Lents Town Center Urban Renewal Advisory Committee (LTC URAC)
Tuesday September 11, 2007  7:00-9:00 pm
East Portland Community Center, 735 SE 106th Ave

Open House on the proposed Lents Town Center Urban Renewal Plan Amendment preceded this meeting.

9.1 Welcome, Introductions & Attendance
Chair Cora Potter called the meeting to order at 7:00 pm

☐ Alan Brzycki  
Business at-large
☐ Debbie Black  
Foster Area Business Assoc.
☐ Devin Culbertson  
HOST
☐ Michael Cummings-Vice Chair  
Resident at-large
☐ Patti Hall (Glenn Taylor)  
Powellhurst-Gilbert N.A.
☐ Jess Laventall  
Lents Neighborhood Assoc.
☐ Clint Lenard  
Resident at-large
☐ Alan Melton  
Resident at-Large
☐ Steve Messinetti  
Habitat for Humanity
☐ John Miller  
HOST - alternate
☐ Cora Lee Potter-Chair  
Resident at-large
☐ Adrian O’Brian  
Business At-Large
☐ Roger Rees  
Lents Masonic Lodge
☐ Gary Sargent  
82nd Ave Business Assoc.
☐ Rebecca Stavenjord  
Lents N.A.-alternate
☐ Susan Stoltenberg  
Portland Impact
☐ Mary Walker  
Powellhurst-Gilbert N.A.

PDC Staff present: Bob Alexander, Byron Estes, Diane Hale, John Jansons, Joleen Jensen-Classen, Sue Lewis, Amy Miller Dowell and Juan Carlos Ocaña-Chiu

9.2 Public Comment on items not on the agenda:
- Jill Kuehler made a brief presentation about the Lents International Farmers’ Market
  • First full season received approximately 400 to 450 attendees per weekend.
  • Goal of the market is to:
    • Provide a place for emerging and immigrant refugee farmers to sell goods. Examples of communities currently represented includes: SE Asian, Ukrainian, Russian, Turkish and more.
    • Provide opportunity for low-income families to purchase fresh fruits and vegetable.
  • Last event date this season is October 14.

Handout: Lents International Farmers Market bookmark (Attachment A)

9.3 Adopt 7-10-07 Meeting Summary

Identified Corrections:
- Jess Laventall’s name misspelled
- Glenn Taylor’s name misspelled

Motions/proposals proposed and disposition: Susan Stoltenberg made a motion, Roger Rees seconded, to adopt 7-10-07 meeting summary with identified corrections.

Results of vote:
  Ayes: Black, Culbertson, Laventall, Lenard, Peek, Potter, Rees, Rose, Sargent and Walker
  Nays: None
  Abstain: Taylor

Follow-up Action:
✓ Staff to make identified corrections and post adopted meeting summary to PDC Lents Town Center Urban Renewal Area (LTCURA) web site.
9.4 PDC Announcements:

A: **New URAC Appointees & URAC Openings** - Joleen Jenson-Classen, Sr. Public Participation Coordinator, PDC, and Juan Carlos Ocaña-Chíu, Public Participation Coordinator, PDC

**Brief Summary:**
- New Public Participation Coordinator for LTC URA is Juan Carlos Ocaña-Chíu, whose background includes:
  - Bachelor of Arts and Masters of Arts from Oregon State University
  - Worked in non-profit organization for over 9 years before working in Mayor Tom Potter’s Office
  - Native of Ecuador, fluent in Spanish and a resident of Lents Neighborhood.
- Many Thanks to Joleen Jenson-Classen for past two years of service to the LTC URA
- Juan Carlos Ocaña-Chíu introduced two new URAC members.
  - **Alan Melton, Resident at-Large, Position #3**
    - Life-long Portlander and current resident of Lents neighborhood
    - Owns/operates own business employing 40 people
    - Active volunteer at his children’s school, serves on David Douglas Dad’s Club, Christmas tree recycling project and staffing fireworks stand
    - Vice President of Electrical Builder’s Association
  - **Adrian O’Brien, Business at-Large, Position #2**
    - Operates a construction business, home ownership consulting business and adult foster-care facility
    - Chaplain in US Army Reserve
    - Construction Project Manager for Romanian Church in the Powellhurst Gilbert Neighborhood.
- Three positions on URAC remain open: Lents Neighborhood Association, Powellhurst-Gilbert Neighborhood Association and Business at-Large, Position #3.

B: **Updated Project Map/Newsletter** – Amy Miller Dowell, LTC URA Development Manager, PDC

**Brief Summary:**
- Lents Town Center project map updated as of July 2007.

**Handout:** *Lents Town Center Project Map* (Attachment B)

C: **Lents Logo Re-Design** – Amy Miller Dowell, LTC URA Development Manager, PDC

**Brief Summary:**
- Lents Town Center URA logo, created for the URA at its inception, is very difficult to read on small documents. PDC Graphics Staff suggest revising logo and designed several preliminary proposal revisions.
- Request URAC members provide input by conducting a preliminary and informal process by placing dot on preferred logo design passed around the table.

**Follow-up Action:**
- Proposed designs will be narrowed down and placed on PDC Lents URA web page.
- URAC members representing neighborhood associations (N.A.) are asked to bring logo options before their respective N.A. to request input and provide comments to Amy Miller Dowell, either by email or in writing.
- Staff to provide update on responses at a future LTC URAC meeting.

D. **Trillium Building – Foster Rd** - Amy Miller-Dowell, LTC URA Development Manager, PDC

**Brief Summary:**
- PDC to conduct several miscellaneous building repairs, including painting, new window trim and new gutters on this PDC owned property.
Additional Items not on agenda:

A. **URAC representation on upcoming budget process committee**
   - PDC budget process to begin early, possibly as early as October, 2007.
   - Need one or two representatives from each URAC to work with staff to review budget priorities and report back to URAC.
   - Michael Cummings and Roger Rees volunteered.
   **Follow-up:**
   ✓ URAC members to submit project priorities and ideas to Michael Cummings and/or Roger Rees.
   **Handout:** Memo from Mark Rosenbaum, PDC Board Chair, and Bruce Warner, Executive Director (Attachment C)

B. **New PDC loan programs**
   - Loan programs are to assist retail establishments: Retail Retention and Improvement Loan and Commercial Property Redevelopment Loan
   **Handout:** Program brochures – see web link for program information: [http://www.pdc.us/dev_serv/default.asp](http://www.pdc.us/dev_serv/default.asp)

9.5 **Lents/Infrastructure** - Robert Liberty, METRO Counselor, District 6

**Brief Summary:**
- Provided update, which included:
  - Approached the LTC URAC about a year ago regarding an idea of a design competition for a major investment in a community amenity;
  - Met with Tri-Met regarding possibility of incorporating idea with upcoming new Green Line light rail station, but design was complete;
  - Communicated with ODOT about potential use of area under I-205, with ideas to address stormwater from existing and new light rail overpass;
  - Gave $1,000 to PDC from Counselor Liberty’s METRO budget for participatory design process;
  - Exploring potential funds from Nature in the Neighborhoods and other partnerships with local businesses and community members.
  - PDC has budgeted approximately $200,000 in the LTC URA budget for creating an identifying art and/or gateway feature for Lents that includes needed funds for Regional Arts and Culture Council projects.

After discussion, the Committee expressed support for moving forward with further study of creation of an identifying landmark feature.

**Follow-up Action:**
✓ Reconvene Gateway/Art Sub-Committee.
✓ Work on a proposal establishing decision making process and participants.
✓ Look at several items including a potential physical gateway and/or stormwater treatment ideas.

9.6 **Lents Town Center URA Amendment Study** – Juan Carlos Ocaña-Chíu, Public Participation Coordinator, PDC

**Brief Summary:**
- Study asks three basic questions: 1) Should the URA’s maximum indebtedness be increased; 2) does it make sense to expand the physical boundary of the URA; and 3) should the URA’s expiration date be extended?
- Information on study was provided and comments/surveys were received at the following community meetings and events:
  - Music in the Park Benefit Dinner
  - Foster Area Business Association
  - 82nd Avenue of Roses Business Association
  - Foster-Powell Neighborhood Association
  - Lents Neighborhood Association
  - Lents Park National Night Out
  - Founders Day
  - Mount Scott-Arleta Neighborhood Assoc.
  - Lents Music in the Park
  - Lents International Farmers Market
Staff will be attending the following upcoming meetings/events:

- Fun on Foster
- Southeast Uplift Land Use Committee Meeting

- Approximately 50 surveys submitted to date.
- Subcommittee met August 15 and will meet again on September 19 and October 17.
  - Upcoming Agendas will include reviewing comments from surveys and various meetings and start vetting ways to address issues and make recommendations that will be brought before the URAC.
  - PDC Board will hear recommendations in early 2008.
  - Planning Commission and City Council would then review.
- Sub-Committee meetings are open to the public.

**Follow-up Action:**
- Amendment Study Subcommittee to bring recommendations to November 13 URAC meeting

**9.7 Lents Projects: Year in Review** – John Jansons, PDC Senior Project Coordinator

**Brief Summary:**
- Presented slide-show recapping completed and/or started projects in fiscal year 2006-07.

**Follow-up Action:**
- Presentation to be posted on Lents URA web site
- Staff to work on housing expenditures (progress) report since TIF Set Aside was implemented and will bring results back to URAC.

**9.8 Announcements, Neighborhood/ Business Association Reports & Other Updates**

- **September 13, 2007,** 7:00-8:30pm, Portland Parks & Rec. are holding a community meeting on the Ed Benedict Skate Plaza Project. The meeting will be held at Earl Boyles Elementary School Cafeteria, 10822 SE Bush.

- **September 14, 2007,** 11:00 am to 2:00 pm, Leander Court grand opening ceremonies - 4620 SE 122nd Ave, south of Holgate Blvd. ROSE Community Development is opening a 37-unit complex for low-income families. Guest speakers include Multnomah County Commission Chair Ted Wheeler, City Commissioner Randy Leonard and PDC Commissioner John Mohlis.

- **September 24 & 25, 2007,** Powell Blvd. underpass will be closed from 11:00 pm to 5:00 am in order to install girders on the light rail bridge.

- **September 26, 2007,** 7:00pm, METRO hosting a debate with Patrick Condon, University of British Columbia, and Gordon Price, Simon Fraser University, sponsored by METRO Councilor Robert Liberty, titled "The 2040 Match of the Century: Corridors vs. Centers". The event is free and open to the public.

- Lents Masonic Group requests assistance from the community to keep an eye on their building and parking lots for potential vandalism in order to keep the site open for public use.

**9.9 Working Agreement Scorecard/Check-in:** Cora Potter, LTCURAC Chair
- Please complete scorecard and submit to Sue Lewis.

**9.10 Adjournment**

Jess made a motion to adjourn, and Michael Cummings second. Meeting adjourned at 9:15 pm.

**Next meeting:** November 13, 2007, 7:00 to 9:00 pm, with location to be determined.

**Prepared by:** Sue Lewis, Sr. Project/Program Specialist, Neighborhood Development Division
Welcome
to the
2007 season!

Sundays
9 am – 2 pm
June 3rd through
October 14th

Join us for:

Farm fresh fruits
and vegetables

International food
and cooking demos

Live music

Gardening and
nutrition classes

At the corner of
SE 92nd and
Foster Rd.

LENTS
INTERNATIONAL
FARMERS
MARKET
DATE: September 10, 2007

TO: Urban Renewal Advisory Committees
   Members of the Public

COPY: PDC Commissioners
   PDC Staff

FROM: Mark Rosenbaum, PDC Board Chair
      Bruce A. Warner, Executive Director

SUBJECT: Portland Development Commission
    Fiscal Year 2008-09 Budget Development

Later this fall, the Portland Development Commission (PDC) will begin initiating the development of the Fiscal Year 2008/09 budget.

We look forward to the involvement of the Urban Renewal Advisory Committees and other interested members of the public in this effort and have developed important opportunities for participation in each phase of the process leading to the PDC Board’s adoption of the budget in June 2008.

As you are aware, this year the City Council will serve as PDC’s Budget Committee and the PDC Board retains its authority as the Governing Body which must adopt the budget. You will receive greater details of the technical differences during staff briefings over the course of the year. A resolution relating to the Budget Committee is attached for your reference.

Similar to last year, the formulation of PDC’s preliminary budget (known as the “Requested Budget”) will be done by a work group comprised of two PDC Commissioners, two City Council members and a Mayor’s community budget advisor. The Requested Budget is then submitted to the Mayor, who will release a Proposed Budget for consideration by the PDC Board and the City Council. City Council’s recommendation is ultimately forwarded to the PDC Commission for formal review and adoption.

While specific dates have not been set, below is a rough schedule of when work will occur.
There are several significant opportunities for involvement. We expect one or two representatives from each URA will directly participate:

1. **Opportunity:** Work with PDC staff in the development of the discussion draft (the draft will probably need to be complete by late December 2007 or early January 2008).

   **Context:** The completed discussion draft will first be reviewed and commented on by the PDC Executive Team; and then be discussed with the PDC Board. After the Board provides input it will be distributed to the PDC/Council Budget Work Group.

2. **Opportunity:** Join PDC staff in presenting the discussion draft to the Board in January 2008. The drafts will be reviewed at a series of daily working sessions rather than the standing PDC Board meeting.

3. **Opportunity:** Participate in URA specific PDC/Council Budget Work Group sessions (probably in February 2008). These sessions will be open to the public.

   **Context:** The Work Group will use the discussion draft as the basis for formulating the Requested Budget. The Work Group is responsible for submitting the Requested Budget to the Office of the Mayor.

4. **Opportunity:** Testify before City Council and the PDC Board as the budget moves through the approval/adoption process (April - June 2008). These are open to all citizens who wish to attend/testify.

   **Context:** There will be multiple hearings by City Council and the PDC Board. Based on previous experience, public testimony occurs at nearly all of them. The City Office of Management and Finance will also be hosting citywide community budget forums (these typically occur in Feb./March).

There will be many more details as the momentum of budget season grows later this year. Staff will keep you informed along the way.

As always, you are welcome to bring comments and thoughts during the public testimony period of any of the PDC Board meetings. You can find the calendar at [www.pdc.us](http://www.pdc.us)

Thank you again for your interest and participation in furthering the work of the Commission.
RESOLUTION No. 36513

Establish a Work Group to develop the Portland Development Commission annual budget and to submit a Requested Budget to Council for approval in its capacity as the Budget Committee (Resolution)

WHEREAS, In May 2007 Ballot Measure 26-92, which "Defines mission, increases oversight of Portland Development Commission," was approved as a change to Section 15-105 of the Portland City Charter by the citizens of Portland by a vote of 41,279 to 36,263; and

WHEREAS, an element of this Measure makes the Portland City Council the "Budget Committee" for the Portland Development Commission as defined in ORS 294.305 (19); and

WHEREAS, a bill proposing the corollary change to ORS 294.305(19) making "the governing body of a city with a population of more than 400,000" the budget committee of an urban renewal agency has passed through both the Oregon House of Representatives and the Senate and is awaiting signature by the Governor; and

WHEREAS, the effective date of this change is July 1, 2007; and

WHEREAS, the PDC Board of Commissioners retains authority as the Governing Body to adopt the PDC's budget under ORS 457; and

WHEREAS, this presents the opportunity for City Council and the PDC to enhance collaboration of the PDC's short and long term policy goals through the annual development of the PDC Budget; and

WHEREAS, the FY 2007/08 PDC Requested Budget was developed and approved by a Work Group consisting of two PDC Commissioners, two City Council members, and one private citizen; and

WHEREAS, this pilot approach successfully integrated PDC and City Council strategic goals and initiatives into the budget including a mutually agreed upon set of priorities;

NOW, THEREFORE, BE IT RESOLVED that by November of each year the Mayor shall identify two members of Council and a private citizen who shall serve on the Budget Work Group; and the PDC Board Chair shall identify two PDC Commissioners who shall participate on such Work Group; and

BE IT FURTHER RESOLVED; the Work Group shall be co-chaired by one of the participating PDC Commissioners and one of the participating City Council members; and

BE IT FURTHER RESOLVED; the Work Group shall develop and approve the PDC Requested Budget and submit it with a transmittal letter to the Mayor who will forward it to the Portland City Council, acting as the Budget Committee, to approve according to the timelines set forth in the City's annual budget calendar; and

BE IT FURTHER RESOLVED; the Portland City Council will forward the approved PDC Budget to the PDC Board for adoption.

Adopted by the Council: June 13, 2007

Gary Blackmer