

Williams & Russell Project Working Group Meeting Minutes- Wednesday June 17, 2020, 12:00-1:15 pm

Meeting desired outcomes:

1. Update on Request for Interest
2. Update on Request for Proposals
3. Update on Ownership Structure

Meeting Minutes: On June 17, 2020 **Dr. Steven Holt** opened the Project Working Group (PWG) public meeting via Zoom and the following is a brief outline of what was discussed.

1. **Updates on the RFI:** Leslie Goodlow gave an update on the Request for Information (RFI) process. The RFI subcommittee of PWG members reviewed RFI responses and determined that out of 20 submitted 10 meet the minimum requirements.

The 10 submittals were shared and summarized as follows :

Organization/ Group Name	Contact information	Team	Proposal
Bratton Construction and Development	Sharon Maxwell, Bratton Construction and Development	Sharon Maxwell; Rodney Jones- National Capital Resources; Wrathell, Hunt and Associates	Full project
Bridge Housing	Kurt Creager, EVP Development Bridge	Kurt Creager - Bridge; Steve Messinette - Habitat for Humanity; Andrew Colas - Colas Construction; Nate McCoy - NAMC; Rico Quirindongo - DLR group; Traci Manning - Traci Manning Consulting	Full project
Carlton Hart Architecture	Michelle Black, Carlton Hart Architecture	Michelle Black, martin Segura, Carolyn Kruger, Sean Bolden	Full project
Halлови	Anyeley Hallova	Anyeley Hallova; Andrew Colas - Colas Construction; Chandra Robinson - Architect	Full project
Hart Development LLC	Williams Hart, AIA Hart development LLC	William Hart	Participate on a team
PBDG	Kenechi Onyeagusi, ED PDBG	Kenechi Onyeagusi; Don Geddes; Sam Kim; Irene Appel	Technical assistance for the project
Related NW	Stefanie Kondor, VP Development Related NW	Stef Kondor, Julia Mines - Miracles Club; Maleka Taylor - Miracles Club; Dan Snow - o'neill/walsh; Maurice Rahming - o'neill/walsh	Full project

William/Kaven	Daniel Kaven, Partner	Mike Perso, Daniel Kaven, Trevor William Lewis	Participate on a team
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2. **Update on the RFP: Mjayi Mernahkem** indicated that the Request for Proposals (RFP) timeline has been extended due to COVID and that a specific deadline for issuance has not yet been established. The PWG discussed that it is important to give businesses more time to respond due to COVID but also important to move forward. **Kimberly Branam** shared that from Prosper’s perspective time constraints are not as pressing since the RFP timeline will follow the PWG guidance. There is a separate PWG subcommittee for the RFP, and Mjayi invited other committee members to join that subcommittee in helping to draft the RFP. The PWG indicated the need for a clear statement around budget numbers for the RFP so that developers can make an informed response.

3. **Update on Ownership Structure and Rezoning: Bryson Davis** gave an update on the ownership subcommittee’s work. There is one additional subcommittee meeting to take place regarding the ownership structure, and then the working group will bring back recommendations to the PWG once that discussion has occurred.

Bryson also shared that the rezoning previously discussed by the PWG was approved by City Council on June 18. The environmental site assessment is in process and will be presented to the PWG when complete. Mjayi is reviewing the appraisal and will share it with the committee once the draft is finalized. He indicated that the geotech survey is in process and those results will also be shared with the committee as well. The PWG reinforced and emphasized making sure that all contracts utilize black owned businesses for the site studies and scopes of work.

4. **Community Engagement: Justice Rajee** shared wanting to move forward with PWG communication efforts but needs clarification regarding what he has authority to do in terms of social media creation and creating content. He wants to send out emails, but he needs some specific structures in place in terms of how he can move forward with community engagement. He inquired about having a paid person to help him move these efforts forward. Nancy offered to meet with Justice to discuss how Prosper can assist with this interest.

5. **Co-Chair Reports:** Bryson gave an update about meetings he had with:
 - Walnut Park Redevelopment Group regarding their interest in the Multnomah County building on MLK and Killingsworth; I-5 Rose Quarter

project has just gotten started and Bryson will provide updates to the PWG as he learns more.

6. PWG Discussion:

- **Stephen Green** brought to the PWG's attention a community question about committee members getting paid. He shared that this is not the case and the community member mentioned that Prosper paid committee members that worked on the Broadway Corridor project. Kimberly clarified stipends were given to certain committee members and indicated that Prosper Portland is updating their internal process for consistent application of honorariums.
- Dr. Holt shared a reminder with the PWG to submit code of conduct/conflict of interest forms.
- Justice indicated he would like an update of quorum numbers to facilitate communication with members of the PWG and follow the Charter rules.

PWG - Meeting Attendance Record

	Name	Representing	Email
✓	Bryson Davis, CoChair	Soul District Business Association (SBDA)	bdavis@sussmanshank.com
✓	Lakeitha Elliott, CoChair	Community at large	lakeithaelliott@gmail.com
	Cupid Alexander	City of Portland, Mayor's Office	cupid.alexander@portlandoregon.gov
	Michael Alexander	Black United Fund & Portland Opportunities Industrialization Center (POIC)	mcalexhog@aol.com
	Joy Alise Davis	Portland African-American Leadership Forum (PAALF)	joy@paalf.org
✓	Anthony Deloney	Self Enhancement Inc (SEI)	anthonyd@selfenhancement.org
✓	James Faison	Professional Business Development Group (PBDG)	info@faisonconstruction.com
✓	Leslie Goodlow	City of Portland, Portland Housing Bureau	Leslie.Goodlow@portlandoregon.gov
✓	Stephen Green	Black Investment Consortium for Economic Progress (BICEP)	greenerpasturesnw@gmail.com
✓	Tony Hopson	Self Enhancement Inc (SEI)	tonyh@selfenhancement.org
	E.D. Mondainé	Portland National Association for the Advancement of Colored People (NAACP)	edmondaine@ctoregon.org
✓	Justice Rajee	Portland Opportunities Industrialization Center (POIC)	jrajee@portlandoic.org
	Walter Robinson	Portland African-American Leadership Forum (PAALF) & Urban League	wlrii45@gmail.com
	Jillian Saurage	North/Northeast Housing Strategy Committee	jily99@gmail.com
✓	Karis Stoudamire Phillips	North/Northeast Community Development Initiative Oversight Committee	karis.stoudamirephillips@modahealth.com
	Chabre Vickers	Wells Fargo	Chabre.L.vickers@wellsfargo.com
✓	Charles Wilhoite	Legacy Health, Board of Directors	cawilhoite@willamette.com

Additional Attendees:

✓	Vicki Guinn	Legacy Health	vguinn@lhs.org
✓	Nancy Wilson	Prosper Portland	wilsonn@prosperportland.us
✓	Kimberly Branam	Prosper Portland	branamk@proserportland.us
✓	MinNefer Mernahkem	Prosper Portland	mernahkemm@prosperportland.us
✓	Lisa Abuaf	Prosper Portland	abuaf@prosperportland.us

Action Item Log

1.	Ownership structure subcommittee meeting and recommendation to PWG
2.	RFP subcommittee meetings to draft RFP, add PWG members who expressed interest in joining subcommittee discussions
3.	Environmental report and appraisal presentation to PWG
4.	Prioritize Black owned and COBID certified for consultant work
5.	PWG led communications via social media, emails, etc.