

This document constitutes the official meeting record of the June 11, 2008 Portland Development Commission Board of Commissioner's meeting held at 222 NW Fifth Ave., Portland, OR 97209.

I. CALL TO ORDER AND ROLL CALL

Chair Mark Rosenbaum called the meeting to order at approximately 3:09 a.m.

Ms. Renee Castilla, acting as recording secretary for the Board, called the Commission roll:

Chair Mark Rosenbaum	PRESENT
Commissioner Bertha Ferran	PRESENT
Commissioner Sal Kadri	PRESENT
Commissioner John Mohlis	PRESENT
Commissioner Charles Wilhoite	ABSENT

II. EXECUTIVE SESSION

Chair Rosenbaum stated the Portland Development Commission would now meet in executive session for the purpose to conduct deliberations with persons designated by the governing body to carry on labor negotiations, in accordance with ORS 192.660(2)(d), which allows the Commission to confer in executive session to with its labor negotiator.

He stated representatives of the media are excluded from such a session and are asked to leave the room. Selected PDC staff is allowed to remain in the room, however, all other members of the audience are asked to leave the room. No decision may be made in executive session. At the end of the executive session, we will return to open session and welcome the audience back into the room.

III. COMMISSIONER REPORTS

Commissioner Kadri stated he participated in the Old Town Pizza Vanport Grand Opening and participated in the Pizza tossing where he took second. He also took a tour of the Vanport Development. He stated he also met with Mayor-elect Adams regarding the Portland Development Commission and shared some candid remarks with him.

Commissioner Ferran stated she attended a PSU Real Estate Conference and so was late the Old Town Pizza Grand Opening. She also said she met with the President of HOST, which is a program for first time homebuyers. They spoke about new initiatives they are unveiling for difference sectors: teachers, policeman, firemen, etc. She announced that on Saturday, June 14, 2008, the African American Initiative is have a class at Emmanuel Hospital for homeowners.

Commissioner Mohlis stated he attended the Monthly South Waterfront Oversight Committee and was pleased to announce they are exceeding their goals. He said he also attended the PSU Real Estate Breakfast. He further stated he attended the meeting of the National Association of Minority Contractors. They spoke on how difference public agencies are working to increase minority contracting capacity such as Metro, City of Portland, PDC, etc.

Chair Rosenbaum stated he is please those agencies are taking a stance on minority contracting and it is appreciated. He said he met with Mayor Potter and Mayor-Elect Adams on his ideas and what is appropriate going forward. He also attended Regional Partners and was interested to hear how they plan to represent Portland. He met with representatives from Portland Public Schools regarding a cooperative agreement similar to one recently agreed upon with Multnomah County. He also met with Clegg Consultants hired by PDC to see what is happening in Portland and what can be done to have all agencies work effectively together.

IV. EXECUTIVE DIRECTOR REPORT

Executive Director Bruce Warner presented Report No. 08-73. He highlighted the following:

- Work continues on PDC's internal reorganization;
- PDC has joined with Multnomah County, The Housing Authority of Portland, Bureau of Housing and Community Development and City of Gresham to evaluate our community's housing delivery system.
- With that in mind, PDC also formed an internal team to assess PDC functions related to housing such as what functions PDC performs and how they relate to the social housing delivery system, and what the strengths and weaknesses are;
- On May 23, PDC hosted approximately 35 young men from the Jefferson High School Academy. The students first heard from Chair Mark Rosenbaum who talked to them about staying in school and then described his own path to success in life. The students then set of on a tour of all seven floors of PDC;
- PDC has signed technical assistance agreements with the African American Chamber of Commerce and the Hispanic Metropolitan Chamber of Commerce to help us with outreach to these minority communities;
- He attended a meeting with the Headquarters Hotel Task Force meeting of the Portland Business Alliance with Fred Wearn;
- PDC Sponsored the NW Career Expo on May 8 which brought out more than 4000 students to learn about potential careers in manufacturing, construction, healthcare, technology and the arts;
- Portland is on the short list for several active recruitments to promote Portland as a business location;
- The Community Livability Grant Program has \$300,000 available to fund projects in the Interstate Corridor URA during FY 2008-2009;
- The Shaver Green Groundbreaking occurred May 16, 2008.

V. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

As there were no public comments for items not on the agenda, Chair Rosenbaum moved to the next agenda item.

VI. CONSENT AGENDA

Commissioner Ferran moved and Commissioner Mohlis seconded the motion to adopt the consent agenda:

Resolution 6596, Grant an Easement to ODOT for future expansion of an existing I-84 High Way Ramp.

Resolution 6597, Authorize Executive Director to modify terms of Bank of America PLPA Debt Agreement.

Resolution 6598, Extend Maturity of the Streetcar Line of Credit.

Resolution 6601, Authorize Intergovernmental Agreement with City of Portland to promote consistent Legal Counsel on issues of Mutual Concern.

AYES: Rosenbaum, Ferran, Kadri, Mohlis
NAYS: None
ABSENT: Wilhoite

VII. APPROVE THE MLK JR. BLVD. ACTION PLAN IN THE OCC URA AND CONTINUE IMPLEMENTATION WORK

Ms. Sara King presented Report No. 08-74, titled, "Approve the MLK Jr. Blvd. Action Plan in the OCC URA and Continue Implementation Work.

Ms. King stated the resolution would approve the *Martin Luther King Jr. Boulevard Updated Action Plan* (Updated Action Plan), which was presented to the Portland Development Commission (PDC) Board of Commissioners (Board) on April 9, 2008. No changes have been made to what was proposed and discussed in April. The original Martin Luther King, Jr. Blvd. Strategy Update and Action Plan (Action Plan) was approved by the Board on June 28, 2006 (Resolution 6374). The Updated Action Plan includes minor revisions to the original document, which focuses limited public resources on implementing long standing goals and furthering revitalization on Martin Luther King Jr. Boulevard (MLK Blvd.) through 2013, the last year to issue debt in the Oregon Convention Center (OCC) Urban Renewal Area (URA).

Mr. Harold Williams expressed his support for the MLK Jr. Blvd. Action Plan and further stated it is one of the cleanest in the nation and he is impressed that it is moving and bringing in positive changes.

Commissioner Kadri moved and Commissioner Ferran seconded the motion to adopt Resolution No. 6595, titled, "Approve the MLK Jr. Blvd. Action Plan in the OCC URA and Continue Implementation Work."

AYES: Rosenbaum, Ferran, Kadri, Mohlis
NAYS: None
ABSENT: Wilhoite

VIII. SET EXECUTIVE DIRECTOR'S COMPENSATION

Mr. David Elott presented Report No. 08-78, titled, "Set Executive Director's Compensation."

Mr. Elott stated the action will set the compensation to Bruce Warner for his service as Executive Director of the Portland Development Commission. Mr. Warner will be compensated at this level commencing July 1, 2008 and continuing until further action is taken by the Board of Commissioners.

Commissioner Kadri moved and Commissioner Mohlis seconded the motion to adopt Resolution No. 6600, titled, "Set Executive Director's Compensation."

AYES: Rosenbaum, Ferran, Kadri, Mohlis
NAYS: None
ABSENT: Wilhoite

IX. FY 07-08 BUDGET WORK SESSION ON APPROVED BUDGET AND REQUESTED CHANGES

Ms. Julie Cody and Mr. Tony Barnes presented Report No. 08-80, titled, "FY 07-08 Budget Work Session on Approved Budget and Requested Changes."

Ms. Cody stated on June 4, 2008, the PDC Budget Committee approved the FY 2008-09 Proposed Budget with changes. The purpose of this briefing is to formally inform the Board of the changes made by the Budget Committee and review key funding decisions. This will be an opportunity for the Board to make specific recommendations on additional changes to be included in the Adopted Budget they will take action on June 25, 2008. During the May 14, 2008 budget update to the Board, PDC Commissioners requested that staff return with a presentation on several factors that impact the issuance of tax increment debt in the FY 2008-09 Budget and Forecast. Staff will discuss the assumptions used in the tax increment forecast and bond issuances including the change property ratio, bond insurance and reserve requirements.

X. ADJOURN

Chair Rosenbaum adjourned the meeting at 6:00 p.m. and stated they would adjourn briefly and would re-adjourn at Wilf's Restaurant, 800 NW 6th Avenue, Portland, Oregon 97209 for a Commissioner Dinner.

XI. RECONVENE

Chair Mark Rosenbaum called the meeting to order at approximately 6:45 p.m.

Ms. Renee Castilla, acting as recording secretary for the Board, called the Commission roll:

Chair Mark Rosenbaum	PRESENT
Commissioner Bertha Ferran	PRESENT
Commissioner Sal Kadri	PRESENT
Commissioner John Mohlis	PRESENT
Commissioner Charles Wilhoite	PRESENT

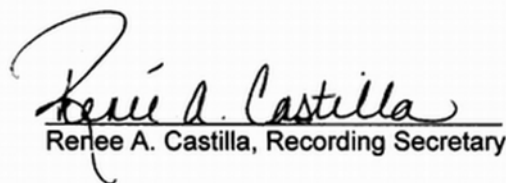
Discussion occurred among the Commissioners and guests.

XII. ADJOURN

There being no further business, Chair Rosenbaum adjourned the meeting at 9:32 p.m.

Respectfully submitted,

Approved by the Portland Development Commission on June 25, 2008.



Renee A. Castilla, Recording Secretary