

Williams & Russell Project Working Group Meeting Minutes Wednesday, February 3, 2021, 5:30 – 7:00 p.m.

MEETING PURPOSE

- Update on Meeting with the Mayor and Commissioner Hardesty
- Voting on Members for New Nonprofit
- Update on Environmental Phase 2

MEETING DESIRED OUTCOMES

- Vote on New members for New Nonprofit
- Nominating & Approving New Members to Start New Nonprofit
- Better Understanding of the Environmental Phase 2 Impact Study

Meeting Minutes: February 3, 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

Justice Rajee shared with the PWG the work that is underway regarding community engagement. The Communications Subcommittee is looking to hire someone to handle the website, graphic design, media engagement and other aspects of the communication efforts for the project. The Subcommittee is working on the details of a town hall presentation to introduce the RFP to the community. A first step will be to put together a list of people to help with the logistics of communications as well as identifying a professional to advise in implementation. Justice asked the PWG for PR recommendations and to email those to him directly. He also noted budget constraints that the Communications Subcommittee has to get this work done.

Bryson Davis shared that the RFP Subcommittee is meeting next Tuesday to go over the detailed evaluation & scoring criteria of the RFP. He also shared with the group that there is a need to update the FAQ section regarding the RFP. He asked the PWG if there are any edits that would serve to clarify details of the RFP for the community and asked the PWG to email him with any proposed changes for a comprehensive set of FAQs.

Walter Robinson asked the PWG group if his YES vote could be added to the RFP vote since he was not present at the last meeting and the group agreed.

2. Update on Environmental Site Assessment Phase II Study

Jill Betts from Cole + Betts environmental consulting firm presented Phase II outcomes to the PWG. From her perspective, the data results are good news and she further reiterated this to the group. She highlighted details of the previous report regarding the

contaminates in the soil and the disposal processes of different kinds of contaminants. She indicated to the PWG that the disposal would be handled by the contractor once the project breaks grounds. She also recommended that funds be set aside for the disposal of the affected soil via the project proforma.

The floor was opened for the PWG to ask questions regarding the environmental study. Justice asked about the hazardous material presently in the soil and wanted to know if a passerby could be exposed to contaminants. Jill indicated “no” and that the contaminants are deeper in the soil and are not impactful until the soil is turned and removed during construction. She said the Phase II report would be passed onto the developer and should be included in RFP support references so that interested contractors are aware of all environmental considerations upon breaking ground for construction.

Karis Stoudamire- Phillips asked if the environmental phase II report could be emailed to the group for reference. **Michael Alexander** asked about the disposal of the hazardous soil material in a regulated landfill and how this process is handled. Jill assured him that disposal of contaminated soil is a standard practice and required by DEQ to be handled in a specific way. Jill shared with the group a detailed explanation of the uses and procedures for disposal of contaminated soil.

Jillian Saurage asked the if Prosper Portland could send the more detailed, executive summary version of the Phase II report to the PWG. **Lisa Abuaf** shared with that there will be a link on the Prosper Portland website with all due diligence reports and information in regard to the RFP that can be shared with the PWG. Jill asked the PWG if there will be a contingency funds just in case there is a tank. Jillian said that she would place this responsibility on the contractor and that the PWG does not need to set aside funds for this.

3. RFP Update

Bryson updated the PWG that the RFP is awaiting changes from Legacy regarding how the history of the site. These changes are in process and the RFP should be sent out to the public next week on Monday. Lisa stressed that the changes need to be made this week before it goes to the graphics person and that that work would take time. Bryson also shared that the RFP Subcommittee is in the process of finalizing the scoring criteria of the RFP. He asked the PWG to share any individuals that want a copy of the RFP and he will send it to them.

4. City and Federal Leadership Briefings.

The CoChairs provide updates on meetings over the past few weeks with the the Mayor and Commissioner Hardesty as well as staff with Senator Wyden and Senator Merkley Offices.

- **Commissioner Hardesty Briefing.** Justice shared with the PWG that the general tone of the meeting was positive and that the meeting discussion centered around the reason the PWG decided to design the project around a nonprofit structure. The overall tone was supportive of the PWG's work and efforts. Bryson shared that the Commissioner expressed she had initial skepticism when she joined the Council and she was supportive after meeting with the CoChairs and discussing her questions and concerns. He indicated it was a very productive meeting. Lisa added that Commissioner Hardesty recommended that the PWG produce a one-page high level briefing summary that could be shared with rest of Council to keep them informed of the progress of the project.
- **Mayor Briefing.** Bryson shared that the Mayor continues to be supportive of the project. The meeting was an opportunity to update him in more detail on the status of the PWG's work, and the Mayor was happy to hear of the PWG's significant progress. Justice shared the Mayor was open to additional regular check-in's as the project progresses.

Dr. Holt asked if the Mayor intends to assign a new representative to oversee the work of the PWG. Bryson shared that the Mayor has an assigned Khan Tran as a liaison to keep him informed of the progress of the PWG. **MinNefer Mernahkem** indicated to the PWG that Khan Tran will be invited to upcoming PWG and project related meetings. **Brian Terrett** noted that Bobby Lee, a former Prosper Portland employee, is joining the Mayor's Office as Chief of Staff. Lisa shared that the Mayor's Office through Bobby and Khan will continue to be closely involved with the project.

Karis asked if Prosper could prepare a flyer for the PWG to have for community and political briefings that summarizes and represents the work of the PWG. **Walter Robinson** indicated that a flyer like this exists from the past and was created by Lakeitha Elliot, but it might need updating. Lisa asked if there was specific information the PWG would like included on the flyer. Karis asked Justice if the flyer could be created by the Communications Subcommittee. Justice indicated he would add this to the list of needed communications materials.

Dr. Holt noted the Williams and Russell project website currently has a picture of the PWG that outdated and needs updating. The PWG agreed that the photo needs to be updated to reflect the current members and reflected on the challenge of an

updated photo given COVID. **Joy Alise Davis** suggested that the group could hire an illustrator to draw a new photo of the group and she shared the link of her company website with the group as an example. Lisa asked Joy Alise if she could share who the illustrator was for future consideration by the PWG.

Jillian asked Bryson if the Portland Housing Bureau's Commissioner, Commissioner Ryan, could be invited to one of the PWG meetings.

- **Senator Wyden and Merkley Field Office Representatives Briefing.** Bryson shared this was a short 30-minute meeting. The focus of the discussion was providing a status update and that the Senator's staff indicated an interest in more regular updates. He shared there may be potential funding support as well, but this is not yet confirmed. Justice also shared they provided information on the new nonprofit and related Bylaws as well.

5. **Vote on PWG Members to join the new Nonprofit**

Self-Selected Members. Bryson asked PWG members to indicate their interest in being a member of the nonprofit board and then the group will vote. Dr. Holt asked for Bryson to highlight the categories and number of the Board membership per the Bylaws. Bryson shared there will be 7 to 15 Board members in total with representatives of community organization, black business owners, and representatives of displaced family members or organizations.

Charles Wilhoite noted that a vote could potentially be awkward if there are "no" votes. Dr. Holt deferred the question to the CoChairs. Bryson suggested there could be enough spaces for all PWG members to be on the Board if they are interested and given the breadth of the PWG's representation. Bryson also reminded the group that there are additional spots for advisory non-voting board members as well – for Legacy Health, Prosper Portland, the Mayor's Office and Meyers Memorial Trust.

Anthony Deloney asked if there is a slot by organization and referenced a previous inquiry by **Tony Hopson**. Bryson told the group that there are Board spots for community organizations/agencies with the ability for specific representatives to change with nonprofit Board approval. Members referenced past meeting minutes as a reminder of PWG members who had expressed an interest in participating on the Board at previous meetings. PWG members who expressed previous interest include – Bryson Davis, Justice Rajee, James Faison, Walter Robinson, Tony Hopson, and Anthony Deloney. Dr. Holt also expressed interest in continuing with the project as part of the nonprofit. Jillian and Joy Alise expressed ongoing support for the project but they don't have the capacity to be on the Board.

Karis expressed she would make a decision and let the group know at the next meeting. Chabre and Michael indicated they weren't interested in being on the Board. Dr. Holt mentioned to the PWG that they can also serve on a subcommittee if they are not interested in being on the Board. The group noted they haven't heard from Stephen Green regarding the status of his involvement in the PWG and project.

Bryson suggested that the six (6) interested PWG members should meet at a later date to decide what category slot they would be eligible to fill on the Board. Dr. Holt asked Bryson to draft this and send it to the PWG. No Board membership vote was taken during the meeting.

- 6. PWG Discussion.** Walter asked for an update on the Community Benefits Agreement discussion. Justice shared that Lisa, **Christine Velasquez**, Joy Alise and **Nancy Wilson** met to discuss next steps based on the meeting with Ben Beach with The Partnership for Working Families. He noted the group is still in the process of formulating a concrete list of benefits and approach and will report to the PWG as details are developed.
 - 7. Public Comments.** Fawn Aberson with the Soul Business District Association shared that her organization is working to develop people to learn how to serve on behalf of the community and they are willing to potentially recommend new people to the group.
- Dr. Holt closed the meeting at 6:54 pm.

PWG - Meeting Attendance Record

	Name	Representing	Email
✓	Bryson Davis, Co-Chair	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)	joyalise@imagineblack.org
✓	Anthony Deloney	Self Enhancement Inc (SEI)	anthonyd@selfenhancement.org
✓	James Faison	Professional Business Development Group (PBDG)	info@faisonconstruction.com
	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	wlrri45@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
✓	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
	Amy Nagy	Prosper Portland	nagya@prosperportland.us
✓	Leslie Goodlow	City of Portland, Portland Housing Bureau	Leslie.Goodlow@portlandoregon.gov
	Jill Betts	Cole + Betts	

Action Item Log

1.	Update from Communication and Community Engagement Subcommittee plans for outreach as part of RFP process
2.	PWG to share additional nonprofit Board member references
3.	Communications materials/flyer for community and Council briefings
4.	PWG to discuss and decide on specific Board positions based on PWG nominations; follow up from Karis about Board membership decision
5.	Updated photo/drawing of the PWG for website - potential illustrator