

**J. Scott Andrews**  
Commissioner Chair

**Aneshka Dickson**  
Commissioner

**Tom Kelly**  
Commissioner

**John C. Mohlis**  
Commissioner

**Charles A. Wilhoite**  
Commissioner

**Charlie Hales**  
Mayor

**Patrick Quinton**  
Executive Director

This document represents the official meeting record of the March 12, 2014, Portland Development Commission (PDC) Board of Commissioners (Board) Meeting held at 222 NW Fifth Ave., Portland, OR 97209. The full video recording of this meeting can be found at: [http://www.youtube.com/watch?v=Am\\_erp8XVag&list=UUsXKnmpwO4bSn0JNszjhSRw](http://www.youtube.com/watch?v=Am_erp8XVag&list=UUsXKnmpwO4bSn0JNszjhSRw) and <http://www.youtube.com/watch?v=eGxrwaU0Cmo&list=UUsXKnmpwO4bSn0JNszjhSRw>.

## 1. Call to Order and Roll Call

Acting Chair Charles Wilhoite called the meeting to order at approximately 3:05 p.m. Ms. Gina Wiedrick, PDC Board recording secretary, called the PDC Board roll:

Commissioner Scott Andrews	ABSENT
Commissioner Aneshka Dickson	PRESENT
Commissioner Tom Kelly	PRESENT
Commissioner John Mohlis	ABSENT
Acting Chair Charles Wilhoite	PRESENT

## 2. Commissioner Reports

### Commissioner Kelly

- On March 10, attended a meeting at Portland City Hall regarding the PDC-owned property at NE Alberta Street and Martin Luther King, Jr. Boulevard.
- On February 17, participated in a panel for the Illahee Lecture Series "Future Livable Cities."

### Commissioner Wilhoite

- On March 12, participated in the Partners in Diversity CEO Forum. Stated that PDC staff have been very focused on equity and inclusion issues; PDC's record showing dollars invested and how they were invested speaks for itself. He went on to say that while there are significant successes in PDC efforts and policies he believes that anyone and everyone can do better and PDC is always striving for that.

## 3. Executive Director Patrick Quinton Report

- On March 12, attended the Partners in Diversity CEO Forum.
- Congratulated Commissioner Wilhoite on his appointment to the advisory board of the Federal Reserve for the western region. Commissioner Wilhoite stated that it is called the Economic Advisory Council for the Twelfth District of the Federal Reserve.
- On March 10, participated in a conversation at City Hall regarding the Alberta Street and Martin Luther King, Jr. Boulevard property wherein City of Portland (City) Mayor Charlie Hales announced that he will ask Trader Joe's to reconsider their decision and restart the project on the property. Mayor Hales also announced a tentative commitment of \$20,000,000 over five years for affordable housing in the Interstate Corridor Urban Renewal Area (URA), subject to PDC Board and City Council approval.
- The press has been reporting on the proposed URA changes. Nothing is final yet, and as plans become more final, they will be brought to the PDC Board and City Council for approval.

At approximately 3:13 p.m. Chair Andrews arrived and took the seat from Acting Chair Wilhoite.

### **3. Executive Director Report Continued**

- On February 19, Google Fiber announced that Portland is once again on the short-list for ultra-high-speed Internet service from a 2010 contest that the city had lost.
- On February 25 – 28, travelled to Indianapolis, Indiana, as part of the Urban Land Institute’s Rose Fellowship study visits.
- On February 27, PDC held event “include. innovate. invest. Portland” to discuss how entrepreneurship in the technology sector can be more inclusive and diverse. Event was hosted by Puppet Labs. This and other events are leading up to the May launch of the Startup PDX Challenge focusing on minority and women entrepreneurs.
- On March 5, Puppet Labs announced its move and expansion to downtown Portland to a space that could hold as many as 500 employees.
- In February, Cozy announced that it is consolidating its San Francisco and Portland operations into one office in Portland.
- On February 15, Squarespace, a technology company based in New York, announced the opening of a service center in Portland this spring, hiring one dozen employees initially and growing to about 100 in the next few years.
- Portland-based Simple, a startup that raised a lot of venture capital, was purchased by Spanish banking group BBVA for \$117,000,000.
- Portland company Vizify, which had been funded by the Portland Seed Fund, was purchased by Yahoo! and will be moving to San Francisco.
- On February 21, along with Commissioner Steve Novick, spoke at the National College of Natural Medicine celebration for the completion of pedestrian improvements.
- On February 25, SE Works celebrated the expansion of the Worksource Portland Metro SE Center on Foster Road in the Lents Town Center URA. PDC provided a Community Livability Grant (CLG) as part of the larger revitalization efforts around 82nd Avenue and Foster Road.
- On March 10, participated in the 10th anniversary event of the Portland State University Business Accelerator.
- On March 10, spoke at Portland Monthly’s Bright Lights discussion.
- On February 27, The Brookings Institution chose Portland for its next round of export initiatives focused on foreign direct investment.
- On March 5, Chandra Brown, formerly with United Streetcar and now in the President Obama administration, visited Portland as part of the National Export Initiative Listening Tour.
- Reminder that the International Business Awards event is on May 19.
- The Grove Hotel request for proposal has closed and PDC is now in the selection process; there were 11 responses received.
- Introduced one new employee:
  - Shelly Haack, Business Opportunity Officer in the Opportunities Cooperative Department.

### **4. Meeting Minutes**

Chair Andrews stated that the voting on the January 9, 2014, PDC Board meeting minutes is being postponed to the next PDC Board meeting.

Chair Andrews called for a motion to approve the February 12, 2014, PDC Board meeting minutes. Commissioner Wilhoite moved and Commissioner Kelly seconded the motion.

AYES: Andrews, Dickson, Kelly, Wilhoite  
NAYS: None

Executive Director Quinton stated that Item 7 is being removed from the agenda and asked that an Executive Session be held at the end of the PDC Board meeting to discuss the item.

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

No public testimony was presented.

#### **CONSENT AGENDA**

#### **6. Action Item: Authorizing the Executive Director to Enter into an Intergovernmental Agreement with the Tri-County Metropolitan Transportation District of Oregon which Includes the Conveyance of Portions of RiverPlace Parcels 3 and 4 for an In-Kind Contribution of \$1,780,403 for the Portland Milwaukie Light Rail Project**

With this action the PDC Board will authorize the Executive Director to enter into an Intergovernmental Agreement with the Tri-County Metropolitan Transportation District of Oregon (the PDC/TriMet IGA). The PDC/TriMet IGA includes the conveyance and contribution of in-kind property related to portions of RiverPlace parcels 3 and 4 in the North Macadam URA.

The in-kind contribution of property proposed by this action is contemplated in the City of Portland Bureau of Transportation and TriMet Intergovernmental Agreement (the PBOT/TriMet Agreement) for the Portland-Milwaukie Light Rail project, which was approved and amended by Portland City Council (City Council) on April 13, 2011. The PBOT/TriMet Agreement is designated as the governing agreement in the May 2010 Intergovernmental Agreement between PDC and PBOT for contribution of \$10,000,000 in tax increment financing (TIF), as approved by the PDC Board by Resolution No. 6791.

The land is valued at \$1,780,403, based on an appraisal dated August 9, 2012, and, together with PDC's TIF contribution, leverages over \$1,400,000,000 of other funding, including federal New Starts funds from the Federal Transportation Administration and a combination of other local match contributions from the State of Oregon, Metro, the cities of Portland and Milwaukie, Clackamas County, TriMet, and other in-kind land contributors.

The PDC/TriMet IGA also summarizes the value of usage rights assigned by PDC to TriMet under separate agreement, including temporary land use value, and the payment for said use by TriMet to PDC, which is within the authority of the PDC Executive Director.

Chair Andrews called for a motion to approve Resolution 7041; Commissioner Wilhoite moved and Commissioner Kelly seconded the motion.

AYES: Andrews, Dickson, Kelly, Wilhoite  
NAYS: None

## REGULAR AGENDA

- 7. Action Item: Authorizing a Purchase and Sale Agreement to Convey 0.31 Acres of Real Property in the Central Eastside Urban Renewal Area to The Fair-Haired Dumbbell, LLC, for \$1,160,000**

This item was postponed to the April 16, 2014, PDC Board meeting.

- 8. Action Item: Approving a Lease Agreement for Portland Development Commission-Owned Property at 5716 SE 92nd Avenue in the Lents Town Center Urban Renewal Area**

PDC staff presenting this item:

*Trang Lam, Neighborhood Manager*

*Bruce Wood, Real Estate Development & Construction Manager*

With this action the PDC Board will authorize the Executive Director to execute a ten-year lease agreement with two five-year options to renew (Lease) between PDC and Z. Haus, LLC (Z. Haus), for the 25,000 square foot PDC-owned building (Premises) referred to more commonly as the Bakery Blocks Building located at 5716 SE 92nd Avenue in the Lents Town Center Urban Renewal Area (LTC URA). This action will revitalize a vacant building in the heart of the Lents Town Center by renovating the Premises into a brewery, pub, and full-service restaurant centered on family-friendly entertainment, German style beer, and quality food. Construction is scheduled to begin May 2014; when complete in fall 2014, the project is expected to create 24 family wage jobs and will help further the transformation of the Lents Town Center.

PDC Board approval is required for any commercial lease agreement for a term (including any option period) of more than five years. The PDC Financial Investment Committee (FIC) reviewed proposed material Lease terms on February 27, 2014, and recommended PDC Board approval.

In a related action that does not require formal PDC Board approval, PDC will provide Z. Haus a \$250,000 Business Incentive Finance loan for tenant improvements and a \$200,000 Economic Development Administration loan for working capital.

This action strongly aligns with the Lents Five-Year Action Plan (Action Plan), a comprehensive investment strategy that will guide PDC and its partners' actions in the LTC URA. While the Action Plan addresses the entire LTC URA, PDC is focusing the majority of investment and staff activity on revitalizing the Lents Town Center; as such, the proposed Lease with Z. Haus is a significant step towards immediately implanting the Action Plan. Staff anticipates presenting the Action Plan as an information item to the PDC Board at its April 16, 2014 meeting.

Chair Andrews called forward guests and project owners to testify.

Annette Mattson, member of PDC's Neighborhood Economic Development (NED) Leadership Group, and chairs the NED Redevelopment Subcommittee. Ms. Mattson spoke in support of the project as it furthers the Lents Five-Year Action Plan, stating that the project will help anchor the SE 92nd Avenue commercial area and bring activity and foot traffic to the area, and will create new jobs.



Nick Christensen, area resident. Mr. Christensen spoke in favor of the project stating that it is a family-oriented amenity that will make people more comfortable about making long-term investments, such as prospective homeowners, landlords, or other businesses. He added that there is more work to be done, more jobs are needed in the URA, but stated that this is a great step forward.

Chad Rennicker, Z. Haus partner. Mr. Rennicker stated that they are very eager to get started and for the project to move forward, adding that this has been a very thoughtful and thorough process they have been going through with PDC staff. He added that he is a real estate developer that for the past 20 years has been developing communities, and noticed that brewpubs are a very effective tool for providing a catalyst for redeveloping areas similar to Lents. Mr. Rennicker added that he put his research to a test by opening up Pints, a similar establishment in Old Town; while it is small scale and it is in a dead zone, people will go to a place that has a good atmosphere, good food, and great beer.

Alan Taylor, brew master at [Pints Brewing](#). Mr. Taylor stated that he has 17 years of professional brewing experience. He is looking forward to this opportunity and appreciates PDC's support.

Chair Andrews stated that he never thought of brewpubs as a destination restaurant and asked where Z. Haus expects people to come from. Mr. Taylor responded that their brokers looked at a five-mile driving radius looking at who is there and what are the demographics. He added that they expect locals and people within the five-mile radius to come in for lunch, dinner, happy hour, or after a ball game, noting that Lents Park is down the street from the project location.

Chair Andrews wanted clarification for the public regarding the other repairs being made to the building for approximately \$400,000. Mr. Wood responded that there are extensive repairs; it is a change of use; it is an old building without a sprinkler system; all of the fire, life, and safety systems are being upgraded; the mechanical systems; and the services to the building.

Chair Andrews stated that a letter was received from the chair, land use chair, vice-chair, and secretary of the Lents Neighborhood Association (attached to these minutes as Attachment 1).

Chair Andrews called for a motion to approve Resolution 7043; Commissioner Dickson moved and Commissioner Wilhoite seconded the motion.

AYES: Andrews, Dickson, Kelly, Wilhoite  
NAYS: None

**9. Action Item: Approving a Lease Agreement for Portland Development Commission-Owned Property at 7238 SE Foster Road in the Lents Town Center Urban Renewal Area**

Commissioner Dickson read the following statement: "As you know, I am Vice President of Colas Construction. I would like to disclose that Colas Construction has had business dealings in the past with Hacienda Community Development Corporation, the managing member of the developer on the Mercado project. However, Colas Construction has no interest in the Mercado project. As such, in accordance with State of Oregon law and on advice of PDC counsel, I am declaring this relationship and will participate in this matter."

PDC staff presenting this item:

*Bruce Wood, Real Estate Development & Construction Manager*

*Gina Bell, Sr. Project/Program Coordinator*

With this action the PDC Board will authorize the Executive Director to execute a five-year lease agreement (Lease) between Portland Mercado, LLC, whose managing member is Hacienda Community Development Corporation (Hacienda), and PDC for a 39,005 square foot (SF) PDC-owned parcel (Site) at 7238 SE Foster Road in the LTC URA. Subsequent to leasing the property, Hacienda will conduct a major renovation of the existing 6,766 SF building to create spaces for four retail businesses, four permanent food stalls, three offices, a commercial kitchen, a market hall, and a dining area. In addition to the building renovation, Hacienda will landscape and improve the existing surface lot for eight food carts, a plaza, and parking. Collectively, this Latino market will be known as the Portland Mercado (Mercado), providing fresh Latino food and culturally-specific goods to the greater Portland metropolitan area. The Mercado is expected to create at least 35 new jobs once it is fully operational and support 19 small businesses. The Lease is a five-year agreement with an option to extend the lease term for an additional five years. The annual rent for the Lease is \$1.00. The Lease also provides Hacienda a right to purchase the property at a mutually agreed upon price, provided that Hacienda has paid off all PDC loans.

The PDC Board action will also authorize PDC to grant public right-of-way deeds for improvements to adjacent sidewalks, as will be required by the City of Portland (City) in order to issue permits for the Mercado project.

PDC Board approval is required for any commercial lease agreement for a term (including any option period) of more than five years. The PDC FIC reviewed the proposed Lease terms on February 13, 2014, and recommended PDC Board approval.

In related actions, PDC will provide Hacienda with partial funding for the construction of the above described property improvements, in the form of a \$900,000 Commercial Property Redevelopment Loan and a \$201,959 CLG. Hacienda is also contributing an additional \$1,300,000 in non-PDC grant funds to construct the Mercado. The PDC loan and grant are within the Executive Director's signature authority and do not require PDC Board approval.

Chair Andrews called forward guests to testify and stated that letters were received from the chair of the Forster-Powell Neighborhood Association and the chair of the Mt. Scott-Arleta Neighborhood Association (attached to these minutes as Attachments 2 and 3 respectively).

Victor Merced, Executive Director of [Hacienda](#). Mr. Merced spoke of his positive experience working with PDC on moving this project forward stating that the \$12,000 Development Opportunity Services grant assisted in securing the site, do a market study, and continue the work with community partners. He added that the grant helped leverage \$1,300,000 in additional grants and investments.

Sonia Moreno with Monica Moreno, small family-owned business. Ms. Moreno expressed her gratitude stating that this project is a great opportunity for them giving them the chance to expand their business.

Chair Andrews asked if the Morenos' business would be in the carts or the building itself. Ms. Moreno responded that they would be part of the building.

Chair Andrews asked for clarification on the rent structure providing 1.15 debt service coverage. Mr. Wood responded that PDC wants to make sure that there is enough cash flow to service the debt.

Chair Andrews called for a motion to approve Resolution 7044; Commissioner Wilhoite moved and Commissioner Kelly seconded the motion.

AYES: Andrews, Dickson, Kelly, Wilhoite

NAYS: None

**10. Action Item: Authorizing the Sale of Notes to Urban Heritage Portland Hotel, LLC, a Delaware Limited Liability Company, and Portland Hotel Fund, LLC, a Delaware Limited Liability Company, in an Aggregate Amount of Approximately \$11,500,000**

PDC staff presenting this item:

*Jina Bjelland, Director – Real Estate & Lending*

*Lisa Abuaf, Central City Manager*

With this action the PDC Board will authorize the sale of three notes to Urban Heritage Portland Hotel, LLC, a Delaware limited liability company, in the amount of \$8,470,000, and one note to Portland Hotel Fund, LLC, a Delaware limited liability company (Fund), for an amount equal to the unpaid principal balance of, plus all accrued and unpaid interest on, the Fund note as of the closing date for approximately \$3,030,000; for cash in an aggregate amount of approximately \$11,500,000.

The PDC entered into the original loan agreements for the purposes of supporting a \$140,000,000 renovation of the Meier & Frank Building, as called for in the 2002 *Downtown Portland Retail Strategy*. The redevelopment included a renovated May Department Store on the first five floors and a new high-quality hotel on the upper nine floors. Since opening five years ago, the hotel has had an economic impact of \$2,500,000 annually in income, occupancy, real, and property taxes, and employed approximately 400 full- and part-time employees.

The current balance of the PDC loans is just over \$18,200,000 in principal and interest. Based on current capital lending markets and loan sale experience on similar transactions, a February 2014 valuation of the four notes prepared by Jones Lange LaSalle concluded that the current aggregate value for the four loans would be between \$9,000,000 and \$9,600,000. Per this valuation, the proposed action will return to PDC approximately \$2,000,000 more than today's current value of said notes.

Chair Andrews called forward guests to testify.

Sean Sullivan, resident in the River District URA. Mr. Sullivan expressed concern over what he perceives as a lack of public outreach and participation, stating that since the disbandment of the advisory committees there has been a real lack of engagement with residents in the River District URA. He asked why Sage is unable to pay the full balance of the loan, stating that in a press release three weeks ago on their website Sage announced the acquisition of 11 hotels nationwide and Mr. Sullivan wondered how Sage can make these purchases and not pay the loan.

Sandra McDonough, President and Chief Executive Officer of the [Portland Business Alliance](#). Ms. McDonough discussed the importance of the project to the entire downtown describing it as the catalytic development that facilitated the creation and execution of the Downtown Retail Strategy. She

added that over 45 new businesses opened in the retail core, the area anchored by Macy's and The Nines Hotel, noting that the downtown retail vacancy rate is at a low 4.5 percent.

Jeff Miller, President and Chief Executive Officer of [Travel Portland](#). Mr. Miller stated that The Nines Hotel has been a huge success for Portland, especially the hospitality community, noting that Portland came out of the recession relatively quickly and that The Nines Hotel was a big part of that. He stated that in the city's efforts to bring in more conventions, there is a need from limited service to small boutique to four-star luxury hotels. Mr. Miller went on to state that the jobs created in the hospitality industry are vital.

Chair Andrews gave a historical overview of the work done over the past thirty years to find a way to keep the Macy's store in their location and make use of the space it no longer needed, noting that the whole project was a key project that goes far beyond a loan. He asked if PDC has the ability to declare the loan in default and take the building in bankruptcy. Ms. Bjelland responded no, that it is not in default, and two of the notes do not mature until 2015. Adding that if the loans are not paid at maturity, then PDC would have the ability to enforce its rights under the contract, which includes foreclosure action; however, in addition to attorney fees, back interest rates and other fees, PDC would have to pay over \$98,000,000 of the debt senior to PDC in order to be in a first lien position.

Chair Andrews brought up a second question, which was posed by *The Oregonian* to the public, asking why does PDC not wait until the market gets better and get paid the entire sum. He answered this by saying that, as previously mentioned, the hotel market is good; the issue is the amount of the entire debt. If PDC were to wait, the hotel market may not be good, and the interest rates may be higher than they already are now.

Executive Director Quinton, in response to Mr. Sullivan's question, added that the hotel could be doing well yet still not make it down to the PDC loan. He used the term "waterfall" as the type of deal structure for this loan: there has to be cash flow in order to make the first payment, to make the second payment, to make the third payment, etc. Executive Director Quinton stated that it would be a rare moment for conditions to line up so that PDC would get its payment; it was a risk that PDC was aware of before striking the deal. He added that Sage Hospitality is not refinancing this deal, but rather writing off its equity in the project; nothing that this project is the entire building, not just the hotel and the hotel cannot absorb the costs of the entire project. Executive Director Quinton went on to say that most real estate transactions are done with limited liability, as this project was, therefore all of the liability sits with this project and cannot be carried over to other entities. Sage Hospitality could be a healthy organization with successful hotels elsewhere and still not have liability outside of this project.

Commissioner Wilhoite asked for clarification as to why the payment is higher than the appraised value of the loans. Ms. Bjelland responded that the entity that has come in to restructure the debt reviewed the entire project and offered PDC \$11,500,000 to purchase the loans; PDC then asked them to do an appraisal based on current market conditions.

Chair Andrews called for a motion to approve Resolution 7045; Commissioner Wilhoite moved and Commissioner Dickson seconded the motion.

AYES: Andrews, Dickson, Kelly, Wilhoite

NAYS: None

At approximately 4:54 p.m. Chair Andrews adjourned the PDC Board and convened the PDC Local Contract Review Board (LCRB) and called for a break. At approximately 5:02 p.m. Chair Andrews called the meeting back to order.

**11. Action Item: Waiving and Exempting Potential Bond Requirement for the Pacific Northwest College of Art, Portland Mercado, LLC, and Z. Haus, LLC, Projects**

PDC staff presenting this item:

*Bob Betcone, Assistant General Counsel*

*Bruce Wood, Real Estate Development & Construction Manager*

With this action, the PDC LCRB will waive any potential requirement to secure a performance bond and exempt any potential requirement to secure a payment bond for the Pacific Northwest College of Art, Portland Mercado, LLC, and Z. Haus, LLC, projects.

Commissioner Dickson would like to explore waiving bonding for other contractors. She noted that small contractors often do not have the bonding capacity that larger ones do and this can prevent the small firms from bidding on and winning projects.

Commissioner Wilhoite expressed concern over the precedent being made; would like to have this reviewed and to establish guidelines for its future use.

Chair Andrews called for a motion to approve Resolution 7046; Commissioner Kelly moved and Commissioner Wilhoite seconded the motion.

AYES: Andrews, Dickson, Kelly, Wilhoite

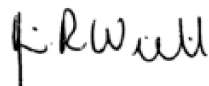
NAYS: None

At approximately 4:54 p.m. Chair Andrews adjourned the LCRB and reconvened the PDC Board and went into Executive Session making the following statement: "The PDC will now meet in executive session for the purpose of deliberating with persons designated by PDC to negotiate real property transaction. The executive session is held pursuant to Oregon Revised Statutes 192.660(2)(e). Only representative of the news media and designated staff will be allowed to attend the executive session. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No decision may be made in the executive session."

**12. Adjourn**

There being no further business, Chair Andrews adjourned the meeting at approximately 5:37 p.m. at the end of the Executive Session.

Approved by Portland Development Commission on April 16, 2014





March 12, 2014

Portland Development Commission  
222 NW 5th Avenue  
Portland, OR 97209

Chair Andrews and Members of the Commission:

As Board members of the Lents Neighborhood Association we are writing you to encourage your support for Resolution No. 7043, which would bring Z. Haus, LLC's brewpub to the Lents Town Center. The LNA has not had an opportunity to consider this issue, so we are writing this as individuals and not on behalf of the Association.

As you know, the Portland Development Commission has faced challenges in its attempts to revive the Lents Town Center. We are grateful city leaders continue to prioritize this area. A high tide floats all boats and Portland at large will benefit from Lents resurgence, much as we have benefited from PDC's past successes elsewhere.

Z. Haus brings promise to an area of Portland that is on the verge of realizing the potential we all see in our neighborhood. A family friendly brewpub that produces beer to be sold near and far will help serve as a catalyst for the Town Center. 24 jobs at SE 92<sup>nd</sup> and Ramona is just what we need right now. And the business is just the type we have been hoping - and indeed asking - for. This is the type of business that other businesses like to see in the neighborhoods where they choose to locate and create more jobs.

Thank you very much for considering the deal with Z. Haus. For Lents to succeed, the PDC's efforts here must succeed. For the PDC to succeed it must continue to be scrappy on our behalf. Public criticism is far too easy. Your standing up on our behalf in the face of ill-informed scrutiny is critical. We hope you will support Resolution No. 7043.

Sincerely,

Jesse Cornett  
Chair

Carolee Harrison  
Vice-Chair

Cora Potter  
Land Use Chair

Heather Chapin  
Secretary



**FOSTER  
POWELL**  
  
*NEIGHBORHOOD  
ASSOCIATION*

March 11, 2014

Portland Development Commission  
Attn: Gina Bell  
222 NW 5th Street  
Portland, Oregon 97209

Re: Portland Mercado

To Whom It May Concern:

This letter expresses the support from the Foster-Powell Neighborhood Association (FPNA) for Hacienda CDC's development of the Portland Mercado.

This project will revitalize a long-empty block at 72nd and Foster Road and infuse it with life and activity. During the past two years our neighborhood volunteers have been working with Hacienda CDC staff in presenting updates and soliciting feedback for this new development. We applaud Hacienda's efforts in engaging not only our Neighborhood but also Mt. Scott-Arleta, Lents, Creston-Kenilworth, and Woodstock, and reaching out to the Mt. Scott Community Center and our local business associations.

The Portland Mercado will bring activity to a long-dormant and key area, and serve our neighborhood with new businesses, entertainment, and art. We believe that new partnerships will be formed by having the Mercado in our neighborhood. The Portland Mercado will not only provide a new community gathering space in our neighborhood but will present an opportunity for cultural education.

The Foster-Powell Neighborhood Association encourages the PDC Board of Commissioners to support Hacienda's lease for the Mercado site at 72nd and Foster Avenue.

Sincerely,



Li Alligood, Chair  
Foster-Powell Neighborhood Association



March 10, 2014

Portland Development Commission  
Attn: Gina Bell  
222 NW 5th Street  
Portland, Oregon 97209

Re: Portland Mercado

To Whom It May Concern:

This letter expresses the support from the Mt. Scott-Arleta Neighborhood Association (MSANA) for Hacienda CDC's development of the *Portland Mercado*.

This project will revitalize an empty block at 72nd and Foster Road and infuse it with new opportunities not only for the vendors who will be working at the Mercado but also for our neighbors who will additional services within walking distance. During the past two years our neighborhood volunteers have been working with Hacienda CDC staff in presenting updates and soliciting feedback for this new development. We applaud Hacienda's efforts in engaging not only our Neighborhood but also Foster-Powell, Lents, Creston-Kenilworth, Woodstock, and reaching out to to Mt. Scott Community Center and our local business associations.

The Portland Mercado will bring and serve our neighborhood with new businesses, entertainment, and art. All of which are neighborhood fully supports. We believe that there are local neighborhood area projects that the Portland Mercado can help us support and new partnerships will be formed by having the Mercado in our neighborhood. The *Portland Mercado* will not only provide a new community gathering space in our neighborhood but will present an opportunity for cultural education.

The Mt. Scott-Arleta Neighborhood Association encourages the PDC Board of Commissioners to support Hacienda's lease for the Mercado site at 72nd and Foster Avenue. Help make the dreams of Portland's first Latino public market come to life.

Sincerely,

Erika Palmer-Wilson, Chair  
Mt. Scott-Arleta Neighborhood Association

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Email: [msana.chair@gmail.com](mailto:msana.chair@gmail.com)