

# PDC

## PORTLAND DEVELOPMENT COMMISSION

**DATE:** July 9, 2008  
**TO:** Board of Commissioners  
**FROM:** Bruce A. Warner, Executive Director  
**SUBJECT:** Report Number 08-94  
Amend Urban Renewal Advisory Committee Policy

### EXECUTIVE SUMMARY

#### BOARD ACTION REQUESTED

Adopt Resolution No. 6614

#### ACTION SUMMARY

Amend the Urban Renewal Advisory Committee (URAC) Policy in order to comply with Resolution 6582 adopted on May 14, 2008 which established an Intergovernmental Agreement (IGA) with Multnomah County and Resolution 6611 adopted on June 25, 2008 which established an Intergovernmental Agreement with Portland Public Schools. These agreements allow for participation by Multnomah County and Portland Public Schools on PDC urban renewal advisory committees as voting members.

The current URAC Policy grants government agencies Ex-Officio status, which is a non-voting status. In order for these partners to become voting members the URAC Policy needs to include a new category called Taxing Jurisdiction Partners.

On September 14, 2005, the Portland Development Commission Board of Commissioners (Board) adopted Resolution 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.

The URAC Policy requires that the board take specific action to amend the policy.

#### PUBLIC BENEFIT

This amendment will enable PDC to enhance its relationship with strategic governmental partners and ensure that urban renewal investments will be an effective mechanism which benefits the broader community.

#### **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 consulted with community organizations and stakeholders on the addition of these members. The majority of those consulted understand the reason for including these two governmental agencies as voting members of urban renewal committees.

The non-voting Ex-Officio membership status of the URAC Policy was created because community members feared being out-voted by governmental agency representatives who may not have had a direct interest in the URA.

## **COMPLIANCE WITH ADOPTED PLANS AND POLICIES**

This amendment complies with PDC's Public Participation Policy and the Strategic Plan.

## **FINANCIAL IMPACT**

There is no significant financial impact associated with this amendment

## **RISK ASSESSMENT**

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

## **WORK LOAD IMPACT**

There is no significant impact on work load with the passage of this amendment. Public Participation staff will develop an outreach plan to communicate the change to URAC members and the general public and will provide orientation training and materials for the new members.

## **ALTERNATIVE ACTIONS**

The board could vote against the amendment which would provide the governmental agencies with non-voting Ex-Officio status on URACs.

## **CONCURRENCE**

### **BACKGROUND**

Amend the URAC Policy in order to comply with Resolution 6582 adopted on May14, 2008 which established an Intergovernmental Agreement (IGA) with Multnomah County and Resolution 6611 adopted on June 25, 2008 which established an Intergovernmental Agreement with Portland Public Schools. These agreements allow for participation by Multnomah County on PDC urban renewal advisory committees.

The current URAC Policy grants government agencies Ex-Officio status, which is a non-voting status. In order to implement the agreements with Multnomah County and Portland Public Schools, the category of Taxing Jurisdiction Partners will be created. This category will apply to Multnomah County and Portland Public Schools.

The amendment will provide Multnomah County and Portland Public Schools:

- Greater involvement in broad urban renewal area planning efforts.
- Participation on urban renewal advisory committees as voting members.
- Additional consideration as to the impact to other taxing jurisdictions as one of the criterion used to decide whether or not an urban renewal area is created or amended.

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In June of 2006 the Board adopted Resolution 6367 creating URACs for six urban renewal areas. They are:

- Lents Town Center
- Gateway Regional Center
- Interstate Corridor
- Oregon Convention Center
- North Macadam
- Central Eastside

The current URAC Policy establishes the following membership categories:

**1. Regular Members**

- A. A **Neighborhood Association** recognized by the City of Portland according to guidelines administered by the Office of Neighborhood Involvement.
  - B. A **Neighborhood Business Association** recognized by the City of Portland according to guidelines administered by the Office of Neighborhood Involvement.
  - C. **Community Partners.** A non-governmental citywide, community or business organization, association or entity whose regular and principal mission, objectives or services are related to goals and objectives of the Plan, and that has a significant presence or interest in the Plan.
- 2. At-Large Member.** Individuals appointed to represent the interests of like stakeholders at large. These members would typically be residents, property owners, or business interests within the URA or greater Portland Area.
  - 3. Alternate Member.** The PDC Board may appoint individuals to be an alternate representative of an organization or at-large member to substitute for a regular member who is absent from a URAC Meeting.
  - 4. Ex-Officio Member.** Public agencies or City of Portland bureaus — other than PDC — with an identifiable role in the implementation of Plan goals and objectives through the development of related policies and plans, project funding, or project construction.
    - A. Ex-officio members are entitled to participate in all meetings and discussions of the URAC, but may not serve as an officer, or vote on any matter.

- B. Ex-officio members are not restricted from providing the PDC Board or staff with feedback through other means of normal communications.

The new membership category would be:

**5. Taxing Jurisdiction Partners.** Public agencies that have an interest in the implementation of urban renewal plans because they forego a significant amount of tax revenue that would normally be spent making investments in their respective areas of operation. These partners would be identified by Intergovernmental Agreements with PDC. These partners would be voting members of the URAC.

The agreements with Multnomah County and Portland Public Schools, which necessitate this amendment to the URAC Policy, will enable these strategic partners to better inform the deliberations of URACs regarding the implementation of urban renewal area plans. This action will enable all parties to engage in a thoughtful, cooperative approach to improve the effectiveness of both TIF expenditures and service delivery and to operate in a collaborative manner.

**CC:** J. Jensen-Classen, Public Involvement Manager  
D. Elott, Interim General Counsel  
J. Jackley, Director of Communications & Business Equity