



This document constitutes the official meeting record of the February 4, 2009, 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 3:04 p.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	PRESENT

II. MEETING MINUTES

Chair Wilhoite called for a motion to approve the meeting minutes of January 14, 2009 as submitted.

Commissioner Mohlis moved and Commissioner Ferran seconded the motion to approve the minutes as submitted.

AYES: Wilhoite, Andrews, Ferran, Mohlis
 NAYS: None

III. EXECUTIVE DIRECTOR'S REPORT

Executive Director Bruce Warner presented Report No. 09-16. He highlighted the following:

- He said he met with PDC union leaders Alan Stubbs, Art Hendricks and AFSCME representative James Hester regarding formation of the new Labor Management Committee (LMC) at PDC. It was a good discussion and the represented and non-represented staff serving on the LMC have my full support. The group is planning on holding their first meeting sometime in February.
- **Financial Assistance Survey**—Survey results: The staff of the Business Finance Team continue to demonstrate a thorough and helpful knowledge of the financial products offered. Clients report the staff have been "patient", "wonderful", and "very knowledgeable." This knowledge translates to \$1,882,760 in financial assistance provided throughout the Portland community in this fiscal year (through January 12, 2009) to 19 businesses; with nine of them receiving more than one financial product for assistance. This money leveraged \$5,813,590 in private investment. According to the survey, 81 percent of the projects would not have moved forward without the financial assistance provided by PDC. Among the businesses closing loans with PDC in January were Featherlite, Queen Bee, Ulicious Smokehouse & Grill, and Ruby Receptionist.
- **City Council Approves 92H Zone Change—Lents Town Center URA**—On January 14, the Portland City Council unanimously approved an application for a zone change and comprehensive plan map amendment to the PDC-owned

Charles A. Wilhoite
Commission Chair

Bertha Ferrán
Commissioner

John C. Mohlis
Commissioner

J. Scott Andrews
Commissioner

Position 5 (vacant)
Commissioner

Tom Potter
Mayor

Bruce A. Warner
Executive Director



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property at SE 92nd Avenue and Harold Street (92H) in the Lents Town Center Urban Renewal Area. This four-acre site has historically been home to the Wattles Boys and Girls Club, and the Lents Little League, which is moving to new facilities in Lents Park. It is located just north of the historic Lents Town Center and adjacent to the future SE Foster Road/Lents Town Center MAX Station. Previously zoned R2a (Low Density Multifamily Residential), these four parcels will be re-zoned to EXd (Central Design Employment with Design Overlay). Unlike the prior zoning classification, EXd will allow for higher-density, mixed-use development and is seen as very favorable by the development community. Redevelopment of the 92H site is a crucial piece in the revitalization of the Lents Town Center. A Request for Qualifications (RFQ) will likely be released in early February, seeking development teams with the capability, experience, and commitment to making 92H a successful project. Submittals will likely be due at the end of March and a development team will be selected from a competitive pool by May.

- **Cambrian Park Acquisition/Rehab**—In December, PDC closed on an approximately \$1.3 million dollar loan to ROSE Community Development Corp. for the acquisition and rehabilitation of the Cambrian Park Apartments in the Lents URA. This property, located near SE 76th and Steele, was identified as a target property for revitalization. The mix of 50 percent and 30 percent median family income units helps preserve affordability in an area that is showing signs of gentrification, and helps meet the TIF Set Aside and URA Plan goals. It is the first rental housing project funded in the URA in nine years, and only the second project in the life of the district.
- **Pardee Commons**—PDC acquired the Pardee Commons site located at SE Pardee St. and SE 122nd Ave. in 2004 for the purpose of developing family-oriented affordable homeownership units. In 2008 the developer, Cityhouse Builders, began construction on ten homes on the 17,000 square foot site. Cityhouse in conjunction with the Portland Community Land Trust (PCLT), will market the units to be affordable for families making 70 percent or less of area median family income. Cityhouse expects to be substantially completed with construction in spring 2009. PCLT will hold and enforce an agreement that will ensure that all homes will remain affordable in perpetuity.
- **HAP Homes Acquisition**—As part of the Housing Authority of Portland (HAP) home acquisition, staff reappraised the remaining 11 properties which are located in the Lents URA. Due to market changes, staff is renegotiating its acquisition price with HAP and could potentially acquire six more of these properties in the future.
- Public Participation staff attended seven URAC meetings and facilitated discussions about the 2009-10 budget.

IV. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

As there was no public comment, Chair Wilhoite moved to the consent agenda.

V. CONSENT AGENDA

Commissioner Wilhoite called for a motion to adopt the Consent Agenda:

Resolution No. 6672, titled, "Appointment to the Central Eastside Urban Renewal Advisory Committee."

Resolution No. 6673, titled, "Adding the North Portland Business Association to the Interstate Corridor Urban Renewal Advisory Committee and Appointment Jim Schaller as their Representative."

Resolution No. 6674, titled, "Create a New Regular At-large Member Position Representing Real Estate Interests for the Interstate Corridor Urban Renewal Advisory Committee (URAC) and Appoint Preston Green to Serve in the New Position."

Resolution No. 6675, titled, "Appoint Steven Rupert and Brenda Ray Scott to the Interstate Corridor Urban Renewal Advisory Committee."

Resolution No. 6676, titled, "Create a New Position on the North Macadam Urban Renewal Advisory Committee to Represent the South Portland Business Association and Appoint Bradford Nase to Fill this New Position."

Resolution No. 6677, titled, "BES Odor Control Intergovernmental Agreement Facility Amendment."

Commissioner Andrews moved and Commissioner Ferran seconded the motion to adopt the consent agenda.

AYES: Wilhoite, Andrews, Ferran, Mohlis

NAYS: None

VI. OVERVIEW OF DRAFT CITY OF PORTLAND 5-YEAR ECONOMIC DEVELOPMENT STRATEGY

Ms. Erin Flynn and Mr. Peter Cunningham presented Report No. 09-23, titled, Overview of Draft City of Portland 5-Year Economic Development Strategy."

Ms. Erin Flynn stated PDC is drafting the economic development strategy for the City of Portland. The five year plan would guide Portland's economic growth over the next five years and direct the investment necessary to achieve growth. Given PDC's role as the lead economic development agency for the city, the strategy would also guide the core work of the agency over the same time period. The Board is being presented with the "50% draft" document, which represents a high level conceptual version of the strategy. The process for completing the strategy will conclude in July 2009 with adoption of the strategy by the PDC Board and the City Council.

Mr. Flynn stated a comprehensive strategy is long overdue and would be a critical piece to the city's efforts to combat changes in local economic conditions and compete in the global economy. The strategy is being developed through a nine month process which began in October 2008 and will conclude in July 2009. PDC has completed a "50% draft" of the strategy and is currently sharing this draft with stakeholder groups throughout the city and the region in order incorporate broad feedback into the final version of the strategy. The strategy, as currently drafted, proposes that the City of Portland seek to become the most sustainable economy in the U.S. The city already enjoys a position of leadership in the field of sustainability and the emerging "green economy." This leadership position translates into a distinct competitive advantage for the local economy in attracting and growing businesses competing in the range of sustainable industry sectors as well as those committed to sustainable business practices. This competitive advantage represents the most promising avenue for generating significant job growth in the City of Portland.

She said a sustainable economy, as defined in the strategy, involves maintaining leadership in three overlapping areas: 1) sustainable job growth, 2) a sustainable way of life, and 3) inclusive prosperity. The strategy outlines an action plan for each of these three elements to the plan. PDC's work with its target industries, including international trade efforts and catalytic initiatives, constitutes the bulk of the action plan for sustainable job growth. The city's work with higher education institutions and plans for developing Eco-Districts and the Portland + Oregon Sustainability Institute are the critical pieces to the sustainable way of life part of the strategy. The last element of the strategy, inclusive prosperity, includes plans for workforce development and community economic development. The strategy, when complete, will include a detailed implementation plan listing the parties responsible for achieving the various goals of the strategy, as well as a funding plan identifying the resources necessary for achieving the goals of the strategy.

VII. CONVENE EXECUTIVE SESSION CONFERENCE WITH COUNSEL REGARDING LITIGATION IN ACCORDANCE WITH ORS 192.660(2)(H)

Chair Wilhoite announced that the Portland Development Commission would meet in Executive Session for the purpose of consulting with PDC's legal team regarding current or pending litigation.

The Executive Session is held pursuant to ORS 192.660(2)(h), which allows the Commission to meet in Executive Session to consult with PDC's legal counsel regarding PDC's legal rights and duties with regard to current litigation or litigation likely to be filed.

Representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience may not attend and are asked to leave the room. Chair Wilhoite reminded the media that they may not disclose any information discussed during the executive session.

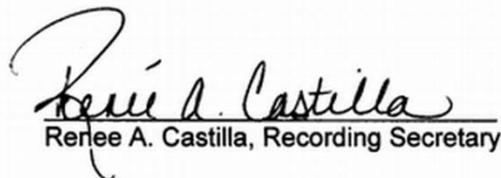
He further stated no decision may be made in executive session. At the end of the executive session, PDC will return to open session and welcome the audience back into the room.

IX. ADJOURN

There being no further business, Chair Wilhoite adjourned the meeting at 4:23 p.m.

Respectfully submitted,

Approved by the Portland Development Commission on March 11, 2009.



Reree A. Castilla, Recording Secretary