

Tom Kelly
Chair

Gustavo J. Cruz, Jr.
Commissioner

Mark Edlen
Commissioner

Alisha Moreland-Capuia
Commissioner

William Myers
Commissioner

Ted Wheeler
Mayor

Kimberly Branam
Executive Director

This document represents the official meeting record of the January 18, 2017 Portland Development Commission (PDC) Board of Commissioners (Board) meeting held at 222 NW 5th Ave., Portland, OR 97209. The full video recording of this meeting can be found at <https://www.youtube.com/watch?v=RfG1vI9MBes>

1. Call to Order and Roll Call

Chair Kelly called the meeting to order at approximately 1:12 p.m. Pam Micek, PDC Board recording secretary, called the PDC Board roll:

Chair Tom Kelly	PRESENT
Commissioner Gustavo Cruz	PRESENT
Commissioner Mark Edlen	PRESENT
Commissioner Alisha Moreland-Capuia	ABSENT
Commissioner William Myers	ABSENT

2. Commissioner Reports

Chair Kelly

- Met with Maurice Henderson, Chief of Staff, Mayor's Office

3. Executive Director Report

- Welcomed Mayra Arreola to PDC as the new Director of Social Equity, Policy, and Communications.
- Congratulated our partners at Multnomah County who broke ground on the new Gladys McCoy Health Department Headquarters on December 14, 2016.
- Congratulated our long-time partners at Leach Botanical Garden in Lents.
- Thanked Pam Neal and Andy Reed for leading the efforts to expand the East Portland Enterprise Zone boundary for Salt & Straw.
- PDC hosted the second Budget Committee meeting yesterday.
- PDC was, once again, a sponsor for The Skanner Foundation's 31st annual Dr. Martin Luther King, Jr. breakfast event, Monday, January 16, 2017.
- Congratulated our long-time partners at Leach Botanical Garden in Lents.
- Thanked Pam Neal and Andy Reed for leading the efforts to expand the East Portland Enterprise Zone boundary for Salt & Straw.
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- PDC was, once again, a sponsor for The Skanner Foundation's 31st annual Dr. Martin Luther King, Jr. breakfast event, Monday, January 16, 2017.

4. Meeting Minutes

Chair Kelly called for a motion to approve the November 9, 2016 and December 14, 2016 PDC Board meeting minutes. Commissioner Edlen moved and Commissioner Cruz seconded the motion.

AYES: Cruz, Edlen, Kelly
NAYS: None

5. Public Comment for Items Not on Agenda

No public testimony was presented.

At approximately 1:18 p.m. Chair Kelly adjourned the PDC Board meeting and convened the PDC Audit Committee.

6. Action Item: Resolution 7226 – Accepting and Approving Comprehensive Annual Financial Report for Fiscal Year 2015-2016 and Accepting the Communication with Those Charged With Governance

PDC Staff and others presenting this item:

Faye Brown, Chief Financial Officer

James Lanzarotta, Partner, Moss Adams, LLP

With this action, the PDC Board, acting as the PDC Audit Committee, accepted and approved the completed Comprehensive Annual Financial Report for the Fiscal Year ended June 30, 2016, and accepted the Communication With Those Charged With Governance Letter from accounting firm Moss Adams, LLP.

James Lanzarotta gave an overview of the nature of services provided.

Chair Kelly called for a motion to approve Resolution 7226; Commissioner Cruz moved and Commissioner Edlen seconded the motion.

AYES: Cruz, Edlen, Kelly
NAYS: None

At approximately, 1:30 p.m. Chair Kelly adjourned the PDC Audit Committee and reconvened the PDC Board Meeting.

REGULAR AGENDA

7. Information Item: Update on Broadway Corridor

PDC staff presenting this item:

Sarah Harpole, Project Manager I

Ms. Harpole provided an update on preliminary project scoping and stakeholder engagement activities currently underway and recommended next steps affiliated with the Broadway Corridor development

opportunity. The Broadway Corridor study area is located in the River District Urban Renewal Area (URA) and is generally bounded by NW Glisan Street, NW Lovejoy, NW 9th Avenue, and NW 5th Avenue. The Study Area encompasses several PDC-owned properties including the recently acquired United States Postal Service property, Union Station, Block Y, and Block R.

Commissioner Edlen requested Ms. Harpole get back to the PDC Board as to whether PDC will be paying the developer for the master planning services. He also requested that she remain in communication with the Board as decisions are made regarding developers. He emphasized that PDC needs to be engaged with the local development community. Commissioner Edlen requested to know who has approached PDC to be a part of the development and would like Ms. Harpole to look into the many young firms doing things here in Portland now. He would like to see these young firms export their talents outside of Portland. He also requested that Ms. Harpole check in with Mayor Wheeler to get his input around different capital structures. Commissioner Edlen also asked Ms. Harpole to demonstrate Oregon products like wood in the project.

Chair Kelly thanked Ms. Harpole for her presentation

8. Information Item: Update on the North/Northeast Community Development Initiative Action Plan

PDC staff and others presenting this item:

Kate Deane, Community Economic Development Manager

James Paulson, Workforce Development Board Chair, WorkSystems Inc.

Staff briefed the PDC Board on the Final Draft of the North/Northeast Community Development Initiative Action Plan (Action Plan). The Action Plan is a comprehensive strategy that articulates how PDC will invest the remaining \$32,000,000 in Tax Increment Financing (TIF) resources available for economic development in the Interstate Corridor URA. The goal of the Action Plan is to use PDC TIF resources to foster economic prosperity among communities and individuals that have not fully participated in, or benefited from, opportunities in the Interstate Corridor URA.

Staff plans to present an overview of the Action Plan to the Portland City Council on January 25, 2017.

8. Adjourn

There being no further business, Chair Kelly adjourned the PDC Board meeting at approximately 2:20 p.m.

Approved by the Portland Development Commission on February 8, 2017



Pam Micek, Recording Secretary