

Williams & Russell Project Working Group Meeting Minutes Wednesday January 6, 2021, 5:30 – 7:00 p.m.

MEETING PURPOSE

- Update on Maximum Indebtedness
- Voting on Bylaws for New Nonprofit
- Transitioning of the PWG to Nonprofit
- Update on Environmental Phase 2

MEETING DESIRED OUTCOMES

- Vote Approving Bylaws
- Nominating & Approving New Members to Start New Nonprofit

Meeting Minutes: On January 6, 2021 **Dr. Steven Holt** opened the PWG public meeting via Zoom and the following is a brief outline of what was discussed.

- 1. Co-Chair Report: Bryson Davis** shared that the Request for Proposals (RFP) subcommittee is awaiting a round of edits from the Portland Housing Bureau and plan to have the RFP ready for discussion by the PWG in two weeks.

Justice Rajee shared that he has a meeting scheduled with **Nancy Wilson** next week regarding communication and will have a more detailed update regarding communication next steps in preparation for the release of the RFP and community outreach.

The PWG briefly discussed upcoming scheduled meetings with Commissioner Joanne Hardesty and the Mayor in late January.

- 2. Update on Maximum Indebtedness: Lisa Abuaf** provided an update on City Council's vote to approve an increase in Interstate maximum indebtedness. This will make available potential resources for the Williams and Russell site, particularly for affordable housing since those resources were spent out without an increase to maximum indebtedness. The testimonies of EDPA2 were supported and considered as part of City Council's discussion. **Leslie Goodlow** added that there was support from all the Commissioners who are sympathetic of the work and the community group. She expressed her appreciation for the PWG committee, Commissioners and all other supporters that made this happen.

City Council's decision helps inform the Portland Housing Bureau (PHB) and Prosper Portland as potential funding partners in finalizing language for the RFP. PHB will meet

next week to figure out how they will address the additional dollars and evaluate timing for the 2 properties that they own and then look at the RFP and the dollars they have committed for Williams and Russell project.

- 3. Voting on Bylaws:** Based on the PWG's December 16th meeting and discussion regarding articles of the draft bylaws for the new nonprofit, Dr. Holt opened the item up for discussion and vote. With eight (8) PWG members present for the vote, Dr. Holt facilitated individual the vote as follows:

Eight (8) voting PWG members voted in favor of the bylaws (M Alexander, B Davis, A Deloney, J Faison, T Hopson, J Rajee, W Robinson, J Saurage)

One (1) Abstention: J A Davis

- 4. Transition of the PWG to a New Non-Profit:** Bryson discussed there are a number of items to be resolved before the land is transferred, including deciding nonprofit Board membership. Once membership is decided and voted on, the Board can act as the subcommittee to file nonprofit paperwork with the Secretary of State to make the nonprofit official. Also, once the RFP process is complete, the PWG can approve the transfer of the PWG's work to date to the nonprofit.

He indicated wanting to start first by seeing if the any PWG members are interested in being on the nonprofit Board going forward. Dr. Holt asked Bryson to clarify/remind what the nonprofit board membership based on the Bylaws would consist of. Bryson gave an overview of the Bylaw language with two (2) Board members representing displaced families; two (2) members representing Black business owners; and three (3) members connected to and representing different community organizations, He also discussed the possibility for one or two community at large representatives that might not fall in any of the other categories. Once the members are determined, the term limit for them will can be affirmed and established.

Bryson shared that he is interested in continuing with the Board and inquired if any PWG members are interested in continuing as part of the Board as well. **Justice, James Faison, Walter Robinson** and **Tony Hopson** expressed interest in being considered for the Board. **Joy Alise Davis** and **Jillian Saurage** indicated they are interested in continuing to support the project but do not have the capacity to be on the Board. Leslie also shared her interest in serving as an ex-officio/liaison member of the Board.

Tony expressed concern about the length of service of the Board members as indicated in the Bylaws thinking that the specified length may be too short. Bryson shared that

the Board has the decision-making ability to extend the length of service for members and community groups as they see fit. Tony asked a clarifying question about the Board seat for community organizations and if the membership would be connected to an organization or a person. Bryson clarified the membership is connected to the organization which would have control to assign a specific member.

Tony inquired if there is an issue with members of the PWG fully filling all the Board seats. Bryson shared there needs to be a minimum of seven (7) Board members and the PWG members who indicated interest would not fill all the seats.

Dr. Holt indicated that he would also be interested in participating on the Board as well. **John Washington** with the Soul Business District Association **expressed** interest in the chat in being on the Board. **Charles Wilhoite** shared that Legacy Health will participate in the transition process to see the PWG's work through to its completion.

The PWG then discussed members starting to think about who they might nominate for Board positions for discussion at future PWG meetings.

- 5. Update on Environmental Phase 2: Jill Betts** with Cole and Betts shared an update with the PWG regarding no evidence of site contamination and good soil samples. She described the soil gas data findings as well. Two zones of contamination from fill material that was placed on the land after a fire has been found. On the east side of the property the fill is about 8 feet deep and the soil will need to be excavated and sent to a landfill. Depending on soil condition, disposal might incur additional cost to the project. She shared other portions of the property have lead and oil, and they will have more detailed information on this by the end of the month. She then shared the process of how and when DEQ gets involved with a project with the goal of a No Further Action (NFA) letter. **MinNefer Mernahkem** shared that he emailed the Environmental Phase 2 summary report to the PWG for their reference.

The PWG discussed inquired about the cost of getting the land cleaned up and ready for building and what responsibility, if any, might fall to the nonprofit or Legacy as part of their support for the nonprofit. Charles indicated that Legacy Health does not intend to cover land clean up costs after the land is transferred. He introduced discussions he has started with Prosper Portland about what shared support for the project and nonprofit looks like going forward, and he noted that the nonprofit needs funding and to be positioned financially to be viable. Lisa indicated that traditionally the land does not get cleaned up until the development occurs and the fees for this are included together with land costs in the overall development budget. She agreed that Prosper Portland and Legacy Health needed to have a joint conversation about renewed partnership during

the next phase of the project. Jillian agreed that this may increase the cost of development and pointed out that the disposal of the soil is what is expensive.

Dr. Holt invited any other items for PWG discussion and/or public testimony.

Leslie announced that PHB oversight has moved from the Mayor's Office to Commissioner Dan Ryan who is a new Council member and new to this project. PHB plans to spend the next few months sharing their work, including the Williams & Russell project. She also announced that PHB was given an extension on the CARES funds, and they have more time to spend getting \$500 debit cards to the community. She asked that PWG share any referrals with her as there are roughly 7,000 more cards to distribute. She shared that the previous Monday they also received notice that the City of Portland is eligible for \$20 million of additional rent assistance to give out within the next year.

Fawn Aberson, with the Soul Business District Association thanked the PWG for their work. She indicated that she wants to be involved in supporting the efforts in the community and making sure older community members are getting supported in this process. She shared that there is a lot of affordable house along MLK Boulevard and not enough mixed use and commercial property being developed. The SBDA is interested in making sure that Black owned business also have the opportunity to thrive as part of new development.

Dr. Holt announced the next meeting will be on January 19th in the afternoon.

PWG - Meeting Attendance Record

	Name	Representing	Email
✓	Bryson Davis, CoChair	Soul District Business Association (SBDA)	bryson.davis@harrang.com
✓	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
✓	Justice Rajee, CoChair	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
✓	Lisa Abuaf	Prosper Portland	abuaf@prosperportland.us
✓	MinNefer Mernahkem	Prosper Portland	mernahkem@prosperportland.us
✓	Nancy Wilson	Prosper Portland	wilsonn@prosperportland.us
✓	Christine Velasquez	Prosper Portland	velasquezc@prosperportland.us
✓	Jill Betts	Cole + Betts	

Action Item Log

1.	Send final draft RFP to PWG in early January to provide time for review prior to discussion
2.	Communications subcommittee meeting
3.	PWG establish a list of board members and referrals
4.	Final report of environmental study