

*Investing in
Portland's Future*



This document constitutes the official meeting record of the April 28, 2010, Portland Development Commission Board of Commissioner's meeting held at 222 NW Fifth Ave., Portland, OR 97209.

I. CALL TO ORDER AND ROLL CALL

Chair Scott Andrews called the meeting to order at approximately 8:03 a.m.

J. Scott Andrews
Commission Chair

Ms. Renee Castilla, acting as recording secretary for the Board, called the Commission roll:

Bertha Ferrán
Commissioner

Chair Scott Andrews	PRESENT
Commissioner Bertha Ferran	PRESENT
Commissioner John Mohlis	PRESENT
Commissioner Steven Straus	PRESENT
Commissioner Charles Wilhoite	PRESENT

John C. Mohlis
Commissioner

II. EXECUTIVE DIRECTOR REPORT

Steven Straus
Commissioner

Executive Director Bruce Warner presented Report No. 10-30, titled, "Executive Director Report". He highlighted the following:

Charles A. Wilhoite
Commissioner

Mr. Bruce Warner stated last Thursday April 22, 2010 PDC recently celebrated Earth Day- Earth Day. He said Earth Day has been celebrated for forty years raising awareness of issues facing the planet. He expressed thanks to Commissioner Straus for his keynote speech at the Earth Day celebrations which highlighted the Indigo Building at 12th and Washington.

Sam Adams
Mayor

Bruce A. Warner
Executive Director

Commissioner Straus expressed thanks to PDC staff and said without PDC's assistance, the city could not complete such sustainable projects.

Mr. Warner stated he attended the Portland Business Alliance annual meeting. He said Commissioner Wilhoite is the Chair of the PBA and acted as the emcee for the event. He said there was a lot of optimism in the room about the economy. He said PBA's keynote speaker was Mr. Brian Carroll, Nissan Motors, who unveiled "The Leaf", a plug-in vehicle and spoke about the partnerships in the state.



Chair Andrews congratulated Commissioner Straus on his one-year anniversary with the PDC Board.

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Commissioner Wilhoite stated it was great to see so many people at the PBA annual meeting which focused on partnerships between business and governments.

222 Northwest
Fifth Avenue
Portland, OR
97209-3859

Chair Andrews stated he agreed with the optimism regarding the economy as more and more businesses are looking for office space

tel: 503.823.3200

III. PUBLIC COMMENT

fax: 503.823.3368

TTY: 503.823.3366

As there were no public comments for items not on the agenda, Chair Andrews moved to the consent agenda.



IV. CONSENT AGENDA

Chair Andrews call for a motion to adopt the consent agenda:

Resolution No. 6786, titled, "Appoint Mr. John Notis to The Lents Town Center Urban Renewal Advisory Committee".

Resolution No. 6787, titled, "Adopting an Amended Business and Workforce Equity Policy".

Commissioner Wilhoite moved and Commissioner Ferran seconded the motion to adopt the consent agenda, Resolution Nos. 6786 and 6787.

AYES: Andrews, Ferran, Mohlis, Straus, Wilhoite
 NAYS: None

V. ADOPT UPDATED BUSINESS FINANCE PROGRAM FINANCIAL GUIDELINES

Mr. Patrick Quinton and Mr. Fred Atiemo presented Report No. 10-39, titled, "Adopt Updated Business Finance Program Financial Guidelines".

Mr. Quinton stated the action will adopt updated guidelines for the Business Finance Program and further enhance the Portland Development Commission's (PDC's) effectiveness in the support of businesses throughout the city.

The Portland Economic Development Strategy (Strategy), adopted in 2009 by City Council, emphasized the strategic use of PDC resources to create jobs with focus on "strong Economic Growth and Competitiveness," while applying the "Effective Stewardship over our Resources and Operations." The Strategic Plan 2010 has the following as key actions:

- Prioritize existing business finance programs to support the growth of clusters and high growth firms across all sectors; and
- Expand the range and diversity of PDC's business finance products to fill the most critical gaps in the local business financial market.

Mr. Quinton further stated in order to meet the demands of the financial market and be effective in the strategic use of public funds, the Business Finance products have been revamped and new guidelines have been proposed to guide the work of the Urban Development Department. In addition he said the Business Finance Program supports businesses citywide with special attention to small businesses. It also enhances the cluster work to promote job creation and retention, healthier neighborhoods, and expansion of the tax base through gap financing and leveraging of public resources.

Mr. Atiemo highlighted the New Financial Products Summary:

- **Business Incentive Fund:** Three Tax Increment Fund programs (Quality Jobs Program, Economic Opportunity Fund, and Direct Tax Increment Fund) merged into one product. This program is focused on the creation and retention of jobs in Portland's urban renewal areas.

- **Business Development Loan Fund:** Two working capital and equipment purchase loans (Economic Development General Loan Fund and Near Equity Fund) merged into one product. This program is designed to assist Target Cluster and High Growth businesses.
- **Small Business Loan Fund:** Previously known as North/Northeast Business Assistance Program, also called Hatfield Loan Fund, this program is extended citywide with focus on small businesses, women and minority owned businesses.
- **Economic Development Administration:** This is a federal loan program administered by PDC. The program remains unchanged; it is managed through the Loan Fund Management and Administrative Plan. This program is designed to support small and minority owned businesses that are unable to secure adequate traditional financing.
- **Small Contractors Loan Insurance Program:** This program has already been approved by the PDC Board of Commissioners (Board). This is a credit enhancement program that provides partial insurance for lines of credit offered by private lenders to independent construction contractors in the city of Portland, with a focus on contractors specializing in energy efficiency and green development projects.

Commissioner Mohlis asked staff for a program update in six months.

Commissioner Ferran expressed thanks for staff for the review and the changes requested. She also asked staff to post available funds on the website for businesses so they do not spend the time applying when there are not funds available.

Commissioner Wilhoite asked for further explanation regarding the interest rates of the program.

Mr. Quinton explained the program would be changing the interest rates to Prime + 1-2% points. He explained the exact percentage has not been determined yet.

Chair Andrews asked for motion to adopt Resolution No. 6788, titled, "Adopting Updated Business Finance Program Financial Guidelines".

Commissioner Wilhoite moved and Commissioner Mohlis seconded the motion to adopt Resolution No. 6788.

AYES: Andrews, Ferran, Mohlis, Straus, Wilhoite
 NAYS: None

VI. BURNSIDE BRIDGEHEAD FRAMEWORK PLAN

Mr. Lew Bowers and Ms. Geraldene Moyle presented Report No. 10-40, titled, "Burnside Bridgehead Framework Plan".

Mr. Bowers presented the Portland Development Commission (PDC) has spent the past six months creating a Framework Plan to guide the redevelopment efforts of the Burnside Bridgehead site, a four-acre site owned by PDC at the east end of the Burnside Bridge. Working with Beam Development (BEAM) as PDC's strategic advisor, a multi-bureau Technical

Advisory Committee, a multi-firm consultant team, and the Burnside Bridgehead Citizen Advisory Committee, draft Framework Plan materials have been developed. This briefing provides an overview of the Burnside Bridgehead Framework Plan. On May 26, 2010, an updated Framework Plan will be presented to the PDC Board of Commissioners (Board) for adoption. At that time, the initiation of Phase I implementation will also be presented.

The City of Portland's recently adopted [Economic Development Strategy, a Five-Year Plan for Promoting Job Creation and Economic Growth](#) (Strategy) establishes a set of priorities to guide the City's job creation work. One component of the Strategy focuses on maintaining a leadership position in sustainability by driving urban innovation in investments in physical place-making. The Strategy identifies the Burnside Bridgehead site as a key catalytic site within the Central City and calls for the creation of a significant mixed-use gateway development at this location.

The site is located at the base of the east end of the Burnside Bridge. The site is 176,215 SF in size and is situated on four-plus city blocks in the Central Eastside Urban Renewal Area. The study area is generally bound by NE Martin Luther King Jr. Boulevard to the east, the Burnside Bridge to the south, NE 2nd Avenue to the west, and NE Davis Street and the I-5/I-84 interchange to the north. The site is zoned Central Employment (EXd) and has an allowable height of 200 feet and a maximum Floor Area Ratio (FAR) of 9:1, with an additional 3:1 achievable by meeting bonus requirements.

Ms. Moyle stated the purpose of the Framework Plan is to utilize the current extraordinary downturn in market conditions to prepare the site for future redevelopment. This includes refining and clarifying public goals and objectives for the property and identifying key opportunities and constraints on the site. The Framework Plan is also intended to answer remaining questions about the site including the reuse potential of the Convention Plaza building, changes in capacity of the site given upcoming transportation infrastructure improvements such as the Burnside-Couch couplet and the Eastside Streetcar, and the appropriateness and direction of phasing development within the project area.

The Framework Plan is intended to provide flexibility in outcomes and direction to respond to the fluidity of the market. While a high-level guidebook to redevelopment, components of the Framework Plan include not only Conceptual Urban Design Plans, but also a Sustainability Plan and a Construction Cost Reduction Study and strategy that will suggest approaches for incorporating sustainable and affordable construction philosophies, concepts, and materials into the redevelopment.

Framework Plan Vision and Principles

The vision for the Framework Plan is to create a strategic design approach for the development of the Burnside Bridgehead that will catalyze and identify the Central Eastside as an attainable, productive, and sustainable district.

Principles intended to guide and direct planning, development, and investment decisions on future redevelopment opportunities for the project are:

- Site as Potential: Balance land use development densities, and phasing, with market reality;
- Site as Attainable: Develop new approaches or strategies to maintain affordability in construction and accessibility for a broad spectrum of users;

- Site as Productive: Create an incubator for employment with business-supportive redevelopment;
- Site as Sustainable: Integrate innovative, attainable, and sustainable design; and
- Site as Vibrant: Provide opportunities for a mix of uses – commercial, employment, and residential – that builds on the uniqueness and character of the community and activates the site.

Framework Plan Approach and Outcomes

The Framework Plan takes the approach that the goal of development on the site is to be catalytic to inciting and promoting further development in the Central Eastside. The plan recognizes that there is no requirement that a catalyst site be the highest density project in the area, just one of the earlier projects that ties well into the remainder of the area and provides complementary uses. In addition, this approach acknowledges that as the Central Eastside and East Burnside Corridor continue to develop, the Burnside Bridgehead site should provide activities that support ongoing development in the broader district and not detract from the viability of these areas by concentrating too much density into the Bridgehead site.

With this approach, the Framework Plan presents a guide to phasing development that directs short-term, immediate development on the site that doesn't preclude greater development in the future.

Phase I: The first phase of the development would focus on the activation of 3rd Avenue to create a nucleus and district brand for the activation of the site. This includes the following elements:

- renovation of the Convention Plaza building;
- improvements to 3rd Avenue;
- creation of a connection to the new streetcar stop on NE Martin Luther King Jr. Boulevard;
- integration of mid-block green spaces and a gateway park; and
- development of the first new buildings (four-plus stories, Type V construction) along 3rd Avenue that provide space for work, live, and other programming.

Based on the success of this initial phase, the remainder of the site can be built out in a variety of ways, with the Framework Plan exploring three potential outcomes as follows:

- Outcome A: Maintain Steady Growth: If development were to occur in a similar fashion to Phase I;
- Outcome B: Attract Target Clusters: With an emphasis on job creation, this outcome provides opportunities for larger format work space and affiliated parking and amenities; and
- Outcome C: Develop into High Density Center: Considers the long-range potential for the site that could realize the FAR and height permitted outright on the site.

The project approach, Phase I development, and the three potential outcomes are illustrated on the attached graphics.

Outreach

The Burnside Bridgehead Citizen Advisory Committee met monthly to actively participate in the creation of the Framework Plan. Two public workshops were held, the first on November 18, 2009, to gather input, and the second on January 27, 2010, to gather feedback on the draft

Framework Plan materials. Briefings were also given to the Central Eastside Urban Renewal Advisory Committee, the Central Eastside Industrial Council, the Design Commission, the Portland Business Alliance, and the AIA Downtown Committee.

Next Steps

With the completion of the Framework Plan, the next steps are to:

- 1) Adopt the Framework Plan document: The final plan, incorporating any changes as directed by the Board, will be presented to the Board on May 26 for adoption.
- 2) Initiate Phase I: As outlined in the Framework Plan, creating the catalytic impetus requires not only renovating the Convention Plaza building but also the initiation of new development within the site. Per the PDC-BEAM Memorandum of Understanding, BEAM, in exchange for their role as PDC's strategic advisor through the Framework Plan process, has the opportunity to propose development for a minimum of 20 percent of the 4.04-acre site. In addition, with the Framework Plan outreach, PDC has received numerous inquiries of interest regarding potential development options for portions of the site. As such, next steps include clarifying BEAM's interest in the site and initiating a process (e.g., Requests for Interest, etc.) to accept and evaluate development interests in portions, or all, of the Burnside Bridgehead site.

Mr. Brad Malsin representing Beam Development stated he is very excited for phase I and has businesses lined up to move into the new space.

VII. INTERNATIONAL AGENDA WORK WITH PRIORITY CLUSTERS

Ms. Erin Flynn and Mr. Tim McCabe (Director of Business Oregon) introduced the International Clusters work.

Mr. Patrick Quinton (PDC), Ms. Karen Goddin, Managing Director, Business Oregon and Mr. Noah Siegel, International Affairs Director, Office the Portland Mayor presented Report No. 10-41, titled, "International Agenda Work with Priority Clusters."

Why International?

- *Economic Impact*

With Oregon being the 24th largest exporting state in the U.S., trade plays a critical role in the growth of Portland's economy. Trade-related employment accounts for a third of total employment in the region, and over 44,000 jobs are attributable to foreign direct investment (FDI) in Oregon. Traded sector industries, which account for 43 percent of all gross exports in the region, have a heightened impact on the regional economy; jobs in these industries average approximately \$50,000 per year, compared to the average wages in the region of \$44,000. Oregon export shipments increased from \$10.3 billion in 2003 to \$14.9 billion in 2009, despite a decline from \$19.3 billion in exports in 2008. The decline in exports in 2009 is predicted to be temporary trend, with the Obama Administration setting an ambitious goal of doubling U.S. exports in five years. The combined value of U.S. imports and exports increased from 28 percent of real gross domestic product (GDP) in 2001 to 33 percent in 2008. Trade's share of real GDP is projected to grow to 58 percent in 2030, up from 33 percent in 2008. As the hub for international trade in the state, the Portland region will benefit from the projected growth in exports.

Oregon's significant base of foreign investors accounts for 44,000 jobs, or 3 percent of Oregon's private-sector workforce. Over 25 percent, or 11,600, of these jobs are in manufacturing industries. Existing foreign investors, which include companies such as SolarWorld, Vestas, Iberdrola, and Li Ning, are a primary target for expansion opportunities in the Portland region.

- *Benefits to Small Businesses*

While international trade is typically associated with large, multinational companies, small and medium companies comprise the bulk of Oregon exporters. Of the nearly 5,000 companies that exported goods from Oregon in 2007, 88 percent of those were companies with fewer than 500 employees. These companies generated 34 percent of Oregon's total exports of goods in 2007.

- *Pacific Rim Opportunity*

The Portland region is particularly well positioned to pursue strategic international initiatives. Portland resides on the Pacific Rim, the most dynamic regional economy in the world. The Pacific Rim is home to more than 2.7 billion people and represents approximately 54 percent of world GDP and 44 percent of world trade. Since 1989, Pacific Rim economies have experienced average annual GDP growth of 7 percent, versus 5 percent growth for the rest of world. Growth within Pacific Rim economies is projected to outpace global economic growth for the foreseeable future. In 2006, Pacific Rim region exports accounted for 43 percent of world exports as compared to 34 percent of Atlantic-based exports. Portland's location on the Pacific Rim also provides the region with direct access to the manufacturing capacity that is vital to activewear and other industries.

- *Trade Infrastructure*

Portland operates the third largest U.S. marine port on the west coast and is the smallest population center on the west coast with deep-draft container ship service. Located in the middle of an \$18 billion annual flow of goods on the Columbia/Snake river system and on the Pacific Rim, the port offers regional businesses direct, low-cost freight transportation to the vast U.S. interior and destinations throughout Asia. Portland is one of only 12 U.S. cities, and by far the smallest, to have non-stop international air service to both Asia and Europe. These direct links are vital for companies with operations on other continents.

Approach

PDC and the City of Portland have historically worked with OBDD and the Port of Portland to help local firms sell abroad and attract foreign investment. These efforts have taken the form of direct export assistance to firms, trade representatives in targeted foreign markets, trade missions by public and private officials to promote Portland and Oregon firms and industries, direct recruitment efforts for companies seeking to relocate or establish a U.S. presence, and participation in industry trade shows outside the U.S.

Ideally, the City and State would have robust activities in each of these categories to implement an effective international strategy. Resource constraints, however, require a targeted strategy. In addition, measuring the effectiveness of certain international activities is often elusive and requires a judicious use of time and money toward international efforts.

The cluster approach provides a strategic context to the City's international efforts; tailoring the work to fit the priorities of each cluster necessarily limits the scope of the City's international work and provides a context for answering essential questions about where to focus our work.

Strategy Objectives

The objectives of PDC's international strategy are to:

- 1) Retain and create jobs through expanded sales and increased investment in the regional economy;
- 2) Promote Portland and Oregon in international markets to increase the brand recognition and export potential for Portland firms, and promote the Portland region as a location for investment;
- 3) Provide direct assistance to Portland and Oregon companies seeking to export their products and services, focusing on firms with expertise in sustainability across all target clusters and supplying the growing worldwide demand for clean tech products, components, and services;
- 4) Promote foreign direct investment in Portland and Oregon; and
- 5) Position Portland as a global source of talent for the region's target clusters.

The City of Portland will implement an international trade and investment strategy, in coordination with the State, Port of Portland, Regional Partners, and Greenlight Greater Portland, that incorporates the following elements:

- Targeted Business Development Visits – The City, in partnership with the State and other partners, will engage in selective cluster development trips based on opportunities identified to grow a cluster supply chain or ecosystem. These trips offer the opportunity to (1) support Portland companies that wish to attend trade shows or build relationships in other markets, and (2) promote the Portland region as a premier global city for Clean Tech and Activewear companies.

VIII. EXECUTIVE SESSION

Chair Andrews, Commissioner Mohlis and Commissioner Straus each expressed a potential conflict of interest with the next subject matter.

Chair Andrews stated the PDC would meet in executive session for the purpose of deliberating with persons designated by the Commission to negotiate real property transactions regarding PDC's office space lease. The executive session is held pursuant to ORS 192.660(2)(e), which allows the Commission to meet in executive session to deliberate with persons designated by the Commission to negotiate real property transactions.

Chair Andrews said representatives of the news media and designated staff would be allowed to attend the executive session. All other members of the audience were asked to leave the room. Representatives of the news media were specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No decision was made in executive session. At the end of the executive session, Chair Andrews returned to open session and welcomed the audience back into the room.

IX. STAFF PRESENTATION: AUTHORIZE NEGOTIATION OF OFFICE LEASE

Chair Andrews expressed thanks to the community and the staff for all of their efforts to provide this Commission with the analysis necessary to make, what to date, will be the most difficult decision this Board has had to make since my tenure as Chair. This decision will determine where PDC resides for the next decade, and it will impact our overall budget at a time of reduced revenues for an extended period of time. It is also very important to the two

neighborhoods, one of which will benefit from over 150 staffers who will impact the economics of coffee shops, restaurants, public safety and parking lots in the vicinity of our headquarters.

It is not often that the PDC Board has had to make decisions which profoundly influence public perception and even internal staff morale. These moments are typically branded by making a choice that is unfavorable or determining an outcome without respecting the importance of public process. Burnside Bridgehead comes to mind. He said he was hopeful whatever this board decides (and whenever we decide it) people will feel they were treated fairly and openly. Now to the issue at hand...PDC is faced with deciding between two very distinct and important opportunities related to our office location. We are fortunate that it is between two modern day Portland forefathers who have given much to Portland, and for whom I have great respect.

The current economic reality forces us to examine multiple external variables:

1. The impact of PDC on small businesses;
2. The likelihood of another public agency locating in OTCT in a couple of years (should PDC leave);
3. The economic benefit to the City, the County and Schools of about \$1.8 million a year in unexpected property taxes through the construction of a new tower; and
4. The ability to re-mobilize much needed construction related jobs.

As a public agency, it also forces us to examine our own use of taxpayer dollars by understanding the operating efficiency and teambuilding that results from spreading our core workforce across three floors instead of six (which causes us to pay for space we do not need). Being aware of whether our image is tarnished by occupying a "five-star" building – regardless of whether there might be cost savings/or cost neutrality or even a better value. In addition, we have a very healthy respect for the tangible and intangible benefits PDC brings to OTCT – a fragile neighborhood which has had many ups and downs over the past few decades: our employees help reduce crime by simply populating the streets.

Chair Andrews said it was definitely a difficult issue and if he were sitting in the audience today or watching on TV, he would want to know what criteria would be driving the decision of the Board. He said he may not agree with the Board, but understanding how/why a decision was made would be paramount. Further, he said he wanted to express what he was thinking about.

He said he looks at PDC's mission, goals and strategic plan for both healthy neighborhoods and downtown vitality. More importantly, he looks at the central philosophy of our city's economic development strategy to create jobs, and looking out for the success of small businesses. He said he realizes in this situation we have control of where we go; but we do not have control over what occurs in either neighborhood after we make a decision.

So, the Board's decision cannot be based on the usual parameters, it has to take into consideration what we exist for. He said image is important, but the Board needs to make the right decision...not the one that looks right. We are not here to choose between a project, owner or neighborhood. We are here to make things happen, create jobs, support healthy neighborhoods and a vibrant central city.

Chair Andrews concluded the Board will not make everyone happy. But said he has faith his fellow Commissioners will weigh all of the relevant factors, and make the best decision for his favorite city.

Ms. Julie Cody, Mr. Steven Blank and Mr. John Matschiner presented the information regarding PDC Office Lease, Comparative Rent Rate and Expenses.

Staff provided detailed analysis regarding two locations for our offices. The analysis details the comparative rent rate and expenses for leasing PDC's current location (Mason-Ehrman Building) as well as the Park Avenue West location. In addition, information regarding the Net Present Value of both proposed 10-year leases is included.

The Board heard from several stakeholders regarding the economic opportunities with a new office tower, including \$170 million office tower which would produce new property taxes paid to the city, building and construction fees, traffic to new and current businesses, and the importance of jobs.

Mr. Lance Gilmore, union plumber, expressed support for the Park Ave West Project.

Mr. Rex Smith representing Fought & Co. /REFA Erection expressed support for the move to the Park Ave West Project. He also distributed letters of support.

Mr. Bob Shiprack representing the Oregon Building Trades expressed support of the Park Ave West Project. He stated the employment department's shows construction employment continuing to decline. He said apprentices are leaving the trade. He expressed thanks to the Board and made a commitment to do all he could do to help lease up PDC's current location in Old Town China Town.

Mr. Joe Esmonde representing IBEW #48 expressed support for the Park Avenue West Project. He said those in trades have lost their health insurance and houses. He also said much of the Portland's middle class has been decimated by the recession.

Mr. Duane Rygh representing Dynalectric expressed support for the Park Avenue West Project. He said if the project moved forward it would immediately put back to work 25 electricians.

Mr. Andy Collins, Iron Workers Local #29, expressed support for the Park Avenue West Project.

Mr. Eric Williams, Fought & Company Steel Fabricators expressed support of the Park Avenue West Project.

Mr. Bart Eberwein, Vice President, Hoffman Construction Company, expressed support of the Park Avenue West Project. He said they need to put back to work the skilled and hardworking people in the construction industry before they leave Portland.

Mr. Chris Baugher expressed support of the Park Avenue West Project. He said if the project is built those individuals who have lost their health coverage would benefit immediately from the work. He said it was important not to lose the young workers to other states.

Ms. Lillie Mandell expressed support of the Park Avenue West Project.

Mr. Irwin Mandell expressed support of the Park Avenue West Project and the continued development of Portland.

Mr. Cacey Davidson stated he was directly involved in the financing of the Park Avenue West Project. He said they received full executive committee approval to move forward. However, he said approval was contingent on lease requirements. He said PDC's lease would satisfy those requirements.

Ms. Vanessa Sturgeon, President of TMT Development, granddaughter of Tom Moyer, stated it has been impossible to secure construction financing. She said now that they have secured a commitment of financing, it is imperative they have PDC's lease to move forward.

Ms. Karen Williams representing Carroll Community Development expressed support of the Park Avenue West Project. She said PDC's move would enhance the surrounding locations and put an end to local drug use in the area. She said not only would the project improve employment opportunities, she said it would dramatically change the west end of the retail core.

Mr. Mark New expressed support for the Park Avenue West Project and the future of downtown.

Mr. Jon Kellogg expressed support for the Park Avenue West Project. He said the construction of the tower would enhance the surrounding area and boost the local retail environment.

Mr. Mario Bisio expressed support of the Park Avenue west Project and the continued growth of downtown Portland.

Mr. Craig Peterson representing the Ringside Steak House expressed support of the Park Avenue West Tower.

Mr. Matt Maletis representing the Brasserie Montmartre Restaurant, expressed support of the Park Avenue West Project. He said if the project were to move forward it would help his business and allow him to hire employees.

Mr. David Margulis representing Margulis Jewelers said they have been in their location forty years. He said the Park Avenue West Building is a key piece in keeping Nike in downtown Portland. He said the project would be an incredible partnership between business and government.

After much discussion and public testimony, staff was advised the Board would not be making a decision at today's meeting and instead asked for additional due diligence including:

- Provide building owners the opportunity to review and verify our assumptions, methodology and calculations;
- Work with building owners to finalize lease terms and conditions;
- Develop an Economic Impact Analysis – for both proposals; and
- Return to the Commission on May 12, 2010 with a recommendation to enter into a lease agreement based upon verified financial information, acceptable lease provisions, timelines and the Economic Impact Analysis.

X. ADJOURN

There being no further business, Chair Andrews adjourned the meeting at 11:52 a.m.