

Commissioners: Charles A. Wilhoite, *Chair* Bertha Ferrán John C. Mohlis Position 4 (vacant) Position 5 (vacant)
PDC Executive Director: Bruce Warner

This document constitutes the official meeting record of the August 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 Wilhoite called the meeting to order at approximately 8:05 a.m.

Ms. Renee Castilla, acting as recording secretary for the Board, called the Commission roll:

Chair Charles Wilhoite	PRESENT
Commissioner Scott Andrews	PRESENT
Commissioner Bertha Ferran	PRESENT
Commissioner John Mohlis	ABSENT

II. EXECUTIVE DIRECTORS REPORT

Executive Director Bruce Warner presented the Executive Director's Report, he highlighted the following:

- PDC had second annual softball game with Lents Community – PDC City Stickers lost 16-1 to the Lents Rebels;
- Annual Lents Founders Day – where PDC helped the Lents Community repair a gazebo at Lents Park;
- Oregon College of Oriental Medicine will soon be part of the Old Town/China Town Community. He said they are working toward redeveloping Block 8. They are looking towards a move-in date of 2010 but hope to have a satellite set up much sooner than that;
- Brown Bag regarding recent trip to Scandinavia and spoke about the differences between the United States and Scandinavia with regards to taxes, sustainability, etc.
- Land Use Board of Appeals - looking at how to move the more critical housing projects forward in light of the appeal. Also looking at reprioritization of projects as well to allow the more critical projects to move forward. The Appeal has an impact on the projects the PDC is able to do.

III. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Mr. Peter Stark read a letter into the record.

Chair Wilhoite stated it was unfortunate Mr. Stark and his URAC felt they were not notified of the new policy because that it exactly the opposite result the Board looks for when communicating to the URACs. He stated the PDC Board wants to be transparent as much as possible.

Mr. Stark replied that they recently went through a major modification in the district and they had both those taxing jurisdictions participate heavily in the process so there is an opportunity in the process for those jurisdictions to make comments on budget scope, how much expansion should be impacted and so forth. The concern is that the URA which is a volunteer group of

neighborhood activists allows an outside government body into the group. By allowing this, the role of advisory to urban renewal is diluted by the decisions made by that group. It is not to exclude Portland Public Schools or Multnomah County for the process, they actually welcome that. However, the particular body they have been assigned to is uniquely citizen based and uniquely unbiased and often announce any conflict of interest at the beginning of each meeting.

Executive Director Bruce Warner wanted to express publicly his thanks for the volunteers of each URAC and the time they commit. He also stated it was important to note the URAs are advisory to the PDC Board and because they are advisory any conflict of interest would be addressed by the PDC Board.

IV. CONSENT AGENDA

Resolution No. 6632, titled, "Authorization to enter into a Disposition Agreement with Block 19, LLC for NW 9th Avenue Parcel/Tax Lot 2800 in the River District Urban Renewal Area."

Commissioner Andrews moved and Commissioner seconded the motion to adopt Resolution No. 6632.

AYES: Wilhoite, Andrews, Ferran
NAYS: None

V. PORTLAND STREETCAR LOOP PROJECT APPROVE INTERGOVERNMENTAL AGREEMENT WITH PORTLAND OFFICE OF TRANSPORTATION IN AN AMOUNT NOT TO EXCEED \$5,287,000

Mr. Bruce Allen presented Report No. 08-112, titled, "Portland Streetcar Loop Project Approve Intergovernmental Agreement with Portland Office of Transportation in an Amount Not to exceed \$5,287,000".

Mr. Allen stated the action would authorize the Executive Director to enter into an Intergovernmental Agreement (IGA) with the Portland Office of Transportation (PDOT), in the amount of \$5,287,000 to fund the next phases of the Portland Streetcar Loop Project (Project). These phases include: the Project Development Phase; the Project Design Development Phase, and; the Project's Final Engineering Phase. This IGA *does not* provide any funds for actual construction. That would be subject to a separate IGA to be negotiated between the parties.

He said funding for this work under this Agreement comes from the two (2) urban renewal areas (URAs) in which the Streetcar Loop will be constructed: the River District URA and the Oregon Convention Center (OCC) URA. The Project also serves the Central Eastside (CES) URA; however, there is no funding budgeted for this phase of the project. Instead, the CES URA has funds forecasted for streetcar construction in the amount of \$6,184,000 in fiscal years 2009-10 and 2010-11.

Further, the not to exceed budget is \$5,287,000. Of that, \$863,000 is payment to be made from the 2007-2008 Oregon Convention Center budget for work performed during that fiscal year, and the balance is from currently budgeted FY 2008-09 funds in the River District URA (\$2,037,000) and the Oregon Convention Center URA (\$1,750,000). Additionally, there remains \$637,000 in unexpended funds in the 2007-08 Oregon Convention Center Budget which staff will recommend to the Commission be carried forward at an anticipated Fall 2008 Budget Adjustment. If approved by the Commission, staff would simultaneously request authorization to amend the IGA to add the OCC carry forward funds. This would then bring the total PDC investment in this phase of the project to \$5,287,000 for fiscal years 2007-08 and 2008-09.

Mr. Allen said the completion of these phases of the Project will allow the project to begin the construction phase in Summer/Fall 2009, subject to the receipt of necessary federal funding. The project is anticipated to be completed and operational in fall 2011.

After discussion among Chair Wilhoite and PDC Staff, he called for a motion to adopt Resolution 6633, titled, "Authorize an Intergovernmental Agreement between the Portland Development Commission and the Portland Office of Transportation in the Amount Not to exceed \$5,287,000 For the Portland Streetcar Loop Project (Design, Design Development and Final Engineering Phases)".

AYES: Wilhoite, Andrews, Ferran

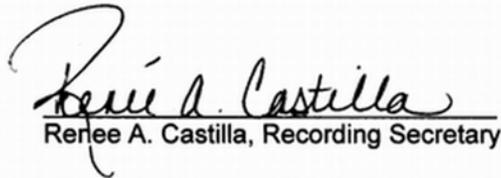
NAYS: None

VI. ADJOURN

There being no further business, Chair Wilhoite adjourned the meeting at 8:46 a.m.

Respectfully submitted,

Approved by the Portland Development Commission on September 24, 2008.



Rereee A. Castilla, Recording Secretary