

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

Meeting desired outcome:

- Update on the Request for Interest (RFI)
- Update on ownership structure
- Update on the Request for Proposals

Meeting Minutes: On July 1, 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. Update on the Request for Interest (RFI): Leslie Goodlow** gave an update of the RFI subcommittee RFI process and the responses that were submitted to the RFI. The RFI was issued in May and the due date for submittals was extended to mid June. She shared that the RFI subcommittee received 20 responses and some of the responses were then pulled back. She screenshared a table summarizing the 10 responses that met the minimum requirements.

Responses to the RFI include: Carlton Hart, Hart Development LLC, and William/Kaven, all firms that would like to participate on a team) Development teams that responded included Related NW teaming with Miracles Club and O'Neill Walsh; Bridge Housing teaming with Colas Construction, NAMC-Oregon and others; Hallovi Development teaming with Colas Construction and Chandra Robinson as architect; PBDG that would like to provide technical assistance; and, Bratton Construction teaming with National Capital Resources and Wrathell Hunt & Associates.

Stephen Green inquired about teams that the submitted and then pulled out. Leslie indicated those teams decided to submit via the RFP rather than the RFI process. **Tony Hopson** inquired about team that are African American led and if that was a prerequisite for the submittals. Leslie provided some background on firms and indicated that that criteria can be considered as part of the RFP process.

Charles Wilhoite inquired about clarifications related to the RFI versus RFP submittals. Leslie clarified that firms do not have to have responded to the RFI to submit to the RFP. She also shared that she and Mjaji would be reaching out to the RFI respondents to let them know that their proposals were reviewed and accepted, they will receive the RFP when it goes out, and for those looking to partner that information will be made known during the RFP process. The PWG also discussed the RFP as the opportunity for teams to tailor how and what they include in their response. Charles reaffirmed that Legacy Health is leaving it to the community to define the priorities and

not expecting anything out of that space unless the community prioritizes health related uses.

- 2. Update on the Request for Proposals (RFP): Mjaji Mernahkem** indicated that similar to the RFI extension, the Request for Proposals (RFP) timeline has also been extended due to COVID and that a specific timeline for completion has not yet been established by the subcommittee. Dr. Holt inquired about if there was a target date beyond September for release of the RFP. Charles inquired about timing related to RFP and how it informs the Meyer Memorial Trust funding for engagement and any extensions needed. The PWG discussed the importance of continuing to move forward, including making decisions needed to finalize the scope of the RFP, while providing space for businesses to respond. **Kimberly Branam** indicated that time constraints are not as pressing from Prosper's perspective since, with the property moving into the Interstate Corridor TIF district, there are now TIF resources available to support the predevelopment and engagement efforts for the project.

There is a separate subcommittee for the RFP and Mjaji invited committee members to join the subcommittee discussions. Bryson shared the names of members currently on the subcommittee. **James Faison** and Charles expressed an interest in participating on the subcommittee.

Stephen expressed the imperative of including TIF budget information in the RFP so that developers are informed in their decision and responses acknowledging this isn't a public procurement process. Kimberly shared the process and calendar for a proposal to increase maximum indebtedness in the Interstate Corridor TIF district, including illustrating what an increase in TIF resources could support at the Williams & Russell site for affordable housing or commercial uses. Leslie reaffirmed that for PHB, an increase in maximum indebtedness would support three projects within N/NE, including participating in the development of the Williams & Russell project. She added there are not remaining resources for affordable housing at the site if an increase in indebtedness doesn't occur. Kimberly outlined that without an increase in indebtedness, there are resources that remain available on the Prosper side with the requirement that the use aligns with the N/NE Community Development Initiative Action Plan and oversight by the N/NE CDI Oversight Committee.

- 3. Update on Ownership Structure and Rezoning:** Bryson shared he heard from Nan Stark with the Bureau of Planning & Sustainability that the site's rezoning as part of a broader process was approved by City Council on June 18th. He also shared the environmental study is in process. He noted the Ownership Subcommittee has an additional meeting regarding the ownership structure, and then they will bring the

subcommittee's recommendations to the PWG for consideration. Mjaya also noted he received the appraisal report today and is reviewing it to then share the appraisal report with the PWG. He indicated that the geotech survey is in process as well. All report results will be presented to the PWG for their review and comment. The PWG clarified that the zoning was done with the updated versus previous zoning. The PWG reiterated the importance of using Black owned businesses for any analysis and consultant work, including working with partners like NAMC-Oregon to source those businesses.

4. **Community Engagement: Justice Rajee** noted he wants to move forward with communication efforts and requested clarification regarding what authority he has to generate social media and communications content. He is interested in developing communications emails and social media postings and reaching out to the media – and is wanting to make sure he has the appropriate permissions from the PWG. He said he's hoping to engage youth via a paid internship to make sure information is being generated and sent out in a timely manner. **Nancy Wilson** offered to meet with him to discuss how Prosper can assist with this work, including updates to the Prosper Portland website, and engage with the Community Engagement subcommittee.
5. **Co-Chair Updates: Bryson Davis** gave an update about a meeting he had with the Walnut Park Redevelopment Group regarding the Multnomah County building on MLK and Killingsworth. The group is looking at options of what to put on the land be it housing, business training or development, and entrepreneurship space. He indicated the project is a public project that has a lot of similar goals to Williams & Russell, and they'd like to make sure the projects are complementary to each other.

Bryson also noted his engagement with the I-5 Rose Quarter work and various committees connected with that project and shared that he would provide updates to the PWG as he learns more. Dr. Holt also shared his firm's involvement with the I-5 project.

6. **PWG Discussion:** Stephen brought to the attention of the PWG a community question about PWG members getting paid and he made clear to them PWG members are not getting paid. It was mentioned that Prosper Portland paid committee members that worked on the Broadway Corridor project. Kimberly shared Prosper provided stipends to specific culturally specific nonprofits participating on the Broadway Corridor year and half Steering Committee process. She added Prosper is including stipends as part of an update to their Community Engagement guidelines and supported the PWG discussing this consideration. Charles recalled that was offered at the start of the PWG

process and is something that Meyer Memorial Trust covers as part of their grants recognizing the value of time.

Dr. Holt reminded the PWG of the schedule timeline. He also provided a reminder to the PWG members to send their code of conduct/conflict of interest forms if they haven't already done so. **Lisa Abuaf** affirmed both forms are important to transparency and providing a shared foundation for how committee members interact. James shared his appreciation for the process and the role of the PWG. Justice indicated he would like an update of quorum numbers since a couple of PWG members have stepped off, to understand how informal communication can occur between members of the PWG.

PWG - Meeting Attendance Record

	Name	Representing	Email
✓	Bryson Davis, CoChair	Soul District Business Association (SBDA)	bryson.davis@harrang.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:

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

Action Item Log	
1.	Complete environmental, appraisal and Geotech report for presentation to the PWG.
2.	Finalize ownership subcommittee recommendation for PWG consideration.
3.	Revisit communications and community engagement needs through the RFP process.

4.	Provide quorum information to the PWG given membership changes.
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