

# PDC

## PORTLAND DEVELOPMENT COMMISSION

**DATE:** November 12, 2008

**TO:** Board of Commissioners

**FROM:** Bruce A. Warner, Executive Director

**SUBJECT:** Report Number No. 08-131  
Create a new position on the Lents Town Center Urban Renewal Advisory Committee to represent Multnomah County and appoint Rachel Cunningham to fill this new position.

### EXECUTIVE SUMMARY

#### BOARD ACTION REQUESTED

Adopt Resolution No. 6650

#### ACTION SUMMARY

This action will authorize the following:

Creation of a new position on the Lents Town Center Urban Renewal Advisory Committee ("URAC") to represent Multnomah County. On May 14, 2008 the Board approved the first amendment to the Lents Town Center Urban Renewal Plan, which included an increase of one hundred seventy-five million dollars (\$175,000,000) to the area's maximum indebtedness capacity (Resolution No. 6583). This aspect of the amendment has a significant impact on amount of revenue that other taxing jurisdictions forgo due to urban renewal activities. On July 9, 2008, the Board amended the URAC Policy to allow taxing jurisdictions to have voting representatives on URACs, provided that urban renewal plans are amended or new urban renewal plans are created (Resolution No. 6614). The Board signed a Cooperative Agreement with Multnomah County ("County"), which allows the County to become a regular organization member under the Taxing Jurisdiction Partner category in URACs whose urban renewal plans are amended or created.

Appointment of Rachel Lent Cunningham to the Lents Town Center URAC as a Regular member representing Multnomah County for a term ending on June 30, 2011, in accordance with the PDC URAC Policy. Ms. Cunningham is a resident of the Mt. Scott-Arleta Neighborhood, which is partially included in the urban renewal area. She works for Portland Public Schools as an Assistant Risk Manager. She is a direct descendant of Oliver P. Lent, the founder of the town of Lents, and has a great personal interest in the revitalization of this neighborhood.

#### PUBLIC BENEFIT

Meaningful public participation helps promote democracy and civic engagement, builds public trust in government and enhances the Commission's credibility within the community.

Effective public participation can improve the quality and effectiveness of Board plans and decisions.

**This action will support the following PDC goals:**

- Develop healthy neighborhoods
- Provide access to quality housing
- Help businesses to create and sustain quality jobs
- Support a vibrant Central City (urban core)
- Contribute to a strong regional economy

**PUBLIC PARTICIPATION AND FEEDBACK**

PDC staff has consulted with stakeholders in the Lents Town Center Urban Renewal Area, about the need to add Multnomah County and its representative to the Lents Town Center URAC. There is opposition to having government entities' representatives as voting members on the Lents Town Center URAC. URAC leadership and staff have conveyed that opposition to the County, and suggested ways to minimize resistance to the new position and appointee.

**COMPLIANCE WITH ADOPTED PLANS AND POLICIES**

This action complies with the Urban Renewal Advisory Committee Policy as revised by the Board of Commissioners on July 9, 2008 (Resolution No. 6614) that requires the Board to identify and appoint regular organization members to Urban Renewal Advisory Committees ("URACs") that the Board has created.

This action complies with and helps implement the Public Participation Policy adopted by the Board on June 22, 2005 (Resolution No. 6266) which established that "public participation is required and will be an integral component of project schedules, budgets, and board decision-making processes for developing and implementing urban renewal area plans and implementing urban renewal projects."

**FINANCIAL IMPACT**

There is no significant financial impact as a result of this action.

**RISK ASSESSMENT**

There are no significant legal, financial or operational risks resulting from this action.

**WORK LOAD IMPACT**

The major workload associated with the creation of new positions on a URAC and the appointment of new URAC members is communicating the decisions to the URAC and providing new members with an orientation session and related material specific to their URACs. These activities are coordinated by Public Participation staff, and included in existing work plans.

## **ALTERNATIVE ACTIONS**

Per Board established policy, there is no alternative process for creating this position and making this appointment.

## **CONCURRENCE**

In accordance with the URAC Policy on October 30, 2008 the Multnomah County Board of Commissioners approved a resolution nominating Ms. Rachel Lent Cunningham to serve as its representative on the Lents Town Center URAC.

## **BACKGROUND**

On September 14, 2005, the Portland Development Commission Board of Commissioners (Board) adopted Resolution No. 6293 which established a formal policy regarding the composition and operations of Urban Renewal Advisory Committees (URACs). This policy was adopted in response to the Board's desire to ensure consistency in the procedures for creating and operating URACs and to emphasize the agency's commitment to public participation and involvement. This Policy was most recently revised by the Board on July 9, 2008 (Resolution No. 6614).

Pursuant to that Policy, the Board has established the following URACs:

1. Lents Town Center
2. Central Eastside
3. Interstate Corridor
4. Gateway Regional Center
5. Oregon Convention Center
6. North Macadam
7. River District

The Board retains sole authority to establish, recompose or disband a URAC. Among the elements under the discretion of the Board is the identification of URAC organization members and their representatives.

Acting upon the Cooperative Agreement signed by the Board and Multnomah County, and the resolution approved by the County Board, staff is requesting consideration of the creation of a new regular organization member position on the Lents Town Center URAC for Multnomah County, and the appointment of Rachel Lent Cunningham as the member's representative in accordance with the PDC URAC Policy.