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This document constitutes the official meeting record of the February 22, 2012, Portland Development Commission (PDC) Board of Commissioner's Meeting held at PDC, 222 NW Fifth Ave., Portland, OR 97209. The full video recording of this meeting can be found at: http://www.youtube.com/watch?v=KToMRCg3_jE

I. CALL TO ORDER AND ROLL CALL

Chair Scott Andrews called the meeting to order at approximately 8:05 a.m. Ms. Tracey Gemma, acting as recording secretary for the Board, called the Commission roll:

Chair Scott Andrews	PRESENT
Commissioner Aneshka Dickson	ABSENT
Commissioner John Mohlis	PRESENT
Commissioner Steven Straus	PRESENT
Commissioner Charles Wilhoite	PRESENT

J. Scott Andrews
Commission Chair

Aneshka Dickson
Commissioner

John C. Mohlis
Commissioner

Steven Straus
Commissioner

II. COMMISSIONER REPORTS

Chair Andrews

- With respect to the PDC financial transaction audit, said he is not disappointed with the results; however, he believed the auditor could have put the results in better context.

Charles A. Wilhoite
Commissioner

Commissioner Wilhoite

- Participated in a panel for the northeast community network Neighborhood Economic Development (NED) group and the focus was economic development. He thanked PDC, specifically Mr. John Jackley, Ms. Sara King, and Mr. Stephen Green for presenting an accurate picture of what is transpiring in the communities and said it was a great outcome and collaborative effort.

Sam Adams
Mayor

Patrick Quinton
Executive Director

Commissioner Straus

- Participated in a military manufacturing conference at the Governor Hotel, saying there were some great presentations and they spoke about how, through their efforts, over one million dollars had been added into the local economy.

Commissioner Mohlis

- Spent majority of his time the past few weeks in Salem for legislative session and continues to advocate for the Oregon Sustainability Center (OSC), saying support goes back-and-forth but it will be clear within the next week if it has support.

222 Northwest
Fifth Avenue
Portland, OR
97209-3859

III. EXECUTIVE DIRECTOR REPORT

- Greater Portland Export Plan was launched and Messrs. Chris Harder and Noah Siegel were recognized for all their hard work. Board members were given their official copy.
- Spoke at the Target Store in the Galleria press event with the Mayor, saying this was another great step in revitalizing downtown. Target is planned to open during spring 2013. Chair Andrews also stated it is going to be a great facility whereby PDC helped behind the scenes but offered no subsidies for the project.
- Redesigned PDC.us website set to launch February 27.

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- Recognized Commissioner Dickson's husband for Portland Tribune article featuring his efforts as Big Brother volunteer.
- Expressed sadness about the news of Mr. Allan Price's passing and said it was a big loss for the Oregon Health and Science University (OHSU), as well as the community at large.
- Last Board meeting for Ms. Julie Cody, PDC Chief Administrative Officer, and applauded her efforts and wished her well with her new job endeavor.
- Financial transaction audit revealed nine findings that warranted management attention. Overall, pleased with the report and PDC is responding to all nine areas explaining how all areas have or are in the process of being addressed.

Commissioner Wilhoite commented about the audit of PDC's financial transactions and said he appreciates the audit team and is pleased to be part of PDC's Audit Liaison team. He said the audit process provides assurance PDC is being good stewards of taxpayer dollars and said he would like the Board to receive regular updates on the status of findings.

Commissioner Mohlis also said he was pleased to be part of PDC's Audit Liaison team and thanked Mr. David Nemo for providing monthly updates on any open issues relative to audits that were conducted.

Commissioner Straus said the agency spends a lot of public money and is pleased with the report and applauds the great accounting work being done.

Chair Andrews said the results of the report are another reflection of Ms. Cody's diligence and management of the finance and accounting team, always ensuring PDC dollars are being spent legally and wisely and thanked her again for her contribution.

IV. MEETING MINUTES

Chair Andrews called for a motion to approve the January 11, 2012, and February 8, 2012, Meeting Minutes. Commissioner Wilhoite said he missed the February 8 meeting and so moved to approve the January 11, 2012, Meeting Minutes and Commissioner Mohlis seconded the motion. Commissioner Straus moved and Commissioner Mohlis seconded the motion to approve the February 8, 2012, Meeting Minutes.

AYES: Andrews, Mohlis, Straus and Wilhoite

NAYS: None

V. PUBLIC TESTIMONY

Those providing public testimony during this time:

No public testimony was presented.

VI. AUTHORIZE IGA WITH CITY OF PORTLAND FOR JOINT MANAGEMENT OF \$1,000,000 GRANT FROM U. S. ECONOMIC DEVELOPMENT ADMINISTRATION TO FUND PORTLAND REGIONAL CLEAN TECH ADVANCE PROJECT

Portland Development Commission staff and others presenting this item:

Ms. Jennifer Nolfi, Business and Industry Division Manager
Ms. Fran Breeding, Senior Budget Analyst
Mr. Jared Wiener, Senior Project/Program Coordinator

Those providing testimony on this item:

No individuals provided public testimony on this item.

In September 2011, the Economic Development Administration (EDA) awarded the City of Portland (City) a \$1,000,000 grant (Grant) under The Jobs and Innovation Accelerator Challenge competition to fund the Portland Regional Clean Tech Advance Project (Project). Although the grant application identified PDC as the primary agency responsible for coordinating and overseeing the implementation of the Project, the grant award listed the City as the prime recipient and PDC as the subrecipient of the grant award. Upon awarding the Grant to the City, the EDA required PDC be identified as a Co-recipient instead of a subrecipient.

This action approved an Intergovernmental Agreement (IGA) between the City and PDC which identified PDC as a co-recipient and provides for joint management of the grant award by the City and PDC.

The Project supports the growth of the clean tech and sustainable industry cluster and aligns with PDC's Strategic Plan and Economic Development Strategy. The Project will focus on two priorities in the five-county Portland-Vancouver region:

- 1) The commercialization of technologies into new products in the region's high-growth, clean technology cluster; and
- 2) The integration of the region's traditional manufacturing industries into fast growing clean technology sectors.

The Project is anticipated to be completed by the end of 2013.

Those providing public testimony on this item:

No individuals provided public testimony on this item.

Board discussion and/or requested follow-up relative to this item:

Chair Andrews

- In light of what future budgets look like, great example of the types of programs PDC needs to continue working to keep PDC viable.
- Great award to receive and mentioned OregonLive article on microenterprise and said efforts such as this help small business get started and it is an excellent example of supporting the cluster strategy.

Commissioner Straus

- Asked who was responsible for submitting the grant and asked who should be thanked for the reference and Ms. Nolfi said Mr. Chris Harder was the person that coordinated the effort and the City was the actual applicant.
- Asked how much it will cost to implement and Mr. Wiener said it will cost ten percent to administer the grant and will require significant reporting but a good foundation will make administering and reporting efforts smooth going forward.

Commissioner Wilhoite

- Great effort and touches on two areas of the cluster strategy. He requested this item be reported routinely as part of the financial reporting process.

Mr. Quinton also stated there was significant support from the Port of Portland on this project and wanted to acknowledge their efforts.

Chair Andrews called for a motion to approve Resolution 6920 and Commissioner Wilhoite moved and Commissioner Straus seconded the motion.

AYES: Andrews, Mohlis, Straus, Wilhoite

NAYS: None

VII. AUTHORIZE IGA WITH AND RIGHT-OF-WAY DEDICATIONS TO PBOT FOR CONSTRUCTION OF FOSTER-WOODSTOCK STREETScape ENHANCEMENT PROJECT

Portland Development Commission staff and others presenting this item:

Mr. John Jackley, Business and Social Equity Director and Neighborhood Division Manager
Ms. Sue Lewis, Assistant Project/Program Coordinator

Those providing testimony on this item:

Mr. Greg Jones, Portland Bureau of Transportation
Dr. Michael Cobb, Oregon Department of Transportation Civil Rights Manager

This action authorized PDC's Executive Director to execute an IGA with the Portland Bureau of Transportation (PBOT) for the Foster-Woodstock Streetscape Enhancement Project (Project) in an amount not to exceed \$797,640. This IGA will complete the construction phase of the Project that was anticipated and reported to the Board December 9, 2009.

This action authorized the dedication of right-of-way and temporary construction easements to the City for the construction of the Project. Funding commitments in the FY 2012-13 Proposed Budget are subject to final budget appropriation.

Mr. Greg Jones said PBOT has had a relationship with Oregon Department of Transportation (ODOT) for years which allows the city to bid on federally-funded contracts. He said the City's process will be used to put together the bid packages, followed by a three-week advertisement period which has yet to be set. He said they will then move into the award and pre-construction phase. He said PBOT will be working with all partners to ensure the word gets out about this opportunity and adequate outreach is performed. He went on to explain the three areas where ODOT retains authority on federally-funded contracts (environmental, right-of-way certifications and civil rights). He explained all section six activities and goals are set by ODOT.

Dr. Cobbs reiterated ODOT's role with respect to federally-funded contracts and how they manage that process with respect to utilization. He said the Disparity Study that was conducted has been a valuable tool as it helps establish hard goals. He explained how hard goals would be established for the African and Asian Americans, as they are currently underutilized.

Board discussion and/or requested follow-up relative to this item:

- Chair Andrews thanked those giving testimony for their time and said it helped put the project into perspective. He said this project has been in the works for quite some time, with the initial grant awarded during 2006. He said this project will have a huge impact in Lents and said the Assurety Northwest building is a good example of how a structure can be a catalyst for new growth. He mentioned the Board reviewed the project in 2010 at which time Commissioner Straus inquired about underground utilities. Chair Andrews said it was a great idea but cannot be accomplished with this project.

- Commissioner Wilhoite thanked everyone for their hard work and said every project and upgrade to an area helps make the next property more valuable and spurs future investment. He said he appreciated Dr. Cobb's remarks and asked if goals were set around Minority, Women and Emerging Small Business (MWESB) or if only in the two underutilized areas mentioned. Dr. Cobbs said for this project there will be two goals, with one being a race conscious goal and the second one being a race neutral goal in the African American and Asian American communities. He said they can work with the subcontractors to help satisfy the 20 percent MWESB goals.
- Commissioner Straus said this was a spectacular presentation and thanked everyone for their efforts. He asked with regard to the two percent for art if they had any idea where the money would be spent. Mr. Jones responded they are working with the Resource Access Center determine how funds will be spent. Commissioner Straus then asked if utilities for this project will be adequate to support future development beyond this project. Mr. Jones said utility companies will be notified in advance and given the option to upgrade but said each utility can decide if they want to upgrade now or later in the event more projects are constructed. Commissioner Straus asked if some of the contract could be separated out in order to help minority firms. Mr. Jones said because this project is federally funded (due to environmental regulations), it is not looked upon favorably. He did say PBOT would look into ways to accomplish this while staying in compliance.
- Commissioner Mohlis said he assumed there are apprenticeship goals on the workforce side and Dr. Cobbs responded yes. He said staff should be communicating with the Oregon Association of Minority Entrepreneurs to get the word out about this project and helping MWESBs.
- Chair Andrews thanked everyone and applauded the effort to move forward in the area of equity, especially in construction projects.

Chair Andrews called for a motion to approve Resolution 6921 and Commissioner Wilhoite moved and Commissioner Mohlis seconded the motion.

AYES: Andrews, Mohlis, Straus, Wilhoite

NAYS: None

Commissioner Wilhoite offered closing remarks thanking Mr. Quinton for recognizing the loss of Mr. Allan Price and reiterated what a positive contribution he was not only to OHSU but to the community, saying he will be greatly missed by many. He also expressed his appreciation to Ms. Julie Cody and wished her well in her new endeavors.

VIII. ADJOURN

There being no further business, Chair Andrews adjourned the meeting.

Adopted by the Portland Development Commission on March 12, 2012.



Emily Swensen, Recording Secretary