

## **Williams & Russell Project Working Group Meeting Minutes Wednesday, March 3, 2021, 5:30 -7:00 pm**

### **MEETING PURPOSE**

- Update on Communication Plan
- Discussion on New Name for Williams & Russell New Nonprofit

### **MEETING DESIRED OUTCOMES**

- Discussion for New Name for the Williams & Russell Nonprofit
- Discussion of Community Benefits Agreements/Development Agreements

On March 3, 2021 **Dr. Steven Holt** opened the PWG public meeting via Zoom and the following is a brief outline of what was discussed.

- 1. Meeting Minutes:** Dr. Holt asked the group if they had any question or comments regarding the meeting minutes from the previous meeting held on February 17, 2021. **Michael Alexander** acknowledged the attention to detail of the meeting minutes and indicated that they were very detailed and accurate.
- 2. Co-Chair Reports: Justice Rajee** shared that there will be a community information session on March 31, 2021 in the evening to share the status of the project with the community. He is presently working with Prosper Portland to design the registration process and create a flyer for the event. He projects the event will be 1 hour to 1.5 hours of content. The agenda will include giving a status update on the RFP; sharing about the RFP evaluation and selection process; acknowledging the land donation from Legacy Health; speaking role for the Mayor's Office; the PWG speaking about the new nonprofit; dedicating space for questions. The closing would include an acknowledgement of the PWG and what to expect in the upcoming months as the PWG steps back and the transition to the nonprofit status and new Board takes place. Justice plans to type up a draft agenda and email it to the group for final approvals and suggestions.

He shared that the full PWG isn't expected to be present, but we hope that members of the PWG would be willing to be present, He invited members interested in speaking during the presentation to let him know. He also asked for volunteers if any member(s) of the PWG would want to be the MC/Moderator for the event.

**Chabre Vickers** asked if there would be a need for a moderator and indicated that she could help. **Leslie Goodlow** also expressed her interest in helping as well. **Walter Robinson** also volunteered to help and indicated he has a contact that could help with

the website and marketing who's name he'll share with Justice at a later date. **Jillian Saurage** asked what time the event will be. Justice said it will be held 6:00 - 7:30 pm. Dr. Holt indicated that there is a present hold on everyone's calendars for 5:30-7:30 pm.

**Bryson Davis** stated the RFP is out and asked all PWG members to send the RFP link or document to their networks and to refer any questions to project manager, **MinNefer Mernahkem**. Michael asked to remind the group of the deadline for the RFP which is April 8, 2021. **Lisa Abuaf** also reminded the group of the upcoming Developer Information Session on March 17, 2021.

- 3. Non-Profit Naming Discussion:** Bryson impressed upon the PWG that the nonprofit needs a name in order for the 501c3 to be created. He opened the floor for discussion to brainstorm potential names. He shared his thoughts on the progression of the project name over time, noting that the name started out as the "Hill Block PWG" and then was changed to "Williams and Russell PWG". He is open to keeping either of these names and asked the group if there were any other ideas for a name that the group could decide upon.

Chabre shared that project "naming" normally happens at the end of development, and often times the community plays a part in coming up with the project's name. She indicated that she thought the nonprofit should be kept as Williams and Russell for now and allow the larger community to be involved in future potential project naming processes. Bryson also clarified that there are two names to consider: building name in the longer term and then the non-profit entity name. Bryson stated that right now the PWG needs a name for the nonprofit entity so that they are able to form it and fill out the necessary paperwork. He also added that this name could be changed if needed in the future.

Michael agreed with the idea of including the community in coming up with the name. He thought that it would be great to use a theme to come up with a new name and parallel it with the last 2-3-year journey of the PWG in carrying the project to the ending point. **Tony Hopson** agreed to the sentiments and expressed concern that it might take a long time to come up with a name and hopes that it could happen in a timely manner. He agreed that the name should be meaningful, and the property name would be more meaningful than the nonprofit name.

**John Marshall**, with the Portland Housing Bureau (PHB), noted that frequently the developer comes up with the project name after construction is completed. He requested clarification if the PWG is discussing the name of the project or the name of the building. He stated that it will be important for the future developer to come up

with the building name and to take into account that the future developer will want to market their development to the community in a specific way. Dr Holt paused and asked John to introduce himself to the group. John shared that he is an underwriter at PHB, native Oregonian, his family was washed out at Vanport, his father was one of the first doctors in Oregon (Dr. Marshall) to serve the black community. His father's office was a few blocks from the project site on N. Williams Ave, and John has strong historical roots tied to the project and the local community. Bryson clarified that the naming under discussion today is focused on the nonprofit entity and not the building name.

**Joy Alise Davis** agreed with the group and wanted to make sure the group keeps the community involved in the naming process of the building. She shared the name of the nonprofit is not going to be as forward facing to the public as the name of the building and suggested Williams & Russell CDC. She shared that she is very excited to honor the historical process for the name of the building. **James Faison** shared that he thought a name of a historical Black female community figure would be a good idea as well.

Chabre contemplated that the project name has already changed from the original Hill Block to Williams & Russell, and it is important to keep the name simple for the community to find it easily. Justice supported a name associated with the location – Williams and Russell. **Anthony Deloney** agreed with Chabre and said that the name could be changed in the future. Jillian agreed that the name should be kept the same - Williams & Russell. Walter agreed with the group and thought a community driven process would be important for any future name changes. He indicated it would be helpful to come up with a name once a vision and mission is established for the nonprofit.

Bryson Davis summarized the discussion and expressed he heard group support for the name Williams & Russell CDC, keeping in mind that there is flexibility in the future to change the name. **The PWG's consensus was in favor of the final decision for the nonprofit name to be Williams & Russell CDC. There were no objections to this name.**

- 4. New Nonprofit Board Member Discussion:** Bryson shared that there are still 3 vacant Board member seats for the newly established nonprofit. If anyone on the PWG has recommendations, he requested they send them to Justice, Bryson, Dr. Holt and MinNefer. He asked the group to reach out to their networks, and at the next meeting the PWG can discuss and make a decision about new members. He mentioned they're looking for representatives as outlined in the Bylaws and for potential members who also have skills in banking/accounting, development; he also mentioned the need for women representatives as the present Board members are all men.

Joy Alise shared with the group she would like to volunteer to be on the new nonprofit Board and shared she has a Master's degree in Urban Design and that she is a Black woman. The PWG was very encouraged and excited about Joy Alise's interest in joining the board. Chabre was asked if she was interested as well, but she expressed her regret as she does not have the capacity to join the Board. The PWG voted on Joy Alise joining the Board with Joy Alise abstaining from the vote:

- **Nine (9) PWG members voted in support of Joy Alise Davis joining the nonprofit Board (M Alexander, B Davis, A Deloney, J Faison, T Hopson, J Rajee, W Robinson, J Saurage, C Vickers)**

##### **5. Discussion of Community Benefits Agreements/Development Agreements:**

**Damien Hall** introduced himself and shared a brief background on his conversations with PWG members regarding the project as background for why he was joining the PWG today. He shared he is an attorney and partner with the law firm Ball Janik. His practice focuses on real estate and land use and he has worked with Prosper Portland on several projects.

He opened the discussion about community benefit agreements and what the term means. He shared that the value of a Community Benefit Agreement (CBA) is centered on what is specifically negotiated in the agreement and who the agreement is between. He discussed identifying the details of what the PWG wants to see in the project as a good starting place for considering a CBA. He opened the floor for the PWG to ask questions.

Chabre thanked him for highlighting the need for the PWG to define the terms for what they want to see happen with the land. She asked him what he suggested they should be aware of for the new nonprofit/CDC. Damien shared that risk depends on who holds the land and operates the property over the long run; the PWG should consider future costs to manage the property that will be built on the land and what the budget looks like once the property is built.

James asked about union practices in regard to construction and how smaller minority owned businesses could handle the construction agreements with the unions. Damien responded that if the nonprofit is hiring the general contractor directly then they can establish the terms up front during the RFP process. Otherwise these benefit requirements would need to flow through to the development partner(s) who hold the construction contracts.

Joy Alise asked about the negotiation process and noted that CBAs that she is presently aware of had issues with who negotiated them. Damien stressed that there are many paths that a negotiations process can take. If the nonprofit is driving the development, then there is no need for a CBA agreement as long as the nonprofit is looking out for the community's best interests. If the nonprofit is the central hub for all aspects of construction, then there would be typical agreements with a general contractor(s) and the need for a CBA could be minimized and potentially not necessary. He also specified that how the project gets funded is a central consideration for who and how community benefits get negotiated. Joy Alise referenced a project in NYC, the Barclay Center and some dynamics that occurred with their CBA process. Damien emphasized that the nonprofit board will be able to control and "set the table" for financial and political considerations of the project and many of the dynamics will center around funding and in directing the project.

Jillian clarified with the PWG that the new nonprofit CDC will not be the developer to confirm if that is the general understanding. Bryson indicated that this has not been decided yet. Jillian also shared that it would be a shame to put an agreement together ahead of time without the input of the developer. She indicated that having too detailed of a CBA could overcomplicate the project and process. She also referred to James's question about the role of apprentices and journeyman in the construction process and thought that this would be a really good interview question for potential general contractors who come in on the RFP and how they are assisting smaller firms to grow. Michael noted that he appreciated Damien's suggestion to keep the community needs within the nonprofit board in lieu of a CBA.

6. **Introduction of PHB partners** Leslie shared that John will be working with her as an underwriter and technical support for the RFP and **Jill Chen** who manages the team John is on will work alongside the PHB team. Jill introduced herself to the group and shared that she is very excited to work on this project. Leslie gave an update of the N/NE Housing Strategy and shared with the group that PHB was able to assist 33 families become new homeowners, opened 3 new buildings and have increased their numbers of women in construction.
7. Joy Alise asked the group if the PWG could invite the Healthy Communities Coalition group in to discuss how they defined the terms for their community benefits platform for Broadway Corridor. She indicated that some of the things on their proposal term sheet might be helpful for the group to reference and for the group to hear an additional perspective that is more community focused. Leslie Goodlow touched on the new tenant laws of Portland, Oregon and that together with the nonprofit Board making decisions might mean some of the Coalition's terms are under covered. Lisa echoed some of

Leslie's comments and said Prosper would be happy to reach out to the Coalition if that's helpful to the PWG. She shared the final Broadway Corridor CBA term sheet document in the chat for reference: <https://prosperportland.us/wp-content/uploads/2020/05/Report-20-36.pdf>

Joy Alise agreed with their sentiments and reiterated that it will be important for the PWG to be proactive about community push back if they are not happy with terms set in place by the nonprofit board. Justice expressed there is a need to set aside time to get community input and discussion with the PWG to get clarity on the community benefits and CBA needed to move forward. He advised for the group to think about how they can have structured conversations with the community about community benefits as it relates to the project.

Dr. Holt opened the floor for public comments and there were no public comments. Dr. Holt closed the meeting at 7:08 pm. Next meeting will be March 17 at 12:00 noon.

## PWG - Meeting Attendance Record

	Name	Representing	Email
x	<b>Bryson Davis, Co-Chair</b>	Soul District Business Association (SBDA)	<a href="mailto:bdavis@sussmanshank.com">bdavis@sussmanshank.com</a>
x	<b>Michael Alexander</b>	Black United Fund & Portland Opportunities Industrialization Center (POIC)	<a href="mailto:mcalexhog@aol.com">mcalexhog@aol.com</a>
x	<b>Joy Alise Davis</b>	Portland African-American Leadership Forum (PAALF)	<a href="mailto:joyalise@imagineblack.org">joyalise@imagineblack.org</a>
x	<b>Anthony Deloney</b>	Self Enhancement Inc (SEI)	<a href="mailto:anthonyd@selfenhancement.org">anthonyd@selfenhancement.org</a>
x	<b>James Faison</b>	Professional Business Development Group (PBDG)	<a href="mailto:info@faisonconstruction.com">info@faisonconstruction.com</a>
x	<b>Leslie Goodlow</b>	Portland Housing Bureau	<a href="mailto:Leslie.Goodlow@portlandoregon.gov">Leslie.Goodlow@portlandoregon.gov</a>
	<b>Stephen Green</b>	Black Investment Consortium for Economic Progress (BICEP)	<a href="mailto:greenerpasturesnw@gmail.com">greenerpasturesnw@gmail.com</a>
x	<b>Tony Hopson</b>	Self Enhancement Inc (SEI)	<a href="mailto:tonyh@selfenhancement.org">tonyh@selfenhancement.org</a>
x	<b>Justice Rajee, CoChair</b>	Portland Opportunities Industrialization Center (POIC)	<a href="mailto:jrajee@portlandoic.org">jrajee@portlandoic.org</a>
x	<b>Walter Robinson</b>	Portland African-American Leadership Forum (PAALF) & Urban League	<a href="mailto:wlrii45@gmail.com">wlrii45@gmail.com</a>
x	<b>Jillian Saurage</b>	North/Northeast Housing Strategy Committee	<a href="mailto:jily99@gmail.com">jily99@gmail.com</a>
x	<b>Karis Stoudamire-Phillips</b>	North/Northeast Community Development Initiative Oversight Committee	<a href="mailto:karis.stoudamirephillips@modahealth.com">karis.stoudamirephillips@modahealth.com</a>
x	<b>Chabre Vickers</b>	Wells Fargo	<a href="mailto:Chabre.L.vickers@wellsfargo.com">Chabre.L.vickers@wellsfargo.com</a>
	<b>Charles Wilhoite</b>	Legacy Health, Board of Directors	<a href="mailto:cawilhoite@willamette.com">cawilhoite@willamette.com</a>

### Additional Attendees:

x	<b>Brian Terrett</b>	Legacy Health	<a href="mailto:bterrett@lhs.org">bterrett@lhs.org</a>
x	<b>Vickie Guinn</b>	Legacy	<a href="mailto:vguinn@lhs.org">vguinn@lhs.org</a>
x	<b>Lisa Abuaf</b>	Prosper Portland	<a href="mailto:abuaf@prosperportland.us">abuaf@prosperportland.us</a>
x	<b>MinNefer Mernahkem</b>	Prosper Portland	<a href="mailto:mernahkem@prosperportland.us">mernahkem@prosperportland.us</a>
x	<b>Sharon Smith</b>	Prosper Portland	<a href="mailto:smiths@prosperportland.us">smiths@prosperportland.us</a>
x	<b>Nancy Wilson</b>	Prosper Portland	<a href="mailto:wilsonn@prosperportland.us">wilsonn@prosperportland.us</a>
x	<b>Christine Velasquez</b>	Prosper Portland	<a href="mailto:velasquezc@prosperportland.us">velasquezc@prosperportland.us</a>
	<b>Amy Nagy</b>	Prosper Portland	<a href="mailto:nagy@prosperportland.us">nagy@prosperportland.us</a>
x	<b>Jill Chen</b>	City of Portland, Portland Housing Bureau	<a href="mailto:Jill.chen@portlandoregon.gov">Jill.chen@portlandoregon.gov</a>
x	<b>John Marshall</b>	City of Portland, Portland Housing Bureau	<a href="mailto:John.Marshall@portlandoregon.gov">John.Marshall@portlandoregon.gov</a>

### Action Item Log

1.	Plan for Developer Info Session Meeting - March 17
2.	Plan for virtual RFP Open House March 31 <sup>st</sup>
3.	PWG members reach out to networks to identify additional potential Williams & Russell CDC Board nominees and share names with CoChairs and project manager
4.	Consider inviting a Healthy Communities Coalition representative to speak to the PWG regarding their Broadway Corridor CBA platform