

Tom Kelly
Chair

Aneshka Dickson
Commissioner

Mark Edlen
Commissioner

John C. Mohlis
Commissioner

Charles A. Wilhoite
Commissioner

Charlie Hales
Mayor

Patrick Quinton
Executive Director

This document represents the official meeting record of the May 27, 2015, Portland Development Commission (PDC) Budget Committee Meeting held at the Portland City Council (City Council) Chambers, 1221 SW 4th Ave., Portland, OR 97204. The full video recording of this meeting can be found at

<https://www.youtube.com/watch?v=upuxmqjWMew>.

1. Call to Order and Roll Call

Mayor Charlie Hales convened the City Council as the PDC Budget Committee at approximately 3:01 p.m. Ms. Gina Wiedrick, acting as recording secretary, called roll:

Commissioner Amanda Fritz	PRESENT
Commissioner Nick Fish	PRESENT
Commissioner Dan Saltzman	PRESENT
Commissioner Steve Novick	PRESENT
Mayor Hales	PRESENT

2. Item 546: Approving the Annual Budget for the Portland Development Commission for the Fiscal Year ending June 30, 2016

Commissioner Fish asked the following questions:

- With regards to the status of the Multnomah County (County) Health Headquarters, PDC is extending the timeline for the final installment but it is conditioned on this being for a no other purchase than the headquarters? Executive Director Patrick Quinton responded yes; he has met with County staff and they confirmed that the County plans to proceed with the headquarters project.
- If for some reason the County chooses to not proceed with the headquarters project, then PDC staff will come back to City Council for further discussion? Executive Director Quinton responded yes; money has been set aside for a project with the County and if the headquarters project does not proceed, then PDC and the County would look at other projects in the River District Urban Renewal Area (URA) that are tax increment financing (TIF) eligible.
- Clarified that his support was contingent upon a project being 30 percent eligible. Executive Director Quinton responded that that is a separate agreement between City Council and the County.

Executive Director Quinton stated that there is an outstanding agreement with the County over a \$9,000,000 obligation made by PDC approximately 10 years ago for a project in the Downtown Waterfront URA that the County was unable to pursue. PDC will transfer that obligation to the River District URA and transfer a similar obligation back to the Downtown Waterfront URA thus giving the County an additional \$9,000,000 for the headquarters project.

3. Public Testimony

Mary Ann Schwab, community advocate. Ms. Schwab gave an overview of the document handed out, which is included in these minutes as Attachment 1.

Commissioner Fish stated that he has institutional memory of the option the City of Portland (City) negotiation with Portland Public Schools when there were several moving pieces including the potential acquisition of Washington Monroe High School, and potential funding staging of a new community center. Recommended to the Mayor and Commissioner Fritz that records be pulled from Portland Parks & Recreation relating to this transaction. He does not remember what the commitment was other than having an option, although an option of first refusal does not necessarily commit the City to do anything. Recommends that City Council review these documents before the option expires. Ms. Schwab added that the option expires in June 2017. Commissioner Fritz responded that she does have those records and will forward them to the City Council members.

4. Roll Call

Mayor Hales called for a motion to approve the changes to the proposed budget as presented; Commissioner Fish moved and Commissioner Novick seconded the motion.

Commissioner Fritz appreciates that work of PDC staff especially in regards to accommodating many requests from City Council specifically the continued partnership with VOZ and SE Works.

Commissioner Fish appreciates PDC's deep commitment to affordable housing in the North Macadam URA, and the emphasis on a creative economy within the framework of the PDC Strategic Plan.

Mayor Hales appreciates PDC's fervor for the inclusive start-up fund and creative solutions for shared prosperity.

AYES: Fritz, Fish, Saltzman, Novick, Hales
NAYS: None

Mayor Hales called for a vote to approve the budget as amended.

AYES: Fritz, Fish, Saltzman, Novick, Hales
NAYS: None

5. Adjourn

There being no further business, Mayor Hales adjourned the PDC Budget Committee portion of the City Council meeting at approximately 3:17 p.m.

May 27, 2014

Mayor, City Commissioners:

- I am here today asking for \$1 million of the City's surplus \$40 million – and spend the PDC \$1 million to purchase the open field facing Southeast Morrison Street for \$2 million and not a penny more.
- I am today gathering City Council's support to have the BPS change the zoning of this site from RH to OS (open space) in the Comp Plan 2035 to preserve the land for future recreation, as outlined in PP&R Master Plan.
- My fear that this publicly owned open field will be sold to private developers, was confirmed during the BCA Land Use and Transportation meeting, May 21st, by Sara King, PPS Director of Planning and Asset Management. She stated there are two interested parties in the open field facing SE Morrison Street. I'm been told one has a right of first refusal in queue. The good news, the former teacher's parking lot is being leased five years out \$50,000.

Current Situation:

- The 1.66 acres of land on the Washington High School site on the corner of SE 14th and Morrison is owned by Portland Public School District #1J.
- The "no net loss" property is currently zoned RH (High Density Residential). This zone allows for building to be as high as 6-7 floors.
- Portland Public Schools requested BPS to increasing RH (High Density Residential) to Ex (July, 2014), hearing rumors of strong opposition from BCA, it was down zoned to CM3 (March 13, 2015). [65 height, with bonus adding height].
- Portland Parks and Recreation has the first right of refusal to

purchase the property expires, June 2017.

June 6th, item 655. Click on link for the docs.

http://efiles.portlandoregon.gov/webdrawer/search/rec?sm_anyword=36929&sortd1=rs_dateCreated&count&rows=50

- Portland Development Commission has reserved \$1million for the WA-MO Community Center, expires, June 2017
- So what happened to the Estimated WA-MO Project Cost to be funded by TIF for \$5,100,000. Did I fail to report PDC disbanded the CEIC Advisory Council? Now we know why.

So short of one of Portland's Zillionaire in need of a tax credit, or to leave a generous gift for the children they never had here is an opportunity to think about saving open space – just because it is the right thing to do. Meanwhile, I start planning the biggest bake sale—cake-walk ever to save that 1.66 acres from CM3 development.

Portland Parks & Recreation

Washington High School Community Center

Preliminary Design Process Summary, January 2011

https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=5&ved=0CCsQFjAE&url=https%3A%2F%2Fwww.portlandoregon.gov%2Fparks%2Farticle%2F469562&ei=u6BeVZHBlo to ASKgYGYAw&usg=AFQjCNHGEU1e6gJ-aQIAfhQtrAVMTvtGTA&sig2=mu_QAHi1K-V2UuaVrOTY6w&bvm=bv.93990622,d.cGU&cad=rja

Mary Ann Schwab, Community Advocate

Sunnyside resident, 1971 to present

Washington High School Community Center Advisory Committee, 2004 to present

Southeast Uplift Board of Directors, 2014 to present

League of Women member, 2007 to present

Northwest Quilter, 2006 to present