

**Tom Kelly**  
Chair

**Gustavo J. Cruz, Jr.**  
Commissioner

**Mark Edlen**  
Commissioner

**Alisha Moreland-Capua**  
Commissioner

**William Myers**  
Commissioner

**Ted Wheeler**  
Mayor

**Kimberly Branam**  
Executive Director

This document represents the official meeting record of the February 8, 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=IhPtzIJEj\\_E](https://www.youtube.com/watch?v=IhPtzIJEj_E)

**1. Call to Order and Roll Call**

Chair Kelly called the meeting to order at approximately 3:06 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-Capua	PRESENT
Commissioner William Myers	PRESENT

**2. Commissioner Reports**

Commissioner Cruz

- Participated in PDC committee process to create Request for Proposal for startup and small business assistance

Commissioner Edlen

- Attended meetings regarding the US Post Office Site

Commissioner Myers

- Attended the celebration of the ten-year anniversary of the Portland Aerial Tram

**3. Executive Director Report**

- PDC is supporting a new loan fund called the [XXcelerate Fund](#).
- PDC and Travel Portland held an event on January 26, 2017 aimed at connecting small business owners of color to the tourism industry, increasing the profile of entrepreneurs of color and broadening the narrative of entrepreneurship in the community along with the PDC-led [Mercatus Collective](#).
- PDC is proud to have sponsored the inaugural Super Women in Tech event on January 27, 2017.
- PDC staffers joined Congressman Earl Blumenauer, Mayor Ted Wheeler, and many key stakeholders to celebrate the ten-year anniversary of the Portland Aerial Tram on January 27, 2017.
- PDC partnered with Hispanic Pros and Vive Northwest in support of the Second Annual Latino Technology Fest on January 28, 2017
- City Council unanimously approved PDC’s North/Northeast Community Development Initiative Action Plan.
- On January 26, 2017 spoke at the TiECon Northwest Conference

- Announced that PDC joined Mayor Wheeler and many other organizations including the Immigrant & Refugee Community Organization, Nike, Puppet, Oregon Health and Science University (OHSU), and Simple in expressing PDC's commitment to ensure Portland will remain a welcoming place for all people.
- Planning to speak at the Gateway Area Business Association meeting on February 9, 2017.
- Planning to speak at PDC's Small Business Technical Assistance Provider workshop on February 9, 2017
- Planning to attend the Mercari ribbon cutting event with Mayor Wheeler on February 13, 2017.
- Planning to attend the Emerging Leaders Internship company kick-off event on February 15, 2017.

#### **4. Meeting Minutes**

Chair Kelly called for a motion to approve the January 18, 2017 PDC Board meeting minutes. Commissioner Cruz moved and Commissioner Edlen seconded the motion.

AYES: Cruz, Edlen, Kelly, Moreland-Capuia, Myers  
NAYS: None

#### **5. Public Comment for Items Not on Agenda**

Mary Ann Schwab, Portland citizen, shared her concerns regarding initiatives in the Central Eastside Urban Renewal Area.

At approximately 3:17 p.m. Chair Kelly adjourned the PDC Board meeting and convened the Portland Community Investment Fund Governing Board meeting.

#### **6. Action Item: Resolution 1 – Authorizing Actions to Form and Administer a Community Development Entity within the New Markets Tax Credit Program**

PDC Staff and others presenting this item:  
*Justin Douglas, Policy Manager*  
*Robert Betcone, Assistant General Counsel*

At approximately 3:39 p.m. Portland Community Investment Fund Governing Board Chair Cruz adjourned the Portland Community Investment Fund Governing Board meeting and PDC Board Chair Kelly reconvened the PDC Board meeting.

#### **REGULAR AGENDA**

#### **7. Information Item: Update on South Waterfront North District Development Agreement Implementation**

PDC staff and others presenting this item:  
*Geraldene Moyle, Interim Development Manager*  
*Jay Zidell, Zidell Marine Corporation*  
*Charlene Zidell, Zidell Marine Corporation*  
*Brie Hensold, Sasaki Associates*

*Phil Beyl, GBD Architects*  
*Brian Newman, OHSU*  
*Dina Alexander, Radler White Parks & Alexander*

Ms. Moyle provided an overview of the South Waterfront North District Development Agreement and invited up Jay and Charlene Zidell. Brie Hensold also joined the Zidell family. The Zidells shared a video presentation about the history of the Zidell property and environmental improvements that had been made. Brie Hensold proceeded to discuss the master plan. Following Ms. Hensold's presentation she invited up Phil Beyl and Dina Alexander. Following their remarks, Chair Kelly invited Brian Newman to provide an update on the OHSU Schnitzer Campus.

Commissioner Edlen thanked the Zidells for the clean-up efforts and for providing jobs. Commissioner Edlen requested that PDC pursue additional avenues to work with OHSU and PDC's Long-Term Business Plan.

**8. Information Item: Update on the Centennial Mills and request for PDC Board Recommendation on Next Steps**

PDC staff and others presenting this item:  
*Will Thier, Program Manager*

Mr. Thier provided an update on the Centennial Mills project, including the status of selective demolition work and recent analysis that staff has done on future redevelopment options. Mr. Thier requested the PDC Board to recommend next steps as to whether PDC should pursue a partial site redevelopment option (should the City of Portland Mounted Police Unit (MPU) return to the site) or a full site redevelopment option (should the MPU move to an alternate site).

Chair Kelly called forward guest to testify.

David Dysert, member of the Pearl District Neighborhood Association, commented that if the MPU does not return to the site and if PDC is able to generate revenue from a property sale, he would recommend that PDC invest those revenues into public amenities at the Centennial Mills site.

Chair Kelly invited Mr. Thier back to the microphone.

Commissioner Edlen inquired about the remediation of and the possibility of daylighting Tanner Creek. Mr. Thier stated that the contamination is located on the exterior of the Tanner Creek pipe. Regarding daylighting, he noted that the Tanner Creek outfall was significantly below grade, which would make daylighting very challenging; he said he would provide Commissioner Edlen with a previous feasibility study on daylighting.

Chair Kelly asked Mr. Thier to respond to testimony from the Pearl District Neighborhood Association. Mr. Thier noted that there are competing budget priorities. Executive Director Branam added that the River District URA budget has some constraints, including lower anticipated returns to the US Post Office site given the recent adoption of a City of Portland inclusionary zoning policy. She also noted that PDC will need to have conversations with the City Bureau of Parks and Recreation on owning and operating park land at the site.

Commissioner Moreland-Capuia asked Mr. Thier to integrate community suggestions while considering constraints to the budget. She added that she was not prepared at this time to recommend either the partial site or full site redevelopment options until some of these concerns are resolved. Executive Director Branam stated that through the property solicitation process, PDC will work with local stakeholders, City partners, and the PDC Board to articulate the trade-offs balancing maximum revenue generation and the provision of public amenities.

Chair Kelly stated that given the amount of energy that had gone into the project and its importance to the City of Portland, he suggested it would be a good idea for the PDC Board to make their collective position at this point very clear. He proposed voting on the following: “The PDC Board recommends pursuing the full site redevelopment scenario for the Centennial Mills site given its potential for more robust public benefits and additional resources to invest in other River District Urban Renewal Area Initiatives.”

Chair Kelly called for a motion to pursue the full site redevelopment scenario; Commissioner Cruz moved and Commissioner Edlen seconded the motion.

AYES: Cruz, Edlen, Kelly, Myers  
NAYES: None  
ABSTAIN: Moreland-Capuia

## **8. Adjourn**

There being no further business, Chair Kelly adjourned the PDC Board meeting at approximately 4:42 p.m.

Approved by the Portland Development Commission on March 8, 2017



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Pam Micek, Recording Secretary