioned as being applied to this project and asked that when the contractors and subcontractors are hired for the project will they be able to comply with these policies and requested that the Board be provided with reports and updates as to how those policies are being implemented throughout the construction of the project. Ms. Bjelland and Mr. Wood responded yes.

Chair Andrews called for a motion to approve Resolution 7032; Commissioner Mohlis moved and Commissioner Dickson seconded the motion.

AYES: Andrews, Dickson, Mohlis
NAYS: None

8. Action Item: Authorizing a Development Loan with Daimler Trucks North America LLC in an Amount Not to Exceed \$8,000,000 for Construction of a Parking Garage to Support a New Headquarters Building in the Interstate Corridor Urban Renewal Area

PDC staff and others presenting this item:
Chris Harder, Business & Industry Division Manager
Joshua Palmer, Director, Project Nova

With this action the Board will authorize an \$8,000,000 Business Incentive Fund (BIF) loan to Daimler Trucks North America LLC (DTNA). The loan would be partially or fully forgivable if total aggregate employment in Portland is increased by 400 employees over five years, as defined and described in the loan terms. Some exceptions to PDC loan program guidelines would be required for this loan.

There are three exceptions as part of the proposed BIF loan terms:

- (1) The loan exceeds the maximum loan amount (\$2,000,000).
- (2) The conditional loan forgiveness and five-year deferred interest-only period was structured to allow sufficient time for construction and the job creation compliance period.
- (3) The proposed loan does not include collateral or guarantees.

On September 13, 2013, DTNA confirmed its long-term commitment to Portland by announcing the construction of a new U.S. corporate office headquarters building and parking garage on its Swan Island campus (the Project).

The new 265,000 square foot building and garage will serve two distinct functions: to merge DTNA employees currently located in offices separated by the Willamette River and to accommodate

approximately 400 new positions in Portland that the company will need in conjunction with future business growth. The Project requires a \$152,000,000 investment by DTNA and is expected to be completed in 2016.

Mr. Palmer gave a history of DTNA's presence in Portland, and spoke of their excitement of the project and the reasons why the city should also be excited, like a long commitment to staying in Portland, of bringing more jobs, and potential significant growth. He added that DTNA management would not have made the decision to move forward with this project if it were not for the State of Oregon and local support. Mr. Palmer spoke of a greenway trail that runs along the Willamette River and that is not very functional, as the trail breaks on DTNA property and stated that DTNA will work with the Port of Portland to connect the trails and make them useable and available for all. He went on to express his gratitude for the Board's consideration of this investment and believes that this project is mutually beneficial to the City, its residents, and DTNA.

Chair Andrews expressed the Board's excitement on DTNA reaffirming Portland as its home and added that this is the third international corporation to affirm Portland as its U.S. headquarters since he has been on the Board; it is important to have home offices, especially during an economic downturn. He was glad to hear it made clear DTNA's commitment to minority, women, and emerging small business and prevailing wage programs are covering both projects; the Board was concerned because this is not clear in the packet and recommended making a change to the resolution to address that and make it clearer and asked if that would be a problem. Mr. Palmer responded no.

Chair Andrews called for a motion to approve Resolution 7031 with the following amendment:

On page one, second paragraph from the bottom ("... the loan terms require DTNA to comply. . .") at the end, after "the parking garage" add "and corporate office headquarters building."

Commissioner Dickson moved and Commissioner Mohlis seconded the motion.

AYES: Andrews, Dickson, Mohlis
NAYS: None

At approximately 4:22 p.m. Chair Andrews called for a break to connect with Commissioner Straus by phone and excused Commission Dickson. At approximately 4:29 p.m. Chair Andrews called the meeting to order with Commissioner Straus participating by phone.

10. Action Item: Authorizing a Disposition and Development Agreement to Convey 1.79 Acres of Real Property in the Interstate Corridor Urban Renewal Area to Majestic Realty Company for \$502,160

PDC staff presenting this item:
Jina Bjelland, Director, Real Estate & Lending

With this action the Board will authorize the Executive Director to execute a Disposition and Development Agreement (DDA) between PDC and Majestic Realty Company (MRC) for the conveyance of MLK-South (Property), a 1.79 acre PDC-owned parcel, to MRC for the consideration of \$502,160. MRC is proposing to construct an urban retail shopping center consisting of approximately 20,000

square feet of gross leasable area in two separate buildings. The project will contain an anchor grocery store in one building and commercial/retail lease space to house between four to 10 businesses in the other building. There will be approximately 100 parking spaces with access proposed from Alberta, Sumner, and Garfield streets. The Property is located in the Interstate Corridor URA and is bounded by NE Martin Luther King, Jr. Boulevard (MLK Blvd.), NE Alberta, NE Garfield, and NE Sumner streets.

This action implements the Albina Community Plan, the King Neighborhood Commercial Development Strategy, and the City's Neighborhood Economic Development Strategy by creating an opportunity for new commercial development that will activate a prominent intersection in a URA and provide goods and services requested and sought by neighborhood residents.

Before turning the time over to Ms. Bjelland, Chair Andrews shared the news that with the approval of this transaction, PDC will be bringing a Trader Joe's to anchor this development in Northeast Portland. He emphasized that this is a subsidy of a development, not of a grocery store. Chair Andrews went on to say that Trader Joe's is a national grocer with a reputation for offering quality food at affordable prices and is a great fit for this site and this market. As nearby residents and businesses know, this important site along MLK Blvd. has remained vacant for too long; that the lack of activity on this site has been particularly problematic for the businesses located across the street in PDC's Vanport phase one project; and that these are all locally-owned businesses that bought commercial spaces in this project over five years ago with the expectation that a supporting commercial development would occur on the adjacent site. He finished by stating that these businesses have waited long enough for the next phase of development at Vanport Square and now PDC has the right anchor tenant to bring the type of commercial activity to help these and other businesses along MLK Blvd. succeed.

Chair Andrews called forward guests to testify.

John Washington, Owner, [Flossin Media](#). Mr. Washington stated that this development is the kind of project that the businesses and owners at Vanport Square were promised, and is a promise that needs to be kept, and will bring the foot traffic needed. He spoke in favor of the project and the community of minorities and low-income households that it will serve.

Adam Milne, Owner, [Old Town Pizza](#) and [Old Town Brewing Company](#); also a board member of the Vanport Square Owner's Association, and a neighborhood resident. Mr. Milne gave a candid perspective from being excited at the onset of the development of Vanport Square, his hopes for the neighborhood, opening up his own business there, and the hardships and disappointments endured. He spoke in favor of the project and stated that the negative press received is an expression from only a small population of the neighborhood. Mr. Milne has reached out to other Vanport Square business owners and neighbors and all but one expressed support for this project. He also has reached out to developers and no one else has shown any interest in developing this site. Mr. Milne expressed his concern that if this development with Trader Joe's does not move forward, that it will taint the sight and make it even less desirable and remain vacant for many more years and urged the Board to vote yes on this project.

Alem Grebrehiwot, Owner, [Queen of Sheba](#). Mr. Grebrehiwot spoke of his twenty years in business, the lack of foot traffic and even the small number of cars that go by. He spoke of his hopes for the area, of attending various PDC meetings throughout the years dealing with development for the area, and felt that the area needs something larger than a mom-and-pop store. Mr. Grebrehiwot went on to say that

the cost of what Trader Joe's is paying for the land is not what is important, but rather what Trader Joe's will bring to the street and to Vanport Square, like traffic, and urged the Board to support the project.

Michael Rasmussen, neighborhood resident for the past fifteen years. Mr. Rasmussen has attended many meetings throughout the years that looked at potential development for the area, he is excited about this project and what it will bring to the area and that it will continue the great work that has been going on, and urged the Board to vote yes.

Philip Brown, developer with MRC. Mr. Brown stated that the genesis of the project was two-fold: for MRC to expand into Portland and try to improve the community. He added that they have been working with PDC for over two years; they saw PDC's request for interest for grocery stores as a great opportunity to bring in something that the neighborhood needed and wanted, as well as the vehicular and foot-traffic needed. Mr. Brown went on to say that they spent a lot of time analyzing the market, and this has not been an easy transaction for everyone involved, but MRC is very excited about helping to energize neighborhoods.

Chair Andrews asked for clarification regarding the three concerns with this project:

- Sale price versus appraised price; what was the process to get to \$502,160? Ms. Bjelland responded that PDC first looked at the project to see if it could be penciled as a straight market transaction, looking at project costs in terms of new construction; generally this tenant would not go into a new development project because of the cost involved. She added that PDC and MRC staff looked at the overall project, analyzing every section, and it came to light that no one would pay appraised market value to do any new market construction in this site regardless of the tenant. The developer agreed to put in equity and take a below market return, and PDC was able to deliver on a promise to the community and complete the vision that was originally created for Vanport Square. Chair Andrews added that the economics between a high-rise apartment with retail on the bottom versus the need for non-revenue-generating parking spaces for one hundred vehicles as needed for this particular development is another driving force.
- Neighborhood involvement. Estee Segal, Sr. Project/Program Coordinator, responded that she has been working on this project off and on for over ten years. The Vanport Project Advisory Committee (VPAC) was organized when the King Commercial Strategy was put together in 2000 and they have met over the years to talk about visions for the site, ideal tenants, and development projects for the two blocks. She added that VPAC helped craft the first phase, and worked with PDC to develop Phase 1 as well as Phase 2. PDC staff has been meeting with VPAC, the King Neighborhood Association, and Vanport businesses. Due to confidentiality, PDC staff has not met with these groups in the past several months while the deal was coming together. Executive Director Quinton asked if there was a meeting being held tonight. Ms. Segal responded yes.
- Community involvement plan moving forward. Ms. Bjelland responded that there is a neighborhood meeting this evening at 6:30. Ms. Segal added that this evening's meeting is that of the King Neighborhood Association where Mr. Brown will present their plan, on Thursday morning the Vanport Square Owner's Association will meet, and noted that MRC is open to more meetings as needed to work through the site plan concepts. Mr. Brown added that MRC did not want to go too far with the community before being farther along and getting approval from the Board so as not to give hope to the community and risk letting them down, as has happened in the past. Ms. Bjelland added that Trader Joe's does only a few openings per year, and they were looking at this specific site, or at another state; another Portland site was not being considered.

Commissioner Mohlis stated for the record, personally as a commissioner, that this does not lessen the Board's commitment to help get a grocery store in the Lents Town Center URA.

Commissioner Straus stated that he agrees with Commissioner Mohlis and feels committed to the Lents Town Center URA as well, and added that this is why PDC exists. The Board knows that sometimes it is hard to make these types of decisions while dealing with public pressure, especially when trying to do something different. But this is the right thing for the neighborhood and the community and will greatly invigorate that area.

Executive Director Quinton echoed Commissioner Mohlis comment; there is nothing about this action, from staff commitment to the dollars involved, that in any way precludes PDC from making things happen in the Lents Town Center URA and other deserving areas, and PDC remains committed to these areas, too.

Chair Andrews stated that a letter was received from Patrician Ann Burkett, who is not in support of this project (attached to these minutes as Attachment 1), and finished by saying that PDC's policies on equity, green building, and prevailing wage will be met in the construction of this project.

Chair Andrews called for a motion to approve Resolution 7033; Commissioner Straus moved and Commissioner Mohlis seconded the motion.

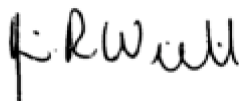
AYES: Andrews, Mohlis, Straus

NAYS: None

11. Adjourn

There being no further business, Chair Andrews adjourned the meeting at approximately 5:06 p.m.

Approved by Portland Development Commission on January 23, 2014



Gina Wiedrick, Recording Secretary

Tuesday, November 12, 2013

BOARD ACTION REQUESTED

Please **Do Not Adopt Resolution No. 7033**

For the record my name is PATRICIA ANN BURKETT . I am a private citizen and registered voter. I live in the North Tabor neighborhood and reside at 5819 NE Glisan St #319 Portland Or 97213.

PDC Board of Commissioners
222 SW 5th Avenue
Portland OR 97209

Dear Commissioners,

First of all, I want to thank you for this venue and for your commitment to public service.

Secondly, please do not burden our beleaguered citizens with an expensive multi-millions dollars project that the vast majority will be hard pressed to accomodate.

And third, the figures do not add up. The need for a covert closed doors anchor tenant deal is rife with obfuscations. The assessed value of the properties is far and above the “pass off” of \$502,160. I can think of many viable local companies that would be honored to have the opportunity to ply their craft with such a generous accommodation by The Board.

As you well know, the ‘prevailing wage’ is doublespeak for, “You will continue to be eligible for the SNAP program.” Tragic. And, in my view, beneath the Board.

There are NO NATIONAL GROCERY STORES that will build in East Portland because of the continued manipulation of the national; right down to local real estate market overall.

Clearly, you know that our neighbors to the apparently, Far East of Central Portland are understandably disgusted and outraged by the lack of services and dismissive treatment that their hard earned tax dollars continue to endure with nary a resolution for a myriad of significant life affirming issues that have yet to be addressed. Most dominate recently, public walkways safety. You too, have children in your lives...

Please set a governance example of inclusivity within our communities at all levels of our social structures. The people deserve nothing less.

No more partners and no more stakeholders secret deals! We cannot afford them anymore!

Thank you.