

PDC

PORTLAND DEVELOPMENT COMMISSION

DATE: May 14, 2009
TO: Board of Commissioners
FROM: Bruce A. Warner, Executive Director
SUBJECT: Report Number 09-50
Executive Director Report

BOARD ACTION REQUESTED

None – Information only

Administration Update/Management Issues

One of my main activities in the Month of May was our successful trade mission to China. I was pleased to be joined on the trip by Commissioners Mohlis and Andrews. Commissioner Steve Straus was also on the trip – although he had not yet been officially appointed to the PDC Board. Business and Industry Division Manager Peter Cunningham also traveled with us to China and separately to Japan. I believe the trip will open new doors for us in the Orient and I look forward to sharing more details of the trip with each of you. Commissioners Mohlis, Andrews and Straus along with myself and Peter will be presenting a noon “brown bag” discussion about the trip on June 24th, here at PDC. Everyone is welcome to attend and we will be sharing our perspectives about China at that time. I would also like to thank John Cardenas and Anne Mangan on staff who worked hard to prepare the “*Why Portland?*” DVDs which were shown many times to a variety of audiences and were a big hit.

PDC celebrated Earth Day on April 21st and I was pleased to be able to participate by introducing a morning panel of experts who spoke to staff on a range of topics. The staff was able to hear from the Energy Trust of Oregon, Audubon Society, Growing Gardens, City Repair Project and Sustainable Living on a Budget. Staff purchased an organic lunch from the Black Sheep Bakery on the 21st and throughout the week could also view lunchtime films covering sustainability topics. All the events were organized by Cindy Bethell and our PDC Green Team and I would like to thank them for all their hard work toward a memorable and meaningful Earth Day this year.

Staff also organized several other events I would like to mention. PDC celebrated its 12th annual Bring Our Kids to Work Day on April 24th. This half-day event allows staff to bring in a young person who is special in their lives. I helped greet all the children in the morning and then they set off for a tour of the White Stag/University of Oregon building. The kids also spent time in a charrette helping with redevelopment ideas for the Post Office block. This is a great opportunity for the staff to be able to show the kids what

they do day to day in their jobs at PDC. My thanks for Denyse McGriff who has organized this event for the past 12 years.

In this tough economic climate, staff has also been involved in a food drive benefitting the Oregon Food Bank. Staff held a floor-by-floor contest to see who could bring in the most boxes of macaroni and cheese. They also organized a mac and cheese cook off over the noon hour and charged for taste-testing with proceeds going to the Food Bank. I am pleased to report that staff donated 855 boxes of macaroni and cheese through this effort. These staff will now regroup and will see which floor can bring in the most cans of soup next. Through these efforts we hope to be able to help the Food Bank meet the needs of many hungry Oregonians.

On Saturday and Sunday May 2 and 3 the Portland Saturday Market held a “soft” move to their new site at Waterfront Park. The market now stretches from Ankeny Plaza across Naito Parkway and into Waterfront Park. The \$10 million Waterfront Park improvement project will provide new space for the market including an 8,000 sq. ft. pavilion, a cantilevered deck overlooking the river, and a circular plaza with a new “legacy” fountain honoring Bill Naito. The new pavilion is fully wired for electrical use and nearby outlets provide gas to power to food booths. Saturday Market will utilize the pavilion ten months out of the year on Saturdays and Sundays, but the space will be available for other uses as well. The investment in this area of downtown Portland is significant; from the fire station to Mercy Corps, White Stag Building/U of O, and Saturday Market – there are seven contiguous blocks of redevelopment representing \$100 million in public and private investment. Work is continuing on the site as the legacy fountain is completed as well as portions of the walkway and seating area. Saturday Market will hold a press conference with Mayor Adams on May 16 and will celebrate its grand re-opening on July 16 when the weather improves.

Finally, I was very pleased to participate in the annual Spiffin’ Up MLK event on Saturday, April 18. Approximately 150 volunteers showed up and were put to work picking up trash and removing graffiti from Martin Luther King Jr. Boulevard. Volunteers filled a 40-yard dumpster more than halfway and a 20-yard “green” waste dumpster almost two-thirds full. They also cleaned graffiti from more than 60 locations. I spoke to the group in the morning and told them how important the cleaning was in our efforts to make Portland’s Martin Luther King Jr. Boulevard the best MLK Boulevard in the nation. My thanks go out to all the PDCers who gave up a large portion of their Saturday, rolled up their sleeves and worked hard to pick up trash and remove graffiti.

Notable projects and meetings I was involved in recently are:

- Monthly Bureau Directors meeting
- Portland Business Alliance Board Meeting
- Various staff meetings regarding the Housing Dept. transition

- North District Partnership Bureau Directors meeting
- Spoke to the Beaverton Kiwanis Club
- Participated in tax increment presentation with Multnomah County Commissioner Jeff Cogen and members of the media
- Attended Asian Reporter’s 2009 Scholarship Awards Banquet
- Met with IGS consultants on PDC’s organizational culture
- Portland Business Alliance annual breakfast meeting, “Showcasing Sustainable Business” at the Oregon Convention Center
- Glumac Earth Day art dedication in the S. Waterfront
- 16th Annual Oregonians Against Discrimination business leaders luncheon at the Oregon Convention Center
- Lewis & Clark Law School spring luncheon
- Lunch with Mark Morial, National Urban League President – sponsored by Portland Urban League
- Breakfast and panel discussion at MAC club: Survival and Prosperity During an Extraordinary Downturn
- Eastside Streetcar update with Sam Adams at the Eastbank Saloon

Additional November meetings were held with all members of City Council and the PDC Board, Craig Wessell of the Business Journal, Jim Winkler (by phone), Susan Anderson (Bur. Of Planning and Sustainability), Mark Edlen (by phone), and Lois Cohen.

Attachment A to this report is the regular monthly update of combined journey and apprentice workforce diversity hours worked for PDC and City of Portland South Waterfront projects. The information presented is fiscal year-to-date.

Urban Development Dept.

Business and Industry Team

New Energy Economy—The new energy economy is the focus of many PDC sponsorships and cluster development work, including PDC support and attendance at the Northwest Environmental Business Council’s (NEBC) The Business of Renewable Energy Conference and Reception held at the Doubletree Hotel in Portland on April 16. The NEBC event shared perspectives on what it takes to successfully design, finance, and build renewable energy projects in both the electricity and bioenergy arenas. The National League of Cities chose Portland as the location for its first Green Cities Conference, April 19-21. PDC and the City of Portland joined 100 Oregon sustainable

businesses in hosting the opening night reception. On April 29 the International Biomass Conference, held at the Oregon Convention Center, gave staff the opportunity to follow up with recruitment leads previously identified from other renewable energy shows we attended.

Other Business Events—Other business development, retention and recruitment events in April were the PDC-sponsored BEST Awards on April 22; the Oregon Hospitality Event at the CoreNet Global Summit on April 26, co-sponsored by PDC, Oregon Economic and Community Development Dept., Greenlight Greater Portland, Regional Partners and SEDCOR (the Strategic Economic Development Corp. for the mid-Willamette Valley); and the Manufacturing Networking Breakfast on April 30, hosted by PDC and the Pacific Northwest Defense Coalition. The agenda focused on the federal stimulus package and PDC finance programs and featured Carol McIntyre, Deputy Director of Small Business Programs, US Army Corps of Engineers, Portland District; Andrew McGough, Executive Director, Worksystems, Inc., and Fred Atiemo of PDC.

One Hundred Visits in 100 Days—PDC's UDD staff representing targeted industry clusters is accompanying Mayor Adams on many of the 100 business visits taking place during his first 100 days in office. Participation in these meetings has been very helpful in identifying business issues and concerns, as well as areas where PDC programs and assistance have made a difference for these companies. Visits with businesses in disposing, recycling and/or reuse, and manufacturing were all part of the mix of late-April appointments.

Japan and China Travels—The PDC business development trip to Japan and China in April has produced strong results. A total of fifty investment prospects were identified with five of them qualified as top candidates. In Japan, more than 30 firms attended a "Doing Business in Portland" luncheon. Attendees were made up of existing Japanese investors in Oregon as well as several new prospects developed at the recent PV Solar show that PDC attended in February as part of Team Oregon. PDC also participated in targeted business development meetings in Kyoto and Tokyo with qualified investment prospects. In China, PDC partnered with Greenlight Greater Portland and the Portland Business Alliance to organize two investment seminars, and conducted business development appointments with sixty-plus prospects in Shanghai and Beijing. Several Chinese firms in the renewable energy sector have expressed strong interest in Portland as a location for manufacturing as well as R&D facilities. The Beijing seminar featured new PDC Commissioner Steve Straus's presentation on Portland's green building success; he was joined by Bob Packard, Managing Partner, ZGF Architects. A number of trade leads were identified as well including the softwood sector.

PDC Participates in Panel Discussion—How do we work together to ensure that Portland stands out among a sea of cities trying to stake a claim to the sustainability mantle? How do we harness the sustainability image of Portland to build a sustainable economy? On April 30, UDD Director Erin Flynn led a panel discussion seeking to answer these questions by addressing *Distinctiveness: Ensuring Portland's Leadership Position among Sustainable Cities* at Portland State University's Conference on Building a Sustainable Regional Economy - one of a series of events celebrating PSU President Wim Wievel's May inauguration. Panelists included Rob Bennett, Director, Portland + Oregon Sustainability Institute; Brian Bosworth, President, FutureWorks; and Tyler Whisnand, Wieden+Kennedy.

Urban Development Dept.

Neighborhood Team

North Russell Street Improvement Project—The North Russell Street Improvement Project in the Interstate Corridor Urban Renewal Area is underway; the Portland Bureau of Transportation estimates a target completion date of July 3. The \$1.3 million project includes \$900,000 for construction work which will replace old sidewalks, add three new crosswalks, 41 decorative street lamps, 40 trees and other landscaping. The Russell Street project is among the prioritized list of development and infrastructure projects that are a major emphasis of our recession response, funded in our budget *now* and potentially shovel ready in the next 18 months. We are partnering with city bureaus to implement public works projects like these which create substantial design, engineering and construction jobs, and signal to citizens that work is moving forward.

Ararat Bakery Opens—Ararat Bakery celebrated the grand opening of its grocery store on Friday, April 10 with free coffee, pastries and a ribbon-cutting ceremony at its new location, 5716 SE 92nd Avenue, in the Lents Town Center Urban Renewal Area. The relocation from a smaller space in NE Portland allowed Ararat to quadruple its space for bakery and restaurant operations, open a grocery store as a new part of the business, and increase its employment to 17 jobs. The store/deli, one of two kosher groceries in the Portland area, features international grocery products, fresh meats and cheeses sliced to order, dairy, produce, traditional frozen and canned products and signature baked goods. The bakery side of the business is primarily wholesale, selling custom-baked goods, cakes, and pastries to clients throughout the Northwest. “We’re so appreciative of the ongoing help from PDC, especially from Sharon Palmer [in PDC’s real estate division] and [PDC loan officer] Alan Stubbs,” said owner Nellie Grigorian. PDC staff began working with Ararat in 2006 to identify a new location, and provided financial assistance for the relocation and property improvements through the Direct-TIF loan program, which is designed to help new and existing businesses that are located in an urban renewal area, with a focus on small businesses with 20 or fewer employees.

Lents Little League—On April 11, PDC and Portland Parks and Recreation hosted a grand opening and first pitch ceremony to commemorate the opening of three new ball fields at Lents Park. Two regulation-size playing fields, a T-ball field and a new concession stand for Lents Little League, all located at the corner of SE 88th and Holgate, replaced the existing fields at 92nd and Harold Ave. The grand opening marked the start of the 2009 season for Lents Little League – and the completion of a long chapter in the relocation of the fields, at a total cost of approximately \$1 million. For the past nine years, PDC has led the ball field relocation project in collaboration with many partners, including Lents Little League, Portland Parks and Recreation, Lents Neighborhood Association, National Little League’s Urban Initiative, and numerous other organizations and individuals committed to the project. In addition to Lents Little League, other user groups (such as adult softball leagues) will be playing on the rebuilt fields, enjoying what’s essentially an entirely new facility. The relocation of the ball fields creates a new and exciting opportunity for redevelopment of the 92nd and Harold property located next to the new Lents Town Center Station on the MAX Green Line.

92nd and Harold Redevelopment—Related to the story above, a 12-member selection committee will review eight development teams that responded successfully to a Request for Qualifications for the SE 92nd and Harold redevelopment project in the Lents Town Center Urban Renewal Area. By July, the committee expects to recommend a selection of the eight teams to move forward into a second phase of evaluation, during which the teams will receive a stipend to further develop proposals, including programming, design, sustainability, and financing considerations.

MLK Heritage Markers—In late April, PDC released a Request for Proposals for design of a series of heritage markers along NE Martin Luther King, Jr. Blvd., with proposals due May 15. The heritage markers are intended to honor individuals, cultural/historic events or topics of significance to the North/Northeast neighborhood. The project is part of a Concept Master Plan, created in collaboration with the community, for the redevelopment and identify enhancement of the gateway site into Portland's inner northeast neighborhoods. The site is located at the confluence of NE Grand and NE Martin Luther King, Jr. Blvd.

Urban Development Dept.

Central City Team

Headquarters Hotel—The Oregon Convention Center Headquarters Hotel project has been Goal 1.1 of the Oregon Convention Center Urban Renewal Plan (OCC URA Plan) since 1989, and has an extensive history with PDC at the helm. Metro became lead agency on the project in 2007, after the PDC Board concluded the publicly-owned, privately-operated model employed successfully in other cities was the best path forward. In January 2009, Mayor Adams appointed an independent task force to advise him on the project. PDC served as lead staff for the Mayor's Headquarters Hotel Independent Review Task Force, which presented its report to the Mayor on April 15, 2009. The Task Force reached unanimous conclusions that: 1) The proposed project is based on thorough analysis and reasonable, informed assumptions; and 2) The currently proposed project should proceed to the next stage of development.

Concurrently, Metro and its partners, including the City and PDC, have been readying the project for the next round of public decisions, which include: Approval of the 16th amendment to the OCC URA Plan by City Council, approval of the key financing agreement between the City, Multnomah County and Metro, and approval of a disposition and development agreement between Metro and PDC to transfer the project site, currently owned by PDC. Should all these actions be approved over the next few months, approximately \$12 million in public funding, including \$4.0 million from PDC, would be invested in the next stage of the project - building design and site cleanup. These actions would prepare the project for the next round of public financing decisions which would be required for Metro to construct the project. Future evaluation of final project and financing costs would precede public financing decisions.

AAA Baseball—On April 6th and 7th, PDC, in partnership with the Bureau of Planning and Sustainability, conducted a design charette at Mayor Adams' request to assess the feasibility of locating AAA baseball within the Rose Quarter, under the city assumption that demolition of the Memorial Coliseum was achievable and that one option could include removal of the Coliseum to realize efficiencies and reduce costs to the AAA

stadium. Concurrent actions by Peter Meijer (architect) to get the Coliseum listed as a national landmark presented significant hurdles that would have precluded the stadium from being completed within the desired timeframe of summer 2011.

More than 250 people attended a public open house on April 14, hosted by the mayor's office at the Leftbank project, where Mayor Adams presented the proposal and urban design staff from the Bureau of Planning and Sustainability outlined the options - including the removal of Memorial Coliseum. The proposal to demolish the Coliseum was met with vociferous resistance from the public - particularly the design, planning and architecture community. The AIA Historic Resources Committee and Urban Design Panel submitted a letter to City Council, strongly urging the council to reconsider the demolition proposal due to the Coliseum's architectural significance.

Subsequent negotiations with Paulson and the city have established that the Rose Quarter is not a suitable site for AAA if the Coliseum cannot be removed. Two other options, Lents Park and moving the team to Vancouver, Washington present their own complications. The Lents site is meeting resistance from Portland Parks and Recreation due to Lents Park's status as one of the only parks of its size in East Portland.

PDC has conducted a third-party cost estimate verification which determined that the estimates from Turner Construction (engaged by Paulson to do construction on the AAA stadium) were fairly accurate, although Turner hadn't considered right-of-way and utility relocation improvements that would have been borne by the city if the stadium were to be sited in the Rose Quarter.

Oregon Sustainability Center Charrette—Nearly 200 people attended a public open house on April 10 concluding a week-long “eco-charrette” to launch the feasibility study to site the Oregon Sustainability Center at SW Montgomery and SW 5th Avenue within the South Park Blocks Urban Renewal Area. PDC, in partnership with the Bureau of Planning and Sustainability, Portland + Oregon Sustainability Institute, Oregon University System, Portland Community College and the Oregon Living Building Initiative is undertaking the study with a design team led by Gerding Edlen Development. The charrette identified such things as defining tenants' needs; brainstorming innovative green building technologies and renewable energy systems; and researching ways to reduce the environmental impact of the building. The Center is anticipated to be a 200,000+ square foot mixed-use, “living laboratory” headquartering Portland's and Oregon's sustainability activities. The feasibility team will continue to work on tenant programming, design, and financial analysis through June. The Oregon University System has requested \$80 million of state bonds to assist with project funding. To provide additional funding, PDC and the city are submitting an application to the Oregon Way for federal stimulus funds. This summer, staff will present feasibility study findings, including a conceptual level design, associated costs, and funding strategy, to the PDC board for a decision as to whether or not to proceed.

Housing Update

Junior Achievement's BizTown Day—On April 14th, Neighborhood Housing Program staff, as well as Juan-Carlos Ocana-Chiu (PDC Public Participation), volunteered at the Junior Achievement's BizTown Day in Lents where PDC funding made it possible for

seventy five 5th graders from Kelly Elementary School to attend the day long financial educational field trip. The students ran 18 different businesses and learned about saving money, money management, and check writing - among other things. Every child in attendance held a job including Mayor, CEO, CFO, Teller and many others which taught them about the world of work and commerce.

Homeownership Fair—On April 18th, PDC sponsored the East Portland Homeownership Fair at Kelly Elementary School in the Lents URA. PDC focused its sponsorship funds on buying 112 television commercials which ran April 10th through the 18th on KOIN 6. The fair was well attended by a total of 510 people made up of 127 registered households.

MCC Program Update—In April, Neighborhood Housing Preservation staff focused on training more lenders and brokers for the Mortgage Credit Certificate (MCC) Program in order to increase the program's accessibility to eligible first-time homebuyers in Portland. On April 10th staff held a training for its approved MCC lenders and brokers and has scheduled additional trainings for May 4th and May 15th.

Interstate/Lents Rental Development RFP—On March 18, PDC released a request for proposals for up to \$7 million of tax increment financing available in the Interstate Corridor and Lents Town Center Urban Renewal Areas for affordable rental housing development. Funds totaling \$3.5 million in rental development assistance are available in each URA over the next two fiscal years. These funds are available for the new construction, preservation and/or acquisition/rehab of affordable rental housing, subject to URA-specific criteria, with the goal of preserving existing affordable units for households earning at or below 60 percent median family income (MFI). To achieve city policy goals, there is a priority on projects providing a significant number of 0-30 percent MFI units. RFP responses are due Friday, May 1st, 2009. Following review by PDC staff and Lents and Interstate URAC members, selected project proposals will be announced in late May.

Rivergate Condominiums—Housing Development Finance closed a \$385,000 TIF Housing Development Subordinate Loan to Habitat for Humanity Portland/Metro East to help fund the construction of the Rivergate Condominiums in the Interstate Corridor Urban Renewal Area (ICURA). The project is located on North Vanderbilt Street in the Portsmouth neighborhood of north Portland and will contain 12 affordable for-sale homes. The units will be targeted for first-time homebuyer families at or below 60 percent of MFI, which for homeownership program purposes is \$42,000 for a family of four in Portland. The PDC loan will be forgiven provided that the units are sold to income-eligible households and the source of funding for the loan is ICURA tax increment proceeds. This is the fourth Habitat for Humanity project that PDC has funded since 2007.

Block 45/Cosmopolitan Tower and Killingsworth Station—Both the Block 45/Cosmopolitan Tower and Killingsworth Station projects will be coming before the PDC Board on May 13 to request extensions to their respective Schedules of Performance. Both projects are mixed-use, but are predominantly for-sale homeownership condominiums. Markets for construction lending for these types of projects have tightened significantly over the past year due to an oversupply of new unsold units and reductions in the value of real estate. In addition, stricter lending requirements (particularly from Fannie Mae) relative to condominium mortgages have

made it more difficult for potential buyers to purchase units. Also, the main public mortgage financing tool for low-income borrowers (the Oregon Bond Program) is currently not issuing mortgages - which makes take-out financing for these projects even more challenging. These factors are necessitating a rethinking of construction and absorption schedules which directly impacts the Schedules of Performance in the disposition and development agreements for these two projects.

Chaucer Court—PDC is working with the State, Oregon Housing, and Bureau of Housing and Community Development to preserve four fully-occupied buildings with expiring Section 8 contracts in the South Park Blocks. It is a tremendous loss to the community when one of these long standing resources is lost. Recently, PDC began processing a loan application from one of these developments, Chaucer Court. The proposed TIF loan, along with multiple other funding sources, should be ready for approval late this summer.

Communications and Business Equity

Business Equity Section

Business and Workforce Equity – Staff is moving forward with the Business and Workforce Equity Policy procedures. The Workforce Diversity Oversight Committee will now meet annually rather than quarterly to review progress toward the workforce diversity goals established earlier this year by the Board for PDC-sponsored construction projects.

Disparity Study – The revised Disparity Study Request for Proposals was advertised on April 27th with proposals due in about three weeks. The schedule is to have a contract in place sometime in July 2009 and work is anticipated to begin in mid-August.

PDC Sponsored Events:

Communications and Business Equity staff attended the following Community gatherings:

- April 3 First Friday Professionals Meeting
- April 3 Minority Business Opportunity Committee (MBOC)
- April 10 OAME Contractors Meeting
- April 10 OAME First Friday Professional Meeting
- April 14 NAMCO Meeting
- April 14 African American Chamber Meeting
- April 15 Philippine Chamber
- April 16 Turner School of Construction Management Presentation
- April 21 Turner School of Construction Management Graduation
- April 23 Business Support Services Outreach
- April 24 OAME Coffee and Issues
- April 28 City/PDC Local Economic Stimulus Outreach Event
- April 30 South Waterfront Oversight Committee Meeting

Purchasing and Contracting:

- The contract for the Sustainability Center Feasibility Study was executed on April 1st.
- The following Requests for Proposals were released in April:
 - Station Place Garage Management
 - Strategic Communication and Branding for Sustainable Economy Initiatives
 - Environmental Graphic Design Services
 - Event Coordination for Oregon Hospitality Events/CoreNet
- Purchasing staff attended a four-day Lawson Users conference to gain more education and experience that will allow better decisions regarding use of current and future functionality.
- Staff has been heavily involved in the Lawson 9+ financial system upgrade. Data validation and integration testing for the Purchasing and Requisition modules has been completed with no significant issues detected.
- Completed work with the City Auditor staff to complete a follow-up audit of recommendations made in the 2005 Procurement Process audit. Results should be available in June 2009.
- Charter Mechanical Contractors, Inc. will begin work on the PDC Data Center Cooling project in June 2009. Completion is anticipated by early August.

Public Participation Section

Urban Renewal Advisory Committees (URACs)

- Public participation staff organized and facilitated meetings of the Central Eastside, Interstate Corridor, Oregon Convention Center and Lents Town Center URACs including agenda and materials preparation, notification to the URAC members and interested parties and the general public.
- Staff has begun to prepare Commission documents to re-appoint URAC members whose terms will expire in June 2009.
- New URAC members were provided with orientation training and materials.
- Finalized the charter for the Foster-Woodstock Streetscape Improvement Project Citizen Advisory Committee (CAC) in the Lents Town Center URA and recruited members.
- Finalized the public participation plan for extended outreach in the Lents Town Center to include clarification of the geographic scope of the outreach activities; better coordination with both the Community Economic Development and Business Finance teams; and secure increased participation of E/SE team members in the outreach activities.

Future of Urban Renewal Initiative

- Finalized selection of members to serve on the North/Northeast Economic Development Initiative advisory committee and finalized committee charter.
- Reviewed final financial reports for the North/Northeast Economic Development Initiative and the Central City Urban Renewal Area.
- Reviewed the draft report of interviews conducted for the North/Northeast Economic Development Initiative.

Events

- Developed a scope of work for a Chinese Culture and Business Etiquette training for PDC staff using one of the cultural liaison flex contractors. The training will be sponsored by the PDC Diversity Committee. Contacted cultural liaison contractor to determine interest.
- Prepared materials for and participated in the Sustainability Center Public Open House following a week-long charrette sponsored by Gerding Edlen Development. Provided notification of the event on IRA (PDC's intranet), Portland Online and The Oregonian.
- Participated in the public sessions following the MLS/AAA baseball planning charrette series and attended the public meeting sponsored by the Mayor's office.
- Professional services and public participation staff began plans for the Urban Design and Architectural Landscape Flex Services Contractor Fair.
- Participated in April planning meetings for activities at the Lents Town Center MAX Green Line stop during its grand opening in September 2009.
- Attended the Ararat Grocery Store grand opening on April 10.
- Staffed the PDC information table at the Lents Little League new fields grand opening on April 11.
- Participated in the Junior Achievement Biz Town simulation on April 14, with three other PDC staff people. This simulation was conducted by fifth grade students from three schools that serve the Lents Town Center URA.
- Assisted with the M/W/ESB outreach event organized by Cooper Zietz Engineering on April 23.

Administration

- Provided information regarding PDC's Public Participation Policy and its implementation for the city of Austin, Texas.
- Prepared press packets for the April 23 Commission meeting (133 articles).
- Translated Commissioner Ferrán's monthly article for El Hispanic News.
- Photographed the following activities: April Fool's PDC team building; New MAX line; several group photos for marketing purposes; Customs Building; Joint Toastmaster's meeting (Mac and Cheese Contest to raise funds for Oregon Food Bank); and Native-American Vendor Fair.
- Recruited an internal team of staff photographers (John Cardenas, Michael Fine, Lisa Norwood, Chris Powers, Julie Rawls, and Juanita Swartwood) and formalized the "PDC Photographers Guild". This group is attempting to organize and determine a naming convention for the thousands of PDC photographs. The group is considering a library using an off-site location such as a "Flickr" and/or PDC shared drives.

Public Affairs Section

Web

March 29 – April 28, 2009:

PDC.us Redesign:

The review committee finished evaluating 50 proposals and is meeting to choose the

top candidates to interview.

Pdc.us

Unique visitors: 21,217

Total visits: 31,105

New visitors: 56%

Average number of pages viewed: 3.5

Most popular pages:

- Main page
- PDC jobs
- RFPs
- Contracting opportunities with PDC
- Housing services: Homebuyers

Twitter

Followers: 265

Facebook

Fans: 61

Graphics

Advertisements – design and electronic mechanicals:

13 design and production Economic Development Real Results Campaign ads

1 Beloved Journal, full page color

1 Bricklayers program ad, full page B&W

1 Housing Fair

1 Oregon Tradeswomen ad, full page B&W

1 Portland Mayor's Film and Video ad for resource guide

1 CLT Sustainability Conference ½ page B&W

1 AsiaFest program ad, full page B&W

Achievement certificate – Denyse McGriff

CoreNet Conference signage

Business Finance brochure – Matrix of PDC loan and grant programs

Neighborhood Division “What, How, Who” Info flyer

Business cards – Chinese translations for John Mohlis and Bruce Warner

New Stationery on-line templates and for printing with updated Commissioner info

Preliminary video graphic for PDC Spotlight program

Design and production of PDC 50th Anniversary Commemorative poster – six framed for presentation

PDC PowerPoint banners updated to replace 50th anniversary logo.

Event Production

April 10 – Ararat Bakery opening

April 11 – Lents Little League First Pitch Ceremony at Lents Park

PSU/PDC spring term Urban Renewal 101 presenters have included:

April 7 – Keith Witcosky and Commissioner Randy Leonard

April 14 – Sara Culp and developer Ed McNamara
April 21 – Economist Joe Cortright
April 28 – Dennis Wilde (Gerding Edlen) and Clark Brockman (SERA architects)
Former Mayor Vera Katz leads the class and also attends each week

Video

•Planning has begun for the second edition of *PDC Spotlight*, the new half hour television show. We will be shooting on location at Exodus Day Spa on Interstate Ave., a minority and woman-owned business in the Interstate URA that received financial assistance from PDC.

•Portland Community Land Trust (PCLT) video was the last installment for the Operation HOME campaign whose mission is to close the minority home ownership gap by 2015. The PCLT is using the video as a fundraising tool and it has a permanent place on their homepage.

•The “Why Portland?” video was taken to Asia as part of a business recruitment trip headed by Peter Cunningham. The video was shown to business leaders in China and Japan. It was well received both here and abroad and will be translated in to Chinese, Japanese, Spanish and German. Of the 300 DVD’s produced for the trip, only three returned.

•Chair Wilhoite and Executive Director Bruce Warner officially welcomed Steven Straus as the fifth member of the PDC board in a new video. Commissioner Straus shares a few words about his goal of bringing new jobs to Portland.

•As of May 5th, the PDC YouTube channel videos have been viewed 34,585 times averaging 500+ views per day. Seventy percent of our views are men and the average age for all viewers is between 45-54. We also have subscribers from six continents and 26 countries.

Other Public Affairs Work in April

- Brown bag speaker series continues
- Continuing to meet with communications staff from other bureaus to identify ways to sustain the Give Help/Get Help/Choose Local campaign.
- Responded to 22 media inquiries
- Working with Public Participation and Contracting on RFP for media training consultant
- Working with Housing Dept. liaison to Transition Team (Shelly Haack) on identifying tools and techniques to communicate with staff
- Working with OMF, BHCD and PDC staff on communications plan for Housing Dept transition
- Working with MERC, Metro and PDC staff on communications around Headquarters Hotel project
- Serving on review committee for redesign of PDC external website RFP
- Serving on review committee for Strategic Communication and Branding for Sustainable Economy Initiative RFP

- Working with Public Participation and Resource Development on media event relating to urban renewal
- Prepared PowerPoint Presentation for Bruce Warner to Beaverton Kiwanis. Staffed his presentation.
- Wrote and distributed four issues of PDC People, employee newsletter.
- Two staff members attended social media training in San Francisco.

ATTACHMENTS:

- A. South Waterfront Workforce Diversity Report

South Waterfront Workforce Diversity Report

South Waterfront Project Apprenticeship Agreement

Attachment A - Table 1: Table 1 provides an update of the status of apprentice participation and workforce diversity on the Ardea (formerly known as 3720 Condominiums) project, the Alexan project, the Mirabella project and the Matisse. These projects are subject to the workforce diversity goals of the South Waterfront Central District Project Development Agreement.

Apprentice participation and participation by people of color continues to exceed the established goals. The participation of women continues to trail the established goal. This month's report includes workforce hours for March, and the 2008 / 2009 fiscal year to date. The goals for the 2008 / 2009 fiscal year are 11.0 % participation by women and 17.0% participation by people of color.

Workforce diversity among apprentice workers continues to lead the diversity efforts. The total female apprentice hours represent **17.11%** of the total apprentice hours 6.11 percentage points ahead of the combined journey/apprentice goal of 11% for the fiscal year. Of the apprentice hours that have been worked in this fiscal year, **25.65%** have been worked by people of color. These results continue to demonstrate a positive trend toward a more diverse workforce through apprentice training.

The summary table below represents the total workforce diversity (apprentice and journey level workers) for the three projects referenced above.

Goal	Women	People of Color	Apprentice	Difference
11.0%	6.60%			[4.40%]
17.0%		23.07%		+6.07%
20.0%			25.49%	+5.49%

Attachment A - Table 2: Table 2 projects did not have specific workforce diversity goals and are included in this report to provide a comprehensive picture of the workforce diversity and workforce training results for recently completed South Waterfront projects.

M/W/ESB

Attachment A - Table 3: The Ardea, the Alexan and the Mirabella projects are included in this report to demonstrate the enhanced M/W/ESB reporting we will provide for all PDC sponsored projects in the near future.

Attachment A - Table 4: Table 4 displays the MBE ethnicity utilization for the Ardea, the Alexan and the Mirabella projects.

South Waterfront Workforce Diversity Report of Total Hours Worked in Fiscal Year 2007-08																
THE ARDEA (BLOCK 38)	FY 05-06	FY 06-07			WDS Goal	FY 07-08			WDS Goal	Mar-09			FY 08-09			WDS Goal
		A	J	TOTAL		A	J	TOTAL		A	J	TOTAL	A	J	TOTAL	
Asian		0	1,380	1,380		5,384	9,104	14,488		0	0	0	1,683	3,331	5,013	
		0.00%	2.18%	1.71%		4.51%	2.73%	3.20%		0.00%	0.00%	0.00%	2.96%	1.97%	2.22%	
African American		2,535	2,248	4,783		9,200	12,195	21,395		0	0	0	3,017	2,619	5,635	
		14.65%	3.56%	5.94%		7.71%	3.65%	4.72%		0.00%	0.00%	0.00%	5.30%	1.55%	2.49%	
Caucasian		10,154	53,738	63,892		81,014	259,041	340,055		52	50	102	39,895	127,860	167,755	
		58.70%	85.02%	79.36%		67.93%	77.61%	75.06%		100.00%	100.00%	100.00%	70.10%	75.56%	74.19%	
Hispanic	Pre-Construction	3,123	4,653	7,776		21,054	46,829	67,883		0	0	0	10,552	31,577	42,128	
		18.05%	7.36%	9.66%		17.65%	14.03%	14.98%		0.00%	0.00%	0.00%	18.54%	18.66%	18.63%	
Native American		1,487	1,189	2,676		2,602	6,611	9,213		0	0	0	1,818	3,882	5,699	
		8.60%	1.88%	3.32%		2.18%	1.98%	2.03%		0.00%	0.00%	0.00%	3.19%	2.29%	2.52%	
Minority		7,145	9,470	16,615	15.00%	38,240	74,738	112,977	16.00%	0	0	0	17,068	41,408	58,476	
		41.30%	14.98%	20.64%		32.07%	22.39%	24.94%		0.00%	0.00%	0.00%	29.99%	24.47%	25.86%	
Female		1,334	2,538	3,872	8.00%	16,527	6,860	23,387	10.00%	0	0	0	9,205	4,030	13,234	
		7.71%	4.02%	4.81%		13.86%	2.06%	5.16%		0.00%	0.00%	0.00%	16.17%	2.38%	5.85%	
Total Hours		17,299	63,208	80,507		119,254	333,778	453,032		52	50	102	56,911	169,218	226,129	
		21.49%				26.32%				50.98%			25.17%			
THE ALEXAN (BLOCK 39)	FY 05-06	FY 06-07			WDS Goal	FY 07-08			WDS Goal	Mar-09			FY 08-09			WDS Goal
		A	J	TOTAL		A	J	TOTAL		A	J	TOTAL	A	J	TOTAL	
Asian		4	257	261		940	5,390	6,330		0	160	160	336	1,592	1,928	
		0.54%	3.00%	2.81%		1.99%	3.51%	3.15%		0.00%	0.00%	2.55%	0.85%	1.44%	1.28%	
African American		0	319	319		625	4,279	4,904		20	40	60	1,403	388	1,791	
		0.00%	3.73%	3.43%		1.32%	2.78%	2.44%		0.00%	0.00%	0.96%	3.54%	0.35%	1.19%	
Caucasian		520	7,258	7,778		37,040	116,377	153,416		1,349	4,123	5,472	31,451	88,062	119,513	
		70.46%	84.86%	83.72%		78.22%	75.71%	76.30%		52.00%		87.36%	79.25%	79.67%	79.56%	
Hispanic	Pre-Construction	214	513	727		6,080	21,441	27,521		213	346	559	5,408	18,517	23,925	
		29.00%	5.99%	7.82%		12.84%	13.95%	13.69%		0.00%	0.00%	0.43%	13.63%	16.75%	15.93%	
Native American		0	207	207		2,669	4,374	7,042		0	13	13	192	1,658	1,850	
		0.00%	2.41%	2.22%		5.64%	2.85%	3.50%		0.00%	0.00%	0.21%	0.48%	1.50%	1.23%	
Other		0	0	0		0	1,861	1,861		0	0	0	899	314	1,213	
		0.00%	0.00%	0.00%		0.00%	1.21%	0.93%		0.00%	0.00%	0.00%	2.27%	0.28%	0.81%	
Minority		218	1,295	1,513	15.00%	10,314	37,343	47,657	16.00%	233	559	792	8,236	22,468	30,704	
		29.54%	15.14%	16.28%		21.78%	24.29%	23.70%		14.73%	3.42%	12.64%	20.75%	20.33%	20.44%	
Female		284	0	284	8.00%	8,578	2,278	10,855	10.00%	320	160	480	9,436	3,424	12,860	
		38.48%	0.00%	3.06%		18.12%	1.48%	5.40%		20.23%	3.42%	7.66%	23.78%	3.10%	8.56%	
Total Hours		738	8,553	9,291		47,353	153,721	201,074		1,582	4,682	6,264	39,688	110,530	150,218	
		7.94%				23.55%				25.26%			26.42%			
THE MATISSE (BLOCK 46)	FY 05-06	FY 06-07			WDS Goal	FY 07-08			WDS Goal	Mar-09			FY 08-09			WDS Goal
		A	J	TOTAL		A	J	TOTAL		A	J	TOTAL	A	J	TOTAL	
Asian										179	0	179	410	0	410	
										7.00%	0.00%	1.82%	3.14%	0.00%	0.80%	
African American										146	171	317	563	708	954	
										5.00%	2.00%	3.22%	4.31%	1.85%	1.85%	
Caucasian										1,812	6,219	8,031	10,416	32,928	35,312	
										67.00%	87.00%	81.49%	79.68%	85.82%	68.65%	
Hispanic	Pre-Construction									556	513	1,069	1,684	3,522	5,206	
										21.00%	7.00%	10.85%	79.67%	9.18%	10.12%	
Native American	Pre-Construction									0	244	244	0	1,154	1,154	
										0.00%	3.00%	2.48%	0.00%	3.01%	2.24%	
Other										0	16	16	0	56	56	
										0.00%	22.00%	0.16%	0.00%	0.15%	0.11%	
Minority					15.00%				16.00%	880	944	1,824	2,657	5,440	8,097	
										33.00%	13.00%	18.51%	20.32%	14.18%	15.74%	
Female					8.00%				10.00%	484	192	676	1,654	1,265	2,919	
										18.00%	3.00%	6.86%	12.65%	3.30%	5.67%	
Total Hours										2,692	7,163	9,855	13,073	38,367	51,440	
										27.32%			25.41%			

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THE MIRABELLA (BLOCK 31)	FY 05-06	FY 06-07			FY 07-08			Mar-09			FY 08-09			WDS Goal
		A	J	TOTAL	A	J	TOTAL	A	J	TOTAL	A	J	TOTAL	
Asian		0	0	0	0.00%	0.00%	0.00%	153	198	350	925	1,558	2,483	
African American		150	0	150	12.56%	0.00%	2.54%	346	491	836	1,613	5,226	6,839	
Caucasian		578	4,177	4,755	48.41%	88.83%	80.65%	3,848	12,744	16,592	18,224	91,520	109,744	
Hispanic		293	447	740	24.54%	9.51%	12.55%	595	1,905	2,500	3,890	17,172	21,062	
Native American		174	78	251	14.57%	1.66%	4.26%	0	480	480	56	3,146	2,267	
Other		0	0	0	0.00%	0.00%	0.00%	0	0	0	0	496	496	
Minority		616	525	1,141	51.59%	11.17%	19.35%	1,093	3,072	4,165	6,482	28,523	24,358	17.00%
Female		0	461	461	0.00%	9.80%	7.82%	350	98	448	2,661	3,098	5,759	11.00%
Total Hours		1,194	4,702	5,896	20.25%			4,941	15,816	20,757	24,706	120,042	99,285	
								23.80%			24.88%			
South Waterfront Park														
Asian		0	0	0	0.00%	0.00%	0.00%	0	0	0	0	0	0	
African American		0	0	0	0.00%	0.00%	0.00%	0	0	0	0	0	0	
Caucasian		58	352	410	50.43%	98.60%	86.86%	58	352	410	58	352	410	
Hispanic		58	5	63	50.43%	1.40%	13.35%	58	5	63	58	5	63	
Native American		0	0	0	0.00%	0.00%	0.00%	0	0	0	0	0	0	
Minority		58	5	63	50.43%	1.40%	13.35%	58	5	63	58	5	63	17.00%
Female		58	0	58	50.43%	0.00%	12.29%	58	0	58	58	0	58	11.00%
Total Hours		115	357	472	24.36%			115	357	472	115	357	472	
								24.36%			24.36%			
TOTALS	FY 05-06	FY 06-07			FY 07-08			Feb-09			FY 08-09			WDS Goal
Asian		A	J	TOTAL	A	J	TOTAL	A	J	TOTAL	A	J	TOTAL	WDS Goal
African American		4	1,637	1,641	6,324	14,494	20,818	332	358	689	3,354	6,481	9,834	
Caucasian		0.02%	2.28%	1.83%	3.77%	2.94%	3.15%	3.54%	1.28%	1.84%	2.49%	1.48%	1.86%	
Hispanic		2,535	2,567	5,102	9,975	16,474	26,449	512	702	1,213	6,596	8,941	15,219	
Native American		14.05%	3.58%	5.68%	5.94%	3.35%	4.01%	5.46%	2.50%	3.24%	4.90%	2.04%	2.88%	
Other		10,674	60,996	71,670	118,632	379,595	498,226	7,119	23,488	30,607	100,044	340,722	432,734	
Minority		59.18%	85.00%	79.81%	70.70%	77.12%	75.49%	75.88%	83.68%	81.73%	74.39%	77.70%	82.03%	
Female		3,337	5,166	8,503	27,427	68,717	96,144	1,422	2,769	4,191	21,592	70,793	92,384	
Total Hours		18,037	71,761	89,798	167,801	492,201	660,002	15.16%	9.87%	11.19%	16.05%	16.14%	17.51%	
		20.09%			25.42%			25.05%			25.49%			

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Closed Projects Subject to the City of Portland's Workforce Training and Hiring Program or The Project Apprenticeship Agreement							
	Total Project				Total Project		
INFRASTRUCTURE (COFFMAN)	A	J	TOTAL	CITY OF PORTLAND INFRASTRUCTURE (STACY & WITBECK)*	A	J	TOTAL
Asian	0	0	0	Asian	8	22	30
	0.00%	0.00%	0.00%		0.11%	0.11%	0.11%
African American	421	0	421	African American	1,113	20	1,133
	13.74%	0.00%	2.18%		16.28%	0.10%	4.28%
Caucasian	2,640	12,503	15,143	Caucasian	4,587	16,070	20,657
	86.26%	76.90%	78.38%		67.09%	81.84%	78.03%
Hispanic	0	3,757	3,757	Hispanic	329	1,165	1,494
	0.00%	23.10%	19.44%		4.81%	5.93%	5.64%
Native American	0	0	0	Native American	801	2,359	3,160
	0.00%	0.00%	0.00%		11.71%	12.01%	11.93%
Minority	421	3,757	4,177	Minority	2,250	3,566	5,816
	13.74%	23.10%	21.62%		32.91%	18.16%	21.97%
Female	348	513	861	Female	1,586	271	1,857
	11.35%	3.16%	4.45%		23.20%	1.38%	7.01%
Total Hours	3,061	16,260	19,320	Total Hours	6,837	19,636	26,473
	15.84%				25.83%		
	Total Project				Total Project		
SW MOODY DEMOLITION	A	J	TOTAL	MACADAM AVE. STREET IMPROVEMENTS*	A	J	TOTAL
Asian	0	0	0	Asian	0	246	246
	0.00%	0.00%	0.00%		0.00%	9.10%	8.65%
African American	123	38	161	African American	15	0	15
	38.05%	1.96%	7.11%		10.64%	0.00%	0.53%
Caucasian	168	1,877	2,045	Caucasian	126	2,349	2,475
	52.06%	96.69%	90.32%		89.36%	86.87%	86.99%
Hispanic	32	26	58	Hispanic	0	54	54
	9.90%	1.35%	2.57%		0.00%	1.98%	1.88%
Native American	0	0	0	Native American	0	56	56
	0.00%	0.00%	0.00%		0.00%	2.05%	1.95%
Minority	155	64	219	Minority	15	355	370
	47.94%	3.31%	9.68%		10.64%	13.13%	13.01%
Female	34	0	34	Female	109	33	142
	10.52%	0.00%	1.50%		77.30%	1.20%	4.97%
Total Hours	323	1,941	2,265	Total Hours	141	2,704	2,845
	14.28%				4.96%		
	Total Project				Total Project		
OHSU RIVER CAMPUS BLDG.	A	J	TOTAL	STREETCAR EXTENSION	A	J	TOTAL
Asian	5,106	4,952	10,058	Asian	72	1,794	1,865
	3.12%	0.93%	1.45%		0.43%	2.09%	1.82%
African American	12,882	9,132	22,013	African American	3,651	371	4,022
	7.87%	1.72%	3.17%		21.84%	0.43%	3.92%
Caucasian	127,238	465,543	592,781	Caucasian	11,199	59,815	71,014
	77.73%	87.78%	85.41%		67.00%	69.57%	69.15%
Hispanic	13,205	39,964	53,169	Hispanic	278	18,578	18,856
	8.07%	7.54%	7.66%		1.66%	21.61%	18.36%
Native American	5,266	10,756	16,022	Native American	1,515	5,425	6,940
	3.22%	2.03%	2.31%		9.06%	6.31%	6.76%
Minority	36,457	65,344	101,801	Minority	5,515	26,167	31,682
	22.27%	12.32%	14.67%		33.00%	30.43%	30.85%
Female	17,196	12,529	29,724	Female	3,082	4,517	7,598
	10.50%	2.36%	4.28%		18.44%	5.25%	7.40%
Total Hours	163,695	530,347	694,042	Total Hours	16,713	85,982	102,695
	23.59%				16.27%		

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	Total Project				Total Project		
	A	J	TOTAL		A	J	TOTAL
AERIAL TRAM				BLOCK 38			
Asian	929 3.05%	1,778 1.25%	2,707 1.56%	Asian	6,894 3.54%	13,962 2.45%	20,856 2.73%
African American	1,135 3.72%	1,961 1.37%	3,096 1.79%	African American	15,270 7.84%	16,621 0.00%	31,891 4.17%
Caucasian	26,939 88.40%	128,568 90.09%	155,507 89.79%	Caucasian	131,661 67.58%	443,739 77.84%	575,400 75.23%
Hispanic	785 2.57%	8,739 6.12%	9,524 5.50%	Hispanic	34,444 17.68%	83,381 14.63%	117,825 15.40%
Native American	686 2.25%	1,672 1.17%	2,358 1.36%	Native American	6,565 3.37%	12,330 2.16%	18,895 2.47%
Minority	3,534 11.60%	14,150 9.91%	17,684 10.21%	Minority	63,172 32.42%	126,294 22.16%	189,466 24.77%
Female	4,621 15.16%	9,586 6.72%	14,207 8.20%	Female	28,888 14.83%	12,963 2.27%	41,851 5.47%
Total Hours	30,473 17.59%	142,718	173,191	Total Hours	194,834 25.47%	570,033	764,867
	Total Project			Totals For All Closed Projects	Total Project		
MOODY STREET RECONSTRUCTION	A	J	TOTAL		A	J	TOTAL
Asian	56 9.11%	195 3.53%	251 4.08%	Asian	13,064 3.14%	22,948 1.67%	36,012 2.01%
African American	259 42.11%	0 0.00%	259 4.21%	African American	34,868 8.37%	28,143 2.05%	63,011 3.52%
Caucasian	301 48.94%	4,146 74.96%	4,447 72.36%	Caucasian	304,859 73.16%	1,134,610 82.51%	1,439,469 80.33%
Hispanic	0 0.00%	531 9.60%	531 8.64%	Hispanic	49,072 11.78%	156,194 11.36%	205,266 11.46%
Native American	0 0.00%	459 8.30%	459 7.47%	Native American	14,832 3.56%	33,056 2.40%	47,888 2.67%
Minority	315 51.22%	1,185 21.42%	1,500 24.41%	Minority	111,834 26.84%	240,881 17.52%	352,714 19.68%
Female	40 6.50%	0 0.00%	40 0.65%	Female	55,903 13.42%	40,410 2.94%	96,313 5.38%
Total Hours	615 10.01%	5,531	6,146	Total Hours	416,692 23.25%	1,375,151	1,791,843

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South Waterfront Contract Utilization Report - Project Status									
Project Name	Prime Contractor	Contract Amount	Group Designation			Amended Subcontract Values	% Of Amended Total	Payments-To-Date	
			Ethnicity	Certification	Gender				
The Ardea (Block 38)	Hoffman Construction Company of Oregon	\$110,728,000	Caucasian	OBE	Male				
Certification Status	Prime Contractor	% Of Total	Subcontractors	% Of Total Subs	Total Project	% Of Total			
Minority Business Enterprise	\$0	0.00%	\$3,384,307	3.95%	\$3,384,307	3.06%	\$6,686,803	5.91%	\$6,489,417
Woman Business Enterprise	\$0	0.00%	\$2,587,715	3.02%	\$2,587,715	2.34%	\$4,823,156	4.26%	\$4,782,300
Emerging Small Business	\$0	0.00%	\$6,366,720	7.43%	\$6,366,720	5.75%	\$6,352,172	5.61%	\$6,316,128
Non-Certified Firms	\$25,073,587	100.00%	\$73,315,671	85.59%	\$98,389,258	88.86%	\$95,291,308	84.21%	\$87,773,639
Total	\$25,073,587	100.00%	\$85,654,413	100.00%	\$110,728,000	100.00%	\$113,153,439	100.00%	\$105,361,484

South Waterfront Contract Utilization Report - Project Status									
Project Name	Prime Contractor	Contract Amount	Group Designation			Amended Subcontract Values	% Of Amended Total	Payments-To-Date	
			Ethnicity	Certification	Gender				
The Alexan (Block 39)	Walsh Construction Company	\$62,732,926	Caucasian	OBE	Male				
Certification Status	Prime Contractor	% Of Total	Subcontractors	% Of Total Subs	Total Project	% Of Total			
Minority Business Enterprise	\$0	0.00%	\$82,590	0.17%	\$82,590	0.13%	\$86,815	0.16%	\$69,283
Woman Business Enterprise	\$0	0.00%	\$502,231	1.05%	\$502,231	0.80%	\$428,808	0.81%	\$3,137
Emerging Small Business	\$0	0.00%	\$7,079,199	14.81%	\$7,079,199	11.28%	\$6,916,398	13.08%	\$6,411,479
Non-Certified Firms	\$14,923,035	100.00%	\$40,145,871	83.97%	\$55,068,906	87.78%	\$45,441,305	85.94%	\$35,167,950
Total	\$14,923,035	100.00%	\$47,809,891	100.00%	\$62,732,926	100.00%	\$52,873,326	100.00%	\$41,651,849

South Waterfront Contract Utilization Report - Project Status									
Project Name	Prime Contractor	Contract Amount	Group Designation			Amended Subcontract Values	% Of Amended Total	Payments-To-Date	
			Ethnicity	Certification	Gender				
The Mirabella (Block 31)	Hoffman Construction Company of Oregon	*\$90,000,000	Caucasian	OBE	Male				
Certification Status	Prime Contractor	% Of Total	Subcontractors	% Of Total Subs	Total Project	% Of Total			
Minority Business Enterprise	\$0	0.00%	\$205,982	0.32%	\$205,982	0.23%	\$250,982	0.21%	\$39,278
Woman Business Enterprise	\$0	0.00%	\$612,866	0.94%	\$612,866	0.67%	\$618,564	0.53%	\$1,830
Emerging Small Business	\$0	0.00%	\$5,389,167	8.28%	\$5,389,167	5.92%	\$5,389,137	4.61%	\$0
Non-Certified Firms	\$25,911,665	100.00%	\$58,914,959	90.47%	\$84,826,624	93.18%	\$110,723,648	94.65%	\$24,446,525
Total	\$25,911,665	100.00%	\$65,122,974	100.00%	\$91,034,639	100.00%	\$116,982,331	100.00%	\$24,487,633

*This figure represents an approximate amount, to be revised for next month's report

Note: The "OBE" certification designation denotes non-certified firms

Summary of MBE Ethnicity Amended Contract Totals												
Project	Total M/W/ESB	Total MBE	African American	% of Total M/W/ESB	Native American	% of Total M/W/ESB	Hispanic American	% of Total M/W/ESB	Asian American	% of Total M/W/ESB	Unknown	% of Total M/W/ESB
The Ardea (Block 38)	\$17,862,131	\$6,686,803	\$3,359,110.00	18.81%	\$2,385,288.00	13.35%	\$14,696.00	0.08%	\$669,351.00	3.75%	\$258,359.00	1.45%
The Alexan (Block 39)	\$7,432,021	\$86,815	\$79,975.00	1.08%	\$6,840.00	0.09%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%
The Mirabella (Block 31)	\$6,258,683	\$250,982	\$108,000.00	1.73%	\$142,982.00	2.28%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%