

**J. Scott Andrews**  
Commissioner Chair

**Aneshka Dickson**  
Commissioner

**John C. Mohlis**  
Commissioner

**Steven Straus**  
Commissioner

**Charles A. Wilhoite**  
Commissioner

**Charlie Hales**  
Mayor

**Patrick Quinton**  
Executive Director

This document represents the official meeting record of the June 12, 2013, Portland Development Commission (PDC) Board of Commissioners (Board) Meeting held at 222 NW Fifth Ave., Portland, OR 97209. The full video recording of this meeting can be found at: <http://www.youtube.com/watch?v=fVZeYW10dSE>

## 1. Call to Order and Roll Call

Acting Chair John Mohlis called the meeting to order at approximately 7:59 a.m. Ms. Gina Wiedrick, Board recording secretary, called the Board roll:

Commissioner Scott Andrews	PRESENT [see note below]
Commissioner Aneshka Dickson	PRESENT
Acting Chair John Mohlis	PRESENT
Commissioner Steven Straus	ABSENT
Commissioner Charles Wilhoite	PRESENT

Commissioner Andrews participated in the meeting by telephone.

## 2. Commissioner Reports

### Commissioner Dickson

- On May 17, attended The Fields Park Grand Opening.

### Commissioner Wilhoite

- Has kept busy with numerous meetings.
- On May 31, attended and spoke at Oregon Health & Science University's first Diversity and Inclusion Awards Recognition event.

### Commissioner Andrews

- On May 29, attended the Portland City Council (City Council) meeting wherein they approved the PDC budget. Prior to that, along with Executive Director Patrick Quinton, attended several meetings with City Council members to answer questions regarding the budget.
- On May 17, attended The Fields Park Grand Opening and noted that Commissioner Dickson also spoke at the event.
- On June 4, along with Executive Director Quinton, met with the Urban Renewal Area Committee chairs to have a conversation regarding the future of PDC public involvement.

### Acting Chair Mohlis

- On May 30, attended PDC's North/Northeast Neighborhood Economic Development Summit; over 400 people were in attendance.
- Multnomah County and the City of Portland (City) continue to work with the Oregon State Legislature to obtain funds to complete a funding package for the Oregon Convention Center Hotel.

### 3. Executive Director Report

- On May 29, City Council approved the PDC budget; thanks to PDC staff Tony Barnes and his financial team for their work.
- On May 14, attended the Mayor's International Business Awards and Scholarship Dinner. Award winners were Asiana Airlines, AIMCO, adidas America, and Elemental Technologies. The Oregon Consular Corps honored Dean Robert Klonof with Lewis & Clark Law School, and the Gerding Edlen Green Ambassador Team.
- On May 16 – 17, traveled to Washington, DC with a Portland Business Alliance delegation of 40 – 50 people on its annual policy trip to meet with delegations on a variety of issues.
- On May 30, PDC held the North/Northeast Neighborhood Economic Development Summit at the Oregon Convention Center. Hosted a question and answer session with guest speaker Michael Bush; the eight-minute video can be viewed here: <http://www.youtube.com/watch?v=yn03qj-zdvY>. Commissioner Mohlis also participated as an opening speaker.
- On May 29, Startup PDX Challenge winners were announced; they are: ActivED, Alum.ni, ClutchPlay Games, CoPatient, OnTheGo Platforms, and Safi Water Technology. All winners are from the Portland metro area; however, Alum.ni recently relocated from Israel, and CoPatient relocated from Boston.
- On May 29, attended and spoke at the premiere of the TechTown Portland video. This was a great event held at the Living Room Theater with more than 200 people in attendance. The video can be viewed here: [http://www.pdc.us/news-and-events/all-news/all-news-detail/13-05-30/TechTown\\_Portland\\_video\\_premiere.aspx](http://www.pdc.us/news-and-events/all-news/all-news-detail/13-05-30/TechTown_Portland_video_premiere.aspx).
- On June 4, served on a panel at Technology Association of Oregon's CEO and CFO Leadership Exchange Dinner – Recruiting Top Talent and Companies to Oregon.
- On May 29, attended the TiE Oregon Launch Party for its second incubator.
- On May 30, the Portland Seed Fund held its fourth demo day at Ziba; they have over 30 businesses that have graduated from their program.
- On June 10, Nike+ Accelerator held its demo day in Beaverton.
- On June 4, PDC, Alberta Main Street, ShorePower, and the Portland Bureau of Transportation celebrated the opening of the first privately-owned electric vehicle charging station on NE 20th Avenue and Alberta Street; this is the first charging station in the public right-of-way in Portland and it offers free charges.
- On June 5, PDC staff participated in the unveiling of the Jefferson High School frontage improvement project. The \$600,000 project includes a plaque honoring the project coordinator, the late Carl Flipper, III. Mr. Flipper was a community advocate who served on the Interstate Corridor Urban Renewal Advisory Committee and was instrumental in raising the profile of the Humboldt neighborhood and the need for streetscape and building investments and improvements.
- On June 8, attended and spoke at the East Portland Economic Development Town Hall organized by State of Oregon Representative Jeff Reardon.
- The next round of the Community Livability Grant process is underway for the Lents, Interstate, and Gateway Urban Renewal Areas (URA); deadline for applications is September 5, 2013, by 5:00 p.m. For more information and to register for one of the free workshops, go to: <http://www.pdc.us/for-residents/community-livability-grant.aspx>.
- On May 14, at the Portland Business Alliance annual breakfast, Commissioner Wilhoite received the President's Award.

- Highlighted one promotion and one new hire at PDC:
  - Gina Bell, promoted to Senior Project/Program Coordinator working for the Main Street Program in the Neighborhood Division; and
  - Hugo Sanchez, Associate Information Technology (IT) Technician Student assisting the Help Desk in the IT department.

#### **4. Meeting Minutes**

Acting Chair Mohlis called for a motion to approve the May 8, 2013, Board meeting minutes with the following amendment:

- Page 2, first bullet point, strike “Commissioner Wilhoite and”.

Commissioner Wilhoite moved and Commissioner Dickson seconded the motion.

AYES: Andrews, Dickson, Mohlis, Wilhoite

NAYS: None

#### **5. Public Comment for Items Not on Agenda**

Carl Wikman. Mr. Wikman spoke favorably about PDC’s Development Opportunity Services (DOS) Grant program. He spoke regarding the Wikman Building Coalition Partners and its award and use of the DOS Grant, specifically regarding the Wikman Building located in the Lents Town Center URA. Mr. Wikman handed the Board a document, which is attached at the end of these minutes as Attachment 1.

Acting Chair Mohlis commented that several months ago he took a tour of the building with Commissioner Judy Shiprack, adding that Commissioner Shiprack is very dedicated to finding a good solution for that building.

#### **CONSENT AGENDA**

#### **6. Action Item: Authorizing Short-Term Interfund Operating Loans Not to Exceed \$1,000,000 from Specified Funds to the Community Development Block Grant – Economic Opportunity Initiative Fund and Newly Established Urban Renewal Area Funds from July 1, 2013, to June 30, 2014**

With this action the Board will authorize, through June 30, 2014, short-term interfund operating loans pursuant to the provisions of Oregon Revised Statute 294.468, which states that:

“It shall be lawful to loan money from any fund to any other fund of the municipal corporation whenever the loan is authorized by official resolution or ordinance of the governing body.”

This action will authorize interfund operating loans, not to exceed \$1,000,000 in aggregate, from the Grant Offset Fund, Fund 108, the Small Business Loan Fund, Fund 410, and the Business Development Loan Fund, Fund 463, to the Community Development Block Grant (CDBG) – Economic Opportunity Initiative (EOI) Fund, Fund 213, the 42nd Avenue Urban Renewal Area (URA) Fund, Fund 310, the Cully Boulevard URA Fund, Fund 311, the Parkrose URA Fund, Fund 312, the Rosewood URA Fund, Fund 313,

the Division-Midway URA Fund, Fund 314, the 82nd Avenue & Division URA Fund, Fund 315, and the Education District URA Fund, Fund 395. The interfund operating loans are necessary to bridge the time between expenditure of funds to provide services under intergovernmental agreements and subrecipient agreements with the Portland Housing Bureau (PHB) and the City and the date PDC is reimbursed for those services by PHB and the City for the EOI Fund and the time between initial start-up activities in the case of the newly created URA funds and receipt of Tax Increment Financing du jour proceeds.

Acting Chair Mohlis called for a motion to approve Resolution 7005; Commissioner Wilhoite moved and Commissioner Dickson seconded the motion.

AYES: Andrews, Dickson, Mohlis, Wilhoite  
NAYS: None

## REGULAR AGENDA

### **7. Action Item: Authorizing a Contract with the City of Portland for the Purpose of Operating and Administering the Economic Opportunity Initiative Program During Fiscal Year 2013-14**

PDC staff presenting this item:  
*Kate Deane, Neighborhood Manager*

With this action the Board will authorize the Executive Director to sign the fiscal year (FY) 2013-14 subrecipient contract (Subrecipient Contract/s) with PHB for the implementation of the EOI by PDC. EOI has three components: adult workforce development, youth workforce development, and microenterprise development. The contract continues operational and administrative responsibility for EOI at PDC and will provide approximately \$1.9 million in federal CDBG funds to PDC for this purpose. An additional \$1.48 million in general funds will be provided by the City of Portland Office of Management and Finance through a separate agreement that will be considered by the Board later in 2013. Total City funding for EOI is anticipated to be \$3.38 million; Board authorization is needed for the Executive Director to sign contracts exceeding \$500,000.

### **8. Action Item: Authorizing a Subrecipient Contract with Worksystems, Inc., to Implement Economic Opportunity Initiative Youth Workforce Development Services During Fiscal Year 2013-14; Authorizing a Subrecipient Contract with Worksystems, Inc., to Implement Economic Opportunity Initiative Adult Workforce Development Services During Fiscal Year 2013-14**

PDC staff presenting this item:  
*Kate Deane, Neighborhood Manager*

With this action the Board will authorize the Executive Director to sign Subrecipient Contracts with Worksystems, Inc. (WSI), for the purpose of implementing and managing the EOI youth and adult workforce development services during FY 2013-14. Such action will align WSI and PDC investments that were formerly implemented independently, create efficiencies for service providers, and increase access to important services including work experience opportunities, on the job training, and occupational training. The Subrecipient Contracts require that WSI implement youth and adult workforce development systems that serve low-income individuals who face barriers to employment. The contracts further require WSI to adhere to federal regulations regarding the use of CDBG funds; to

regularly report to PDC about system accomplishments, challenges, and outcomes; and to regularly involve PDC in policy discussions about the adult and youth workforce development system.

Approval of the Board is required to authorize the Executive Director to sign grants over \$500,000.

Commissioner Wilhoite spoke in favor of these programs, and asked the following questions:

- The Board does not generally see money coming in from foundations; can you provide an explanation as to how the Northwest Area Foundation (NWAF) funding came into this particular project? Ms. Deane responded that when EOI was created, the City, through PHB, approached NWAF, which has been involved as a partner with the EOI program ever since. She added that from time to time staff has gone back to NWAF to request smaller investments to innovate or extend services in various ways; she expressed gratitude for this partnership.
- Asked for clarification on the Revenue and Expenditures, specifically the Indirect line item. Ms. Deane responded that the Personnel Services line is to cover some of her own time and the WSI staff who is administering these programs. She added that the Indirect line item is for PDC and WSI to cover building leases, overhead, etc.

Commissioner Dickson asked the following questions:

- Do the tracking reports look at where the graduates are working, job retention, and the success of the program? Are there applicants who are turned away because the program is unable to cover everyone? Is there a different success rate between the adult and the youth programs? Ms. Deane responded that everyone who qualifies for the program is a potential candidate but there may be a waiting list. Regardless, she highly encourages everyone interested to apply. Regarding success rates, there is similar performance for adult and youth in job attainment, but youth tend to have lower entry and exit wages. In looking at the numbers of the three-year program, the amount of wage-gain is similar for both. With regards to tracking the longevity of employment, WSI, through collaboration with the Oregon Department of Employment, is able to track for three years; in addition, WSI regularly tracks graduates six months after they leave the program.

Acting Chair Mohlis called for a motion to approve Resolutions 7006, 7007, and 7008; Commissioner Wilhoite moved and Commissioner Dickson seconded the motion.

AYES: Andrews, Dickson, Mohlis, Wilhoite

NAYS: None

## **9. Information Item: Fiscal Year 2013-14 Budget Development: Review of City Council Approved Budget**

PDC staff presenting this item:

*Mr. Tony Barnes, Budget Officer*

The PDC Proposed Budget was presented to City Council, acting as PDC's Budget Committee, on May 15, 2013. This was followed by public testimony on the PDC budget on May 16, 2013, and approval of the PDC budget on May 29, 2013.

Moving forward, staff has identified recommended technical changes that will be requested for inclusion in the adopted budget and are preparing for the Tax Supervising and Conservation Commission

(TSCC) review and public hearing to be held on June 26, 2013, prior to adoption by the Board. The meeting on June 12, 2013, provides an opportunity for information and discussion prior to the TSCC hearing.

Commissioner Wilhoite asked about the disparity between the 18 percent cut in general fund resources to PDC compared to the 10 percent citywide cut. Mr. Barnes responded that PDC was subject to a larger reduction, but noted some of those cuts are a one-year deferral which PDC anticipates being restored in FY 2014-15.

Commissioner Andrews stated that there was a lot of staff work put into this year's budget, and there was the additional challenge of working with a new mayor and City Council. He added that City Council appreciated how responsive PDC staff was to their requests for follow-up information.

Commissioner Wilhoite asked that Executive Director Quinton touch on the budget, where PDC is at as an organization, and what is the impact with the cuts and PDC's ability to deliver on what is expected of PDC. Executive Director Quinton responded that staff has done a lot of thinking and planning around how PDC gets its work done with fewer resources. PDC was able to absorb the cuts in the FY 2013-14 general fund; for example, fees received from the Enterprise Zone companies are shared with WSI for workforce training and retained by PDC for business development. However, he noted that regular reductions in general fund resources would likely force PDC to make programmatic changes such as staffing and program delivery. Finally, he added that the budget numbers do show that PDC will be a smaller organization next year.

Commissioner Wilhoite requested a copy of Mr. Barnes' PowerPoint presentation.

## **10. Election of Officers**

Commissioner Wilhoite made the motion that Commissioner Andrews continue to serve as chair; Commissioner Dickson seconded the motion.

Commissioner Andrews made the motion that Commissioner Mohlis continue to serve as secretary; Commissioner Wilhoite seconded the motion.

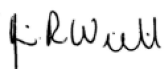
Acting Chair Mohlis called for a motion to accept Scott Andrews as the chair and John Mohlis as the secretary for the upcoming year; Commissioner Wilhoite moved and Commissioner Dickson seconded the motion.

AYES: Andrews, Dickson, Mohlis, Wilhoite  
NAYS: None

## **11. Adjourn**

There being no further business, Acting Chair Mohlis adjourned the meeting at approximately 9:21 a.m.

Approved by Portland Development Commission on June 26, 2013





## Poverty agency head Virpi Wikman, 58, dies

Virpi Lea Wikmaa, chairwoman of Multnomah County Community Action Agency since January 1980, died Thursday in her East Multnomah County home. She was 58.

The Multnomah County Medical Examiner's Office said cause of death was either cerebral vascular disease or coronary artery disease. A memorial service will be at 10:30 a.m. Monday in Gethsemane Lutheran Church, 11560 S.E. Market St. The body was cremated.

Mrs. Wikman was born in Finland, in the eastern city of Kakisalmi, district of Karelia, and moved to Portland in 1952. She had lived most of the time since in the East County. She worked the past five years in deliveries for Crown Dental Laboratory.

The community action agency of which Mrs. Wikman was chairwoman provides assistance to low-income and elderly persons in East Multnomah County. Its director for the past three

years, Mary Lou Jacobs, said of Mrs. Wikman:

"She was totally committed to ensuring that the activities of the agency address the needs of poor people (and) spent countless hours . . . working to ensure that the agency's priorities were appropriate to what's happening today."

Mrs. Wikmaa was chairwoman of Powellhurst Neighborhood Association, a member of East County Coordinating Organization, and a member of Gethsemane Lutheran Church.

She was active with the American-Scandinavian Association, and Mrs. Wikman's daughter, Ann Wikman of Portland, said her mother had worked the past year teaching the Finnish language to Finnish descendants.

Survivors include her sons, Ray and Carl H. of Portland; daughter, Ann; brother, Lauri J. Kestinen of Finland; and two grandchildren.



*The Lea Wikman Family  
and  
the Administering Board  
of the  
Multnomah County Community Action Agency  
invite you to attend  
the Dedication of the MCCA Main Office  
as the  
Wikman Building  
and  
to mark the opening of  
The Lea Wikman Memorial Fund*

MCCAA Main Office  
4420 S. E. 64th Avenue  
Portland

Saturday, October 23  
11:00 a.m.  
Reception following  
Informal

Thursday, October 21, 1982

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Russ McCarteney testified in support of Commissioner Blumenauer's participation on this matter.

At this time, the motion was considered, and it is unanimously

ORDERED that said resolution be adopted as the Order of the Board.

(See Page 56½ - J144 for copy) ✓

At this time, the Board further discussed Item R-10 relating to the vacation of S.E. Powell Court (See Page 56)

Following further discussion by Mr. Lloyd and the Board, upon motion of Commissioner Buchanan, duly seconded by Commissioner Shadburne, it is unanimously

ORDERED that the above-entitled matter be continued one week to Thursday, October 28, 1982 at 9:30 A.M.

In the matter of dedicating the Old Arleta Heights Library Building to the Memory of Lea Wikman )  
R-11 ) PROCLAMATION ✓

Commissioner Blumenauer stated that formal presentation of the proclamation and dedication of the building in Miss Wikman's memory will be made on Saturday. He also read the proclamation.

Commissioner Shadburne moved, duly seconded by Commissioner Blumenauer, that the proclamation be approved.

Carole Murdock, Chairperson of the MCCA Administating Board, stated that Miss Wikman was chairperson of the MCCA Board for several years, and was dedicated to this program. A memorial fund is also being established.

The motion was considered, and it is unanimously

ORDERED that said Proclamation be approved.

(See Page 56A - J. 144 for copy)





## Wikman Building COALITION

