Welcome and Introductions

Chair Wilhoite opened the meeting and welcomed the CAC and members of the public. He reviewed the evening’s agenda topics and reflected on the background information previously provided in past meetings. He additionally highlighted topics of discussion scheduled for the next three sessions describing the geographic virtual tours of potential expansion areas of the Interstate Corridor Urban Renewal Area (ICURA) and Oregon Convention Center Urban Renewal Area (OCCURA) such as the Martin Luther King, Jr. Blvd., south side of Lombard Street, St. Johns Town Center, Rose Quarter, and potential sites yet to be identified by key stakeholders. In concluding his welcome he stated that investment, housing, and Gem List projects identified by ICURA and OCCURA Advisory Committees will be respected and considered in determining the final CAC recommendations.

Presentation from Dr. Karen Gibson

Karen Gibson, PSU Professor, School of Urban Studies and Planning provided a presentation of historical significance relating to disinvestment and reinvestment issues resulting in gentrification and racial disparities within the study areas. She referenced statistics of African-American economic disparities connected to The State of Black Oregon report. Ms Gibson requested the CAC consider key issues identified by The State of Black Oregon report and stakeholder reports previously submitted to PDC in their proceedings for deliberation.
North/Northeast Economic Development Initiative CAC – 01/20/10 Meeting Summary

The discussion points related to Ms. Gibson’s presentation were noted as follows:

- There is a direct correlation to obtaining higher education and/or job training, and receiving higher wages, homeownership and wealth creation;
- The CAC recommendations should build relationships with people, not projects (referred to as “bricks and sticks”);
- Create ways to encourage economic development, jobs, gain and preserve/maintain homeownership, build wealth creation and provide on-going community outreach, and determine best practices to market financial programs which resonates the neighborhood culture; and
- Before making final recommendations, review milestones/accomplishments connected to the ICURA, OCCURA, and Albina Plans to determine if goals were met.

Chair Wilhoite agreed The State of Black Oregon report revealed areas of racial disparity and emphasized PDC is a significant part of the positive changes occurring to align community outreach and business equity efforts. He stated that he encouraged CAC and community members to become focused on the betterment of their neighborhoods, project investments, and requested a united front in making final recommendations to the PDC Board of Commissioners. He thanked Ms. Gibson for sharing her concerns with the CAC and requested each member consider the information provided as the group moves forward in the CAC process.

Public Comment (1st and 2nd Sessions)

Allyson Spencer, native Oregonian and member of the community, spoke in support of the expansion of the urban renewal boundaries and developing the Simpson Commons project in order to create area jobs. She also advocated for projects being led by African-Americans and thereby creating economic wealth and benefiting local community residents.

Harold Williams, Sr., Eliot resident and business owner, disagrees with the Eliot Neighborhood Association Land Use Committee regarding commercial and historic recommendations to exclude single-family residents from the boundary areas due to the negative economic impact to long-term senior residents living in the Eliot neighborhood.

Avel Gordly, PSU Professor, stated that she supported both Ms. Spencer and Mr. Williams’ comments.

Samuel Herschel Riggins, owner of Riggins Remodeling and area resident, advocated to include Alberta in the boundary expansion.

Molly Paris, President of the Interstate Business Alliance, advocated for improvements along Interstate Blvd. and requested financial support to improve residential homes between the areas of I-5 and Interstate Blvd.

Sylvia Evans, long-term resident of the Plaza Townhomes, requested assistance in creating affordable housing in the Humboldt area and was concerned with vacant property located at Killingsworth and Interstate.

Josh Fuhrer with Ariston Development advocated for the Grant Warehouse project, and with the goal of the community benefiting from tax increment, requested Classic Foods also be included in the boundary expansion.

Sara King, speaking on behalf of Kathy Galbreth, advocated for including the Mt. Oliver Church in the expansion area to preserve the property holding significant cultural history within the community.
Virtual Tour of Potential Martin Luther King Jr. Blvd. Expansion Area

A virtual tour video presentation was provided to CAC members. Expansion areas were based on stakeholders requests and for the most part follow commercial zoning.

Financial Information

Bob Alexander, PDC Special Projects Manager distributed a handout which detailed the current financial capacity of the Interstate Corridor and changes that would occur with the inclusion of the potential Martin Luther King, Jr. Expansion area. Highlights from this presentation included the following:

- 2021 is the last date to issue bonded indebtedness for ICURA;
- Making no changes to ICURA leaves $202 million in money available for projects through 2021;
- Adding properties along Martin Luther King Jr., Blvd. (including property from OCCURA), Alberta and Killingsworth, increases this capacity by $12 million;
- Increasing maximum indebtedness along with boundary expansions triggers revenue sharing with taxing jurisdictions:
  - If maximum indebtedness was increased at this time, money available for projects would drop to $181 million;
  - If an increase in maximum indebtedness was delayed (5 years), money available for projects would drop to $194 million;
  - In order to reach maximum indebtedness of ICURA with revenue sharing, the district would have to be extended to 2026;
- As the group considers boundary adjustments, continue to consider the financial implications; and
- The Gem List remains a priority and can be funded with the current Interstate capacity.

Discussion

- Financial background and tutorials are available on-line; and
- Described methods (postcard, super notice, etc.) of how residents are notified that their properties will potentially be included in the ICURA boundary.

Discussion with Area Stakeholders

**Martin Luther King Jr. Blvd (North)**

Anjala Ehelebe, Woodlawn Neighborhood Association Board member/historian and Eli Haworth from Sakura Urban Concepts LLC both advocated for the boundary expansion due to community activism and their association’s goal to revitalize the diverse Woodlawn Triangle area. Mr. Haworth stated the neighborhood desires to host a mixed-use development project to promote small business by adding public meeting spaces and creating pedestrian friendly areas.

**Martin Luther King Jr. Blvd (Central)**

Roslyn Hill, as CAC member and long-time resident, provided a brief overview of the area’s economic history which included racial discrimination, red-lining, problems associated with obtaining loans and devalued property value assessments. She closed by saying long-term residents may not benefit because they do not have the knowledge of their property’s potential.
Judy Pitre, Chair of the Black United Fund of Oregon, presented a potential mixed-use project suitable for non-profit or emerging small businesses located at 2828 NE Alberta Street. She stated that revenue generated from this project will assist in preserving the organization.

Meron Alemseghed, developer with Bridge City Builders, presented the Simpson Commons, a potential mixed-use project meeting city and wealth creation goals.

_Martin Luther King Jr. Blvd (South)_

Greg Gruszczynski, owner of Bardy Trophy, spoke from a business owner perspective as well as having experience serving on the Martin Luther King Advisory Committee. He stated that he supports the inclusion of the boundary adjustments.

Clint Lundmark presented a memorandum to the CAC on behalf of Mike Warwick, Chair of the Eliot Neighborhood Association Land Use Committee, supporting the expansion along the Martin Luther King, Jr. Blvd, yet opposing expansion in the core residential areas in the OCCURA and ICURA. The memo states that residents strongly desire to preserve the existing single-family housing within the district.

**Discussion Issues**

- Effective education, support, and marketing to diverse communities regarding economic development, business development, loan products/resources, development opportunities, passion and commitment to work with neighborhood plans and community goals; and
- CAC to give strategic direction to accomplishing these goals.

Chair Wilhoite closed the meeting by thanking the CAC and members of the community for their participation.

The meeting adjourned at approximately 8:15 p.m.

*The next meeting will be held on February 3, 2010 from 6:00 – 8:00 p.m., also at the Billy Webb Elks Lodge.*

Meeting Summary prepared by Juanita Swartwood
Portland Development Commission