

*Commissioners:* Mark Rosenbaum, *Chair* Bertha Ferrán Sal Kadri John C. Mohlis Charles A. Wilhoite  
*PDC Executive Director:* Bruce Warner

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This document along with the video and audio recordings constitute the official meeting record of the February 27, 2008 Portland Development Commission Board of Commissioner's meeting held at 222 NW Fifth Ave., Portland, OR 97209.

I. CALL TO ORDER AND ROLL CALL

Chair Mark Rosenbaum called the meeting to order at approximately 8:16 a.m.

Renee Castilla acting as Recording Secretary for the Board meeting called the Commission roll:

Chair Mark Rosenbaum	PRESENT
Commissioner Bertha Ferran	PRESENT
Commissioner Sal Kadri	PRESENT
Commissioner John Mohlis	PRESENT
Commissioner Charles Wilhoite	PRESENT

II. APPROVAL OF MEETING MINUTES

Chair Rosenbaum asked if there were any corrections to the meeting minutes of January 9, 2008 or January 23, 2008.

Commissioner Ferran moved and Commissioner Mohlis seconded the motion to adopt the meeting minutes of January 9 and January 23, 2008.

AYES: Rosenbaum, Ferran, Kadri, Mohlis, Wilhoite

III. COMMISSIONER REPORTS

Commissioner Wilhoite stated the PDC 2008/09 Draft Budget moved the City Council Budget Committee. He expressed his thanks to PDC staff for their hard work and acknowledged the time of Chair Rosenbaum. He also said the Urban Renewal Advisory Group's work on South Park Blocks, Downtown Waterfront, and River District URA's is toward the end of the process to determine if the URA's mentioned are allowed to sunset, be extended and/or are combined. He said he was also pleased to attend a Town Hall in Gresham sponsored by Multnomah County and the Portland Trailblazers that targeted African American male youth and what the community needs to do to help make that segment of the population successful.

Commissioner Kadri expressed his thanks to both Commissioners Rosenbaum and Wilhoite for their hard work with regards to the budget process. He said he has been meeting with Commissioner Ferran and the PDC Housing Department to discuss the high density of subsidized housing located in the URAs and how to continue to improve home ownership opportunities. He mentioned he attended the Black United Fund Breakfast and was humbled to see the number of young citizens rewarded with the opportunity to go to college. He also acknowledged he attended a tour of Transitions Projects, Inc. and was inspired to learn of their good work for the vulnerable people of Portland.

Commissioner Ferran stated she also attended the Black United Fund Dinner. She and Commissioner Kadri met with Lamar Brownson who is part of the City View Organization, which

helps affordable housing as well as workforce housing. She discussed with him new opportunities in Portland to partner with them on a new fund for private developers and nonprofits to develop workforce housing. They are currently in the process of raising investment funds. She also attended the yearly banquet of the Oregon Hispanic Bar Association. She said there were Hispanic attorneys throughout the country present. She noted it was interesting to learn they are facing the same issues with trying to find affordable housing and that it is the same issue throughout the country. Commissioner Ferran said she attended the Regional Investment Board meeting and stated the Board has funds available for businesses to help them prosper. She said the RIB offers grants up to 25,000 for job creation opportunities and retention.

Commissioner Mohlis stated he sits on the Board of Directors of the CAUSE Board which is the umbrella organization for pre-apprenticeship providers. He said he gave the opening remarks at their leadership summit sponsored by Women in Oregon Trade. He said they discussed the Construction Wage Policy and how to bring more women and people of color into the industry. He expressed his thanks to Commissioners Rosenbaum and Wilhoite for their efforts in the budget process.

Chair Rosenbaum stated he also joined Commissioner Wilhoite at the Joint PDC/City Council Budget Committee meetings. However, he also had the opportunity to have conversations with Multnomah County Commissioner Cogan to discuss the County's circumstances and the impact to their budget with expanding URAs. He also spoke with David Douglas Superintendent to hear their plans if and when a satellite district is created. Finally he stated he had the opportunity to attend the Leadership Roundtable Panel Discussion. He said the Leadership Panel is a roundtable panel consisting of the Superintendents of the five area school districts, presidents of the local colleges and various business leaders to discuss issues facing high school graduates.

#### IV. EXECUTIVE DIRECTOR REPORT

Mr. Bruce Warner expressed his thanks to Commissioners Rosenbaum and Wilhoite for their hard work on the budget process. He attended the open house at the Pacific NW College of Art for the proposals for Centennial Mills. He said more than 250 people present. He also stated a recent article in the paper "Diversity Reversal" applauded PDC on the progress made to date on the efforts to improve diversity in the workplace.

#### V. CONSENT AGENDA

Chair Rosenbaum requested Resolution Number 6560 be pulled off consent and opened for discussion.

Ms. Faye Brown presented Report Number 08-24, titled, "Resolution to Approve Policy for IGA Cost Recovery".

Chair Rosenbaum asked staff if the current BHCD contract would be included under this resolution.

Ms. Brown responded that the current BHCD contract would not fall under the proposed policy because it was adopted prior to the finalization of the IGA Cost Recovery Policy before them.

Commissioner Wilhoite moved and Commissioner Mohlis seconded the motion to adopt Resolution Number 6560.

AYES: Rosenbaum, Ferran, Kadri, Mohlis, Wilhoite

#### VI. PDC YEARS OF SERVICE AWARDS

The Commissioners recognized Mr. Keith Lokan, Ms. Sherry Leonard and Mr. Larry Brown with PDC Years of Service Awards.

#### VII. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

As there were no public comment for items not on the agenda, Chair Rosenbaum moved to the next agenda item.

#### VIII. PDC ORGANIZATIONAL HEALTH REPORT

Dr. Garfield DeBardelaben and Mr. Steve Hanamura represented Report No. 08-25, titled, "PDC Organizational Health".

Mr. Hanamura stated the report highlights Hanumara Consulting's assessment of the diversity needs for the Portland Development Commission. The report outlines the work performed from May 2006 through February 2008, providing a detailed summary of the activities and outcomes for assisting PDC with establishing relationships with the minority community, leadership consulting, coaching and training, and lastly, conflict management.

##### **1. Assisted the PDC to establish relationships with the minority community:**

- Assisted the minority community and PDC to begin building a process for communicating effectively with one another;
- Helped reduce anxiety within the minority community about PDC's intentions to serve them;
- Reduced number of complaints about PDC within the minority community;
- CH2A opened doors for PDC to talk with key members of the minority and business communities
- The community relations and business equity director was able to interface with the community and the internal staff at PDC;
- Increased awareness regarding the impact of departure of the African American employees and its connection to the unrest that was evident in the minority community;
- Increased the understanding of the connection between diversity and other agency initiatives;
- Identify the importance of treating employees as contributing members of PDC;
- Strengthened the agency's ability to learn how to create different messaging strategies to different groups of people;
- Helped them understand the impact of their actions systemically on a community that is different from them.

##### **2. Leadership consulting, coaching and training;**

- Served as a sounding board as he considered critical hiring decisions to his executive team;
- Assisted the executive director to address conflicts that occurred between members of the executive team;

- Provided input when making organizational changes both for individuals as well as the agency at large;
- Provide advice and counsel to the executive director regarding matters of diversity; Provided assistance to the executive director when it was necessary to make some key changes on the executive team;
- Began the process of helping to bring about harmony and a collaborative work relationship between groups;
- Currently leading the process for cross functional communications;
- The formation of several training classes and ongoing conversations regarding interventions;
- Groups are now working harmoniously with each other;
- Established a process to develop a positive climate agency wide ;
- Assisted the team to begin the process of building trust and enhance their ability to communicate with each other more effectively ;
- Increased awareness of executives to become more relationship focused and not just task focused;
- Begin the process of understanding the impact of cultural differences on issues of morale, communications, and productivity;
- Created an opening for staff to become more sensitive to the needs of the different communities they serve;
- Provided an opportunity for individuals to achieve personal and professional growth;
- Helped to integrate the diversity council into the fabric of PDC;
- Provided consultation to set up the mechanisms they will need as a council in order to monitor and guide the agency's diversity related activities;
- Provided a vehicle for the council to develop an educational resource library for employee use; and
- Provided an opportunity for council members to make recommendations to the executive team on matters that relate to diversity, building community and productivity.

### **3. Conflict management**

- Assisted both parties to reach positive resolutions;
- Quelled negative feelings which resulted in increased communication;
- The two groups were able to establish an understanding of what they could agree upon and to acknowledge areas of disagreement;
- Provided a mechanism so that ongoing communications could continue;
- Assisted the organizational development manager to begin the process of breaking down silos;
- Served as advisor to the organizational development manager on how to address other conflict related matters between staff and management;
- Forums created to conduct creative thinking among cross functional groups;
- Provided a forum for them to do some creative thinking;
- Provided them an opportunity to be listened to and to propose strategies on how to work more effectively with other departments;
- Reduced anxiety within the minority community about PDC's ability and willingness to meet their needs;
- PDC increased their awareness of sensitive concerns of the minority community;
- Reduced employee anxiety so they wouldn't continually go to the press;
- Provided a forum so their concerns could be heard;

- Offered timely recommendations to the executive director and other members of the team as conflicts surfaced.

Dr. Garfield DeBardelaben and Mr. Steve Hanamura expressed their thanks to the Portland Development Commission and its constituents for the co-operation they received as personnel and materials were made accessible to them as needed to explore the issues that were addressed. Further, the hiring of the Organizational Development Manager, Director of Community Relations and the Director of Economic Development have made a significant impact on how and why some of these issues we listed are now being addressed. They acknowledged that there are still issues to be addressed that surfaced during their assessment. Examples include development of a process for employee advancement, career mentoring, recruiting and retention of minority employees, just to name a few. However with the aforementioned acquisitions and the formation of the diversity council, they stated they believe it is possible to move forward on addressing these matters.

#### IX. 2006/07 ANNUAL DIVERSITY REPORT

Ms. Lolita Burnette presented Report Number 08-26, titled, “2006/07 Annual Diversity Report”.

Ms. Burnette stated that in order to keep the Board apprised of the results of PDC’s Minority, Women and Emerging Small Business (M/W/ESB) contracting efforts and Workforce Diversity Initiative, a report has been prepared providing information and analysis about results for Fiscal Year 2007. She said highlights from the report include:

- This year’s M/W/ESB utilization total was \$25,622,669, equaling 29.3 percent of the \$87,267,897 PDC funds expended for the applicable projects, which was significantly above the 20 percent goal. This equated to 5.78 percent of the entire project dollars of \$443,077,382.
- The Workforce Training and Hiring Program (WTHP) goal of 20 percent apprentice hour’s participation on PDC funded projects was surpassed again this year as 212,385 hours were worked by state registered apprentices, equaling 22 percent of the total project hours of 964,532. Of the total apprentice hours, 67,360 were worked by minorities and females for 32 percent of the apprentice hours. These hours were made up of 55,525 worked by minority males, 7,672 by minority females and 11,835 by non-minority females.

The figures above do not include the South Waterfront Project. The M/W/ESB utilization on this South Waterfront project was \$59,818,483 equating to 12.21 percent of the project and 76,500 apprentice hours equating to 21 percent of the 362,864 total hours. Also, of the total 362,864 hours worked on the project, 58,769 were worked by minorities and 21,603 were worked by women.

Ms. Burnette stated staff anticipates expanding M/W/ESB utilization and workforce diversity efforts in early 2008 through development and implementation of the Business and Workforce Equity Initiatives adopted by the PDC Board during the 2006/2007 fiscal year.

Ms. Connie Ashbook representing Oregon Tradeswomen, Inc. expressed her appreciation for PDC’s work on diversity and encouraged continued strong investment.

Ms. Kat Lakey, Oregon Tradeswomen, Inc. apprentice, Ironworkers Local 29, expressed her appreciation of the diversity in the workplace due in a large part to PDC’s ongoing efforts.

## X. BUSINESS AND WORKFORCE EQUITY POLICY APPROVAL

Ms. Lolita Burnette presented Report Number 08-27, titled, “Business and Workforce Equity Policy Approval”.

She stated the action would adopt the **Business and Workforce Equity Policy** (Policy), and establish two (2) programs to implement the Policy effective April 1, 2008.

- **Business Equity Program** – to ensure that the Portland Development Commission (PDC) provides professional, supplier and construction contracting opportunities to small businesses that have been historically under-utilized including minority and women owned businesses and emerging small businesses (collectively, “M/W/ESBs”); and encourage the utilization of businesses owned by veterans on PDC contracts and on work utilizing PDC resources and land transactions.
- **Workforce Equity Program** – to maximize apprentice participation, and to ensure employment participation of People of Color and women on PDC contracts and on work utilizing PDC resources and land transactions; and encourage the employment of people with disabilities and veterans on PDC contracts and on work utilizing PDC resources.

She said the Policy replaces the existing policy adopted by the Board on December 18, 1997 (Resolution No. 5066) that authorized implementation of the Disparity Study Implementation Plan and policies concerning fair contracting and workforce training, including the Good Faith Effort Program and Workforce Training and Hiring Program.

The Policy also supports other City of Portland and PDC policies with respect to workforce diversity and utilization of M/W/ESBs.

In addition, the action would incorporate the existing **PDC Workforce Training and Hiring Program** into the Workforce Equity Program, and would continue to require contractors and subcontractors subject to the Policy to be certified by the City of Portland as an **Equal Employment Opportunity** (EEO) employer.

She further stated the Executive Director is being delegated authority to establish policy guidelines and administer the Policy.

Commissioner Wilhoite moved and Commissioner Mohlis seconded the motion to adopt Resolution Number 6561.

AYES: Rosenbaum, Ferran, Kadri, Mohlis, Wilhoite

## XI. PDC DIVERSITY COUNCIL 2008 WORK PLAN

Ms. Lolita Burnette, Ms. Wendy Wilcox, Ms. Colleen Welsh and Mr. John Cardenas presented Report Number 08-28, titled, “PDC Diversity Council 2008 Work Plan”.

Ms. Wilcox stated the PDC Diversity Council was convened in 2006 in response to PDC’s internal *Organization Health Assessment* and direction from the Board to focus on PDC’s cultural competence so that we may become more respectful and inclusive of one another internally, and to improve communications, partnering and service access to our diverse external stakeholders.

Under the guidance of Lolita Burnette, Community Relations and Business Equity Director, the Diversity Council consists of 11 PDC employees who meet monthly. During the Council's first year of operation, they formed the diversity charter, spent time receiving education in the principles of diversity and inclusion, and hosted the first in a series of employee education programs.

At the end of 2007, the Council formed a Work Plan for 2008 with an internal focus. The implementation of this plan will raise awareness and educate staff on diversity, as well as provide them with tools, resources, and performance measures necessary to build a strong foundation for inclusion internally.

## XII. PDC BUDGET UPDATE

Mr. Keith Witcosky and Mr. Tony Barnes presented Report Number 08-29, titled, "PDC Budget Update".

Mr. Witcosky stated that for the second consecutive year, the Portland Development Commission (PDC)/City Council Budget Work Group convened to formulate PDC's Requested Budget. The meetings also reflected PDC continuing tradition of public involvement. All meetings were televised on public access, and this year the budget development benefited from citizen advisors and private sector partners who accepted the invitation to participate in many of the meetings. In April PDC's Budget and the Mayor's Proposed Budget will be released for broader community input. In May City Council will officially hold hearings and approve the budget in their inaugural role as PDC's Budget Committee followed by the PDC Board assuming their duties of adopting the budget as the agency's Governing Body in June.

Mr. Witcosky stated the highlights of the discussion were broken down into four areas. The following reflects the Work Group perspectives on these items:

### **Administration:**

In 2008, PDC is celebrating 50 years of existence. Over that period the agency has evolved, expanded, contracted and expanded again. It now has over 200 employees, eleven urban renewal areas, and an annual budget in excess of \$200 million; adapting to changing times. Considerable time was spent discussing the role and scope of each of PDC's departments. We are supportive of the direction the agency is going to improve integration and delivery of services. We are hopeful for a "lean and mean" PDC which is aggressive, yet responsible and accountable to taxpayers through stronger internal controls, and is constantly measuring its success.

### **Urban Renewal Geographic Focus:**

In 2007 the Budget Work Group recommended several concrete steps around three of the downtown urban renewal areas. By July 2008, through a separate, yet affiliated advisory group, PDC will have led the community through policy decisions on Downtown Waterfront, South Park Blocks and the River District urban renewal areas. We applaud the completion, yet we also find another work item taking its place. In 2008/09 we recommend the agency once again engage the community, and the Planning Bureau, and other partners to pursue some specific research about Central City and neighborhood based urban renewal

**Housing and Development:**

Similar to 2007, the budget was formulated in the context of individual Urban Renewal Area (URA) projects as well as PDC-wide program areas. We reviewed and are comfortable with PDC's efforts to implement the thirty percent set aside for affordable housing. We also welcome the opportunity for the PDC Board and City Council to discuss some innovative thinking on the use of the residential tax abatement program. We also highlighted four important projects that will set the tone for PDC activity over the next few years. These projects were selected due to the positive benefits they bring to the area and the importance for close coordination between PDC and City Council.

**Economic Development:**

The Work Group supports PDC General Fund request (amount undetermined at press time). We are pleased with the strategic leadership and restructure under PDC's new Economic Development Director. Moving forward we want PDC to continue to lead the City and take calculated risks on investments which expand and enhance our base of target industries/traded sector companies in close partnership with the Office of Sustainable Development. We expect equal attention and innovation as the agency focuses assistance and growth on its Community Economic Development programs with the Bureau of Housing and Community Development.

**XIII. REVIEW AND APPROVE N/NE ENTERPRISE ZONE REAUTHORIZATION APPLICATION**

Mr. Seth Hudson and Ms. Erin Flynn presented Report Number 08-30, titled, "Review and Approve N/NE Enterprise Zone Reauthorization Application."

Mr. Hudson stated the action would initiate a request to City Council requesting that the City apply to the Oregon Economic and Community Development Department for a ten year Enterprise Zone designation and approve the City of Portland Enterprise Zone Policy. Upon receiving state authorization further action by the Portland Development Commission would be needed in order to assume the role as the E-Zone manager and approve the written agreement that enforces the E-Zone Policy.

Ms. Flynn stated the Enterprise Zone is one of the only Economic Development tools for retaining and attracting new investment while creating family wage jobs, among other things to the City of Portland. She said the program has returned a significant return to the City over the past years. The Enterprise Zone (E-Zone) program furthers the Portland Development Commission's (PDC) Strategic Plan to encourage private investment in the City by offering a five year 100% a tax abatement on all new investments playing a significant role in encouraging businesses to expand and locate in Portland's industrially zoned areas.

Mr. Hudson stated the Enterprise Zone program also furthers the Economic Development Department's goal of job creation by requiring companies receiving an abatement to invest 15% of their total abatement towards a fund that will be earmarked to train residents of Portland at or below 80% median family income (MFI) for jobs being created by companies participating in the E-Zone program. Furthermore, the participating E-Zone companies will be required to give first source hiring preferences to these individuals, thus creating career opportunities for Portland residents who are unemployed and/or under-employed. Since the creation of new policies that standardized requirements in 2000, thirty five (35) companies have invested and estimated \$437 million for \$26 million in abatements; while retaining or creating 4,300 jobs.

Mr. Edward Westerdahl representing Service Steel Incorporated expressed his thanks to PDC and stated without the tax abatement program he would not have been able to build the company from a \$10 million to a \$100 million company as they would not have been able to order the equipment necessary.

Ms. Peggidy Yates representing Multnomah County Economic Development Department expressed the County's ongoing support of the Tax Abatement Program.

Commissioner Wilhoite and Commissioner Mohlis seconded the motion to adopt Resolution Number 6562 as amended.

AYES: Rosenbaum, Ferran, Kadri, Mohlis, Wilhoite

#### XIV. BURNSIDE BRIDGEHEAD PROJECT BRIEFING ON IMPLEMENTATION OF KEY ACTION ITEMS

Ms. Kia Selley presented Report Number 08-31, titled, "Burnside Bridgehead Project Briefing on Implementation of Key Action Items".

Ms. Selley stated the purpose of the report is to provide the Portland Development Commission (PDC) Board of Commissioners (Board) with a briefing on the completion of key actions items intended to advance the Burnside Bridgehead Project (Project) into the next phase of redevelopment. At the October 10, 2007, PDC Board meeting, the Board requested that PDC staff and Opus Northwest (Opus), the selected Project developer, report back to the Board near the expiration of Memorandum of Understanding (MOU) Amendment Five and discuss the progress made with regard to the key action items (as outlined to the Board at that time).

She said at the October 10, 2007, PDC Board meeting, the Board approved (Resolution No. 6515) a list of key action items to redirect the Project given changes in the real estate market and site conditions. The Resolution also authorized the Executive Director to extend the MOU for up to twelve additional months if PDC staff and Opus successfully complete the key action items. The MOU Amendment Five expired on December 31, 2007. The MOU Amendment Six was executed on December 28, 2007 to extend the agreement with Opus until February 28, 2008. The purpose of the Amendment was to provide additional time for PDC staff to receive feedback from the Board prior to executing an Amendment for an additional twelve months.

Ms. Selley stated based on the analysis completed to date, PDC staff recommends: 1) Proceeding with pre-development activities to get the property "shovel-ready" (e.g. demolition of existing buildings); 2) Implementing the Eastside Burnside-Couch Couplet and Portland Streetcar projects; and, 3) Continuing marketing the property to prospective tenants seeking an office or retail anchor (including a corporate headquarter user) as market conditions evolve over the next twelve months.

Mr. Jerry Johnson, Economist, representing Johnson Gardner, stated the market conditions are of a concern and he recommended the Commissioners follow the recommendation of staff to continue pre-development activities with the property site as the economy would probably start to turn around by 2010.

Ms. Emily Simon expressed her appreciation of PDC's efforts to find a developer and to work on preparing the site for development. While she is disheartened to see the project slow, she is confident there will be a project there eventually. With that said, she cautioned the Commissioners to prepare adequately for a vacant site with proper security or other temporary

uses in order to deter unwanted activity on the site. She recommended a dog park once the property demolition was complete.

Mr. Jim Andrews representing Bridgehead Citizen Advisory Committee and Buckman Community Association expressed his appreciation to PDC staff and urged the Commission to follow the recommendations previously described. In addition, he recommended keeping the Citizen Advisory Committee active in order to continue momentum.

Ms. Anne Kilkenny representing W.C. Winks' Hardware expressed her support of PDC staff recommendations and urged the Commission to continue to look for the right fit for the community. She urged the Commission to avoid a Big Box anchor tenant at the site.

Mr. Tim Holmes, Chair of the Burnside Bridgehead Citizen Advisory Committee, expressed his appreciation of the Commission and staff and urged PDC to continue the committee.

Mr. Michael Whitmore representing the Kerns Neighborhood Association read a letter into the record.

After discussion among the Commissioners and staff, it was agreed the Commission would follow the staff recommendation proposed.

#### XV. DESIGNATE SITE FOR BLANCHET HOUSE AND RESOURCE ACCESS CENTER

Ms. Sarah Harpole presented Report Number 08-32, titled, "Designate Site for Blanchet House and Resource Access Center."

Ms. Harpole stated staff recommended the Portland Development Commission designate "Block 25" as the site for the development of the Blanchet House of Hospitality (Blanchet House) and "Block U" as the site for the development of the Resource Access Center (RAC) as well as a homeless shelter, rental housing for a range of income levels, and commercial space (RAC Project). She said the action clarifies the site selection and allows the Housing Authority of Portland (HAP), as the public agency developer of the RAC Project, to undertake master planning of Block U, including architectural and financial feasibility analysis with participation by PDC. The action also allows specific negotiations to begin with Blanchet House regarding the terms and conditions of the transaction.

Ms. Harpole said Block 25 is the block bounded by NW Flanders and NW Glisan between NW 3rd and NW 4th. Block 25 is jointly owned by the PDC (1/4 block), the Blanchet House (1/16 block), and the City of Portland (remainder of block). The City of Portland, pursuant to a lease agreement with Northwest Natural Gas Company (NWNG), is obligated to provide NWNG the permanent daytime use of 130 parking spaces. This lease does not impact the PDC-owned portion of the block or the Blanchet-owned portion of the block. Block U is entirely owned by PDC. It is the block bounded by NW Broadway, NW Hoyt, NW Sixth, and NW Irving. The site is cleared of buildings and is currently leased by TriMet through 2008.

Ms. Harpole stated the most recent communications to the Board on the siting of Blanchet House and the RAC Project occurred on January 23, 2008 and February 13, 2008 when informational reports and presentations detailed the work that had been done over several years related to siting both facilities. She said if the two accompanying Resolutions are adopted by the Board, subsequent Board actions will include approval of:

- An Agreement between HAP, the City of Portland and PDC defining various roles and responsibilities of all parties, the terms and conditions of the anticipated funding and conveyance of land for the RAC Project, and an expression of intent by the City to provide long term operating support for the RAC.
- A Disposition and Development Agreement regarding the development plan, funding and land transaction related to Blanchet House.

Mr. Louis Lee expressed his thanks to the Commissioners and PDC staff. He also thanked them for listening to the voice of the Chinese Community.

Ms. Rebecca Liu expressed her thanks to PDC staff and Commissioners and expressed her support of the project.

Mr. Patrick Gortmaker, representing the Joint Land Use Committee, expressed his support of the proposed siting of the Resource Access Center at Block U. He also urged the Commissioners to continue to seek development on the other portion of Block 25.

Ms. Gloria Lee reiterated earlier comments of support.

Mr. Tom Carrollo representing Beardsley Building Development urged the Commissioners to consider Mr. Beardsley's proposal. He also expressed his concern of recent comments by Doreen Binder in the newspaper regarding the Resource Access Center and urged continued good faith efforts with all parties.

Mr. Tom Beardsley presented alternative proposals for the siting of the Resource Access Center.

Mr. Marty Buckenmeyer urged the Commissioners to consider Mr. Beardsley's proposal as an alternative siting for the Resource Access Center.

Mr. Tony Fox also urged the Commissioners to consider Mr. Beardsley's proposal as an alternative siting for the Resource Access Center.

Mr. Guy Swanson expressed his support of the projects at their staff proposed sites.

Mr. Dan Petrusich expressed his thanks to the Commissioners and PDC staff for their hard work and consideration of the Blanchet House.

Mr. Brian Ferseawiler expressed his thanks to the Commissioners and PDC staff for their hard work and consideration of the Blanchet House.

Mr. Richard Shavey expressed his concern over the speed in which decisions have been made and urged the Commission to evaluate fully the proposals before them prior to making a final determination.

Mr. Michael Andrews, representing the Housing Authority of Portland stated HAP was in receipt of Mr. Beardsley's proposal. He said HAP found several issues with the proposal and responded to Mr. Beardsley to that affect.

Chair Rosenbaum stated the PDC is not able to require the Housing Authority of Portland to move locations. However, he said it was important for HAP to consider alternate proposals fully if they could mean a potential cost savings to the agency. He asked that PDC staff and HAP work together to further evaluate all options and give them updates as needed.

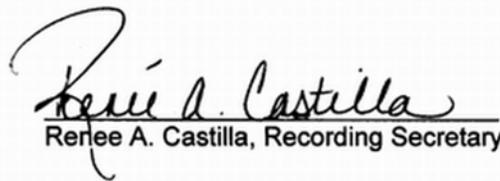
Commissioner Wilhoite moved and Commissioner Mohlis seconded the motion to adopt Resolution Number 6563, titled, "Designate block 25 as the location for the new Blanchet House facility by the transfer of the parcel of land owned by PDC in the northeast corner of block 25 to Blanchet House in exchange for the parcel of land owned by Blanchet House", and Resolution Number 6564, titled, "Designate Block "U" In Old Town / Chinatown for the Development of the Resource Access Center and Housing by the Housing Authority Of Portland."

AYES: Rosenbaum, Ferran, Kadri, Mohlis, Wilhoite

XVI. ADJOURNMENT

There being no further business, Chair Rosenbaum adjourned the meeting at 1:53 p.m.

**Approved by the Portland Development Commission on April 9, 2008.**



Rereee A. Castilla, Recording Secretary