

## **MINUTES**

### **PORTLAND DEVELOPMENT COMMISSION 222 N.W. 5<sup>TH</sup> AVENUE PORTLAND, OR 97209-3859**

**April 12, 2006  
1:30 p.m.**

#### **CALL TO ORDER**

The Members of the Portland Development Commission met for the regular Commission Meeting at 222 NW 5<sup>th</sup> Avenue, Portland Development Commission Building, 1<sup>st</sup> Floor, Commission Conference Room, at 1:30 p.m. on the 12<sup>th</sup> day of April 2006, the place, hour and date duly established for the holding of such meeting.

Chair Parsons called the meeting to order and on roll call the following answered present:

Eric E. Parsons, Chair  
Douglas C. Blomgren, Commissioner  
Bertha Ferran, Commissioner  
Sal Kadri, Commissioner

And the following were absent (for the first portion):

Mark Rosenbaum, Commissioner

Chair Parsons announced Commissioner Mark Rosenbaum (as well as Bruce Warner, PDC Executive Director) would be joining the meeting after the concurrent meeting with City Council adjours.

Also in attendance were the following PDC staff members: Bruce Warner, Executive Director (upon returning from City Council meeting); Lori Sundstrom, Executive Officer; Matt Baines, Lead Counsel; Mark Murray, Interim Finance Director; and Juanita Swartwood, Commission Assistant.

Chair Parsons declared a quorum present.

#### **1. Approval of January 11, 2006 Meeting Minutes**

Motion to approve the January 11, 2006, regular meeting minutes was moved by Commissioner Ferran and seconded by Commissioner Kadri. These were unanimously approved.

The Chair indicated the agenda items would not occur in the same order as their current agenda reflected, as item sequence will be changed in order to accommodate Commissioner Rosenbaum and Mr. Warner's return from City Council and late arrival. The numbering within these Meeting Minutes reflects the order in which events actually occurred.

## **Public Commentary**

### **2. Public Comment on Non-Agenda Items**

**Ms. Connie Ashbrook, Director of Oregon Trades Women, Inc.:** Ms. Ashbrook is working with Lori Sundstrom to further efforts of women seeking trade careers. Ms. Ashbrook appreciates PDC's data collection and support of Oregon Trades Women and expressed desire for PDC to act quickly on opportunities to further enhance apprentice workers. Ms. Ashbrook extended an invitation for the Commission to attend their graduation ceremony on April 13, 2006, where 15 students will graduate from the program.

**Mr. Carl L. Roberts, resident of Old Town/China Town, board member of neighborhood association, homeless and low income advocate:** Mr. Roberts expressed his concerns regarding new housing in the Waterfront development and the displacement of low income/homeless in the area. He expressed that between 1970 and 2006 more than 400 units/beds were displaced due to development. He is particularly concerned about those in the 0 to 30 percent median income range.

## **REGULAR AGENDA**

### **3. Amend FYI 2005-06 Bureaus of Housing and Community Development and Portland Development Commission Community Development Block Grant/Home Partnership Agreement, Report 06-32 and Resolution 1**

Tod Burton, Housing Operations Manager, presented Amendment 1, which would add funding authority to continue housing projects previously funded in FY 2004-05. Previous projects in this area include Columbia Knoll and Clara Vista, and the affordable rental housing projects serving low income families of 60 percent of median income or less. Projects currently underway are at risk of being suspended resulting in contract compliance issues if amendment is not approved. The amendment would fund the contract by realigning projected PDC reimbursement requests with federal resources allocated by the Bureau of Housing and Community Development (BHCD).

The building grand opening is scheduled for June 9, 2006, which will have approximately 500 units serving low income residents. An anticipated additional 167 units are in the works to serve those in the 0 to 30 percent median family income.

A request for public comment received no responses.

A motion to adopt resolution and approve amendment made by Commissioner Ferran and was seconded by Commissioner Kadri and passed by vote as follows:

AYES: Chair Parsons, Commissioner Blomgren, Commissioner Ferran and Commissioner Kadri

NAYS: None

(Certified copy of Report 06-32, Resolution 6349, Exhibit A is filed in the Official Minutes Book.)

#### **4. Briefing – Oregon Convention Center Blocks Development Plan, Report 06-33**

Michael McElwee, PDC Development Manager, and Mark Raggett, Bureau of Planning, presented the Development Vision for the Oregon Convention Center (OCC). The plan is the result of a two-year long visioning and planning collaboration between PDC and the Bureau and establishes an array of design and development steps that could transform the area into a vibrant entertainment district that includes the proposed Headquarters Hotel (HQ) project, housing developments, entertainment and retail venues and green streets. The Vision Plan is consistent with the Urban Renewal Area Plan.

Mr. McElwee and Mr. Raggett provided a brief historical overview of the plan process, as described in the Board report and explained how the area around the Convention Center is important for their public and private sector development potential. The overall character of the streets and outdoor gathering places should emphasize comfort, safety and atmosphere to encourage festivals and other celebrity- type events and focus on transit, retail, and co-existence of office and housing to create a unique identity for the area.

The Planning Commission endorses the plan in their letter to PDC dated April 5, 2006.

Mr. McElwee emphasized the importance of public participation in the development of the plan through a steering committee, stakeholder interviews, an open house and solicitation for input from interested organizations such as the Portland Business Alliance Board, Tri-County Lodging Association, PSU Urban Renewal classes, and the Lloyd District Community Association.

The Board had no questions.

A request for public comment received the following comments:

**Mr. Paul Schlessinger, President, Portland Planning Commission:** Mr. Schlessinger explained the PPC was briefed by PDC and two public meetings were held where public testimony was given. He further acknowledged and confirmed the importance of the OCC Blocks Development Plan to both private and public sectors. Mr. Schlessinger and the PPC endorse the plan and recommends approval. Three main areas the PPC sees as key development priorities include: 1) OCC Hotel, 2) Eastside Streetcar; and 3) OCC Lots (Bright Lights District).

**Mr. Scott Langley, Ashforth Pacific, Inc. and Lloyd Executive Partnership:** Mr. Langly, as a representative of Lloyd Executive Partnership (LEP), whose members include Ashforth Pacific Inc., Bonneville Power Administration, Liberty Northwest Insurance, Portland Trailblazers and Pacific Power, expressed LEP's support for the plan. According to Mr. Langly, the Lloyd area provides approximately 20,000 jobs and sustains a 4 percent vacancy rate – the lowest in the city districts. Mr. Langly concurred with the importance of the three main development priorities identified by PPC and are eager to work with PDC to make necessary collaborations successful. The Lloyd Executive Partnership formed for this very reason.

Mr. Langley submitted copies of a presentation entitled: "*Lloyd District Opportunities<sup>3</sup>: Oregon Convention Center Hotel; Eastside Streetcar; Bright Lights District<sub>3</sub>*" for the Board.

### **Board Discussion**

A brief discourse regarding the successful collaboration between Bureau of Planning ensued. Michael McElwee expects to provide monthly updates to the PDC Board.

No further questions were asked.

Due to Commissioner Rosenbaum and Executive Director Bruce Warner attending City Council, Chair Parsons chose to adjourn from Regular Business Meeting, to re-convene upon their return, and convene as the Local Contract Review Board (LCRB).

## **LOCAL CONTRACT REVIEW BOARD**

### **5. Local Contract Review Board (LCRB) Administrative Rules Amendment**

Matt Baines, PDC General Counsel and Mr. Michael Grieser, PDC Associate General Counsel, presented Report 06-37, Resolution 2, Administrative Rules Amendment.

Chair Parsons asked for further comments or questions. None were presented.

A motion to adopt Resolution 2 and accept Report No. 06-37 was made by Commissioner Ferran and seconded by Commissioner Blomgren.

(A certified copy of Resolution 6350 is filed in the Official Minutes Book.)

Chair Parsons adjourned the LCRB and convened as the Budget Committee on what is now Item 6 of the agenda.

**6. Presentation of FY 2006-07 Budget Message, Report 06-38**

Mark Murray, PDC Chief Administrative Officer, addressed the Board in lieu of Bruce Warner and offered the Report 06-38, Presenting Report of FY 2006-07 Budget Message.

Mr. Murray outlined the upcoming Budget and Board Meeting(s) itinerary:

April 24, 5:00 p.m. to 8:30 p.m. - Evening Work Session/No Public Involvement

April 26, 8:00 a.m. to 10:00 a.m. - Commission Meeting/Public Hearing

May 10, 3:00 p.m. to 5:00 p.m. - Last Budget Meeting of Year

Lori Sundstrom, representing Bruce Warner, emphasized the budget priorities remain public involvement and connection; right sizing the organization; project delivery; and home and business ownership. The budget will reflect no change in staff, which will remain at 210.5.

Mr. Murray then continued discussion regarding the proposed budget for Fiscal Year 2006-07, as described Report 06-38.

Commissioner Kadri emphasized the outstanding work performed to involve the community, in which Mr. Murray reiterated that over 100 citizens participated in shaping the budget.

With no further questions, Chair Parsons adjourned the Budget Committee and re-convened the Regular Business Meeting at agenda item 7 - Briefing for Fire Station #1 Relocation, Report 06-34.

**7. Briefing – Fire Station #1 Relocation, Report 06-34**

Amy Miller-Dowell, Senior Project/Program Coordinator, Development, Portland Development Commission, presented the goals of the downtown waterfront strategy, in particular as revitalizing the waterfront's 100 units and revitalize the Ankeny and Burnside area, which can be realized through relocation of Fire Station #1. Three phases for the overall Downtown Waterfront Development Opportunity Strategy Goals were itemized: Naito Parkway Reconstruction, Tom McCall Waterfront Park and Morrison Bridge Head Ramp Removal.

The original proposed budget was set at \$22.2 million, now updated to \$28.6 million, an increase of \$6.4 million as opposed to a PDC staff recommendation of \$16.9 million dollars.

Ms. Miller-Dowell referenced the proposed Disposition and Development Agreement Amendment (DDA). The Fire Services currently has no parking there for leasing 56 spaces off-site; the Bureau of General Services (BGS) continues to find cost reductions; PDC sees an additional project funding of \$6.4 million. All parties agree that there are cost reduction approaches available, any savings will be split proportionally based upon share, and there is a "go/no go" at guaranteed maximum price.

Ms. Miller-Dowell recommends Study # 7 as the best option.

Ms. Miller-Dowell itemized what projects can still be accomplished:

Residential development of Block 34 land, a permanent home for Saturday Market, parking assistance, Public Market assistance, Skidmore Fountain Building, public space improvements, Naito Parkway improvements, and White Stag redevelopment.

The related proposed Globe Hotel Sale requires a private direct marketing sale. Ms. Miller-Dowell notes the original plan was flexible and the cost to incorporate the sale into the Fire Station #1 plan was unfeasible.

Ms. Miller-Dowell stated the benefits of moving Fire Station #1 are:

- 350 new residential dwellings will exist
- The University of Oregon urban campus
- Improvement of public safety
- Support small business; Saturday Market, as an example
- Creation of 370 new jobs
- Potential Market District

She then listed the benefits, or lack thereof, if Fire Station #1 is only renovated and remained in the same location:

- The University of Oregon and Public Market are likely not to proceed
- Less housing
- Longer timeline for development in the area
- Greater incentives likely required (height)
- Issue of heliport next to housing on Block 8

And related return on investments, depending on relocation or renovation:

	<u><b>Relocation</b></u>	<u><b>Renovate</b></u>
PDC invests:	31.1 million	10.7 million
Market Value @ Build-Out	570 million	333 million
Net New Property Tax	3.8/year	1.35/year

Ms. Miller-Dowell then reiterated the projected risks:

- Time to guaranteed maximum price: 9 months
- Weakening downtown housing market
- Fire Station #1 relocation does not stimulate private investment
- Private redevelopment of Globe needs PDC assistance
- Development of block 34 may need additional assistance

Benefits of Relocating are:

- Most likely path of significant redevelopment for the area
- Stimulates greatest private investment of all scenarios (U of O, Smith Building, and developers)
- Strong community and business support and better City Fire headquarters facility

Next Steps:

04/12/06	Commission Feedback on Staff Proposals
05/10/06	Commission Actions
June:	Ankeny/Burnside Development Framework
July:	Action on Ankeny/Burnside Development Framework
Fall:	Disposition Action for Globe Hotel Property

Commissioner Blomgren made an inquiry regarding height restrictions, asking if height will always limit development potential in the area. He also expressed his concern about the Public Market that it may continue to be a drain on public resources given the amount of subsidy needed, and that he did not want to look back on the issue and see it as a mistake. PDC staff noted that support for the market is strong, but that a determination of economic viability will be necessary. Commissioner Blomgren then stated his concern that the Central City URA group be consulted prior to spending. PDC staff noted that this would certainly occur.

Chair Parsons asked for further comments or questions. None were presented.

Chair Parsons then requested Public Comments

**Public Comment**

**Mr. Phil Kalberer, Visions Committee:** Supports relocation as it would “set up a domino effect for change in the district.” He reiterated the many positive comments already mentioned and stated the number one priority is to provide assistance for work, “especially underneath the Burnside [Bridge].”

**Ms. Lisa Schroeder, owner of Mother’s Bistro and Bar, and Mama Mia Trattoria:** Strongly supports the relocation and foresees at least \$20 million dollars in anticipated sales with the institution of a public market, similar to Seattle’s Pike Place Market.

**Mr. Kaspar Murer, Embassy Suites Hotel/Downtown, Food and Beverage Director:** Strongly supports the relocation. He cited statistics as the following: Embassy Suites serves 120,000 people per year as guests and provides 80,000 banquets per year. Staff tends to direct guests “toward the South, not to Burnside.” The relocation and revitalization of the area would encourage guests to shop and visit near the hotel rather than having to go elsewhere. Believes relocation will open up new marketing opportunities of Oregon products for tourists and residents.

**Director, Tom McCall Waterfront Park Advisory Committee:** Spoke to the 1983 development of the waterfront and subsequent competition with the suburbs. She believes private sector is very interested in the area. She referenced PDC’s report and stated that now is the best time to accomplish plan goals as costs will only continue to increase. She expressed concern for a permanent home for the Saturday Market – would like to see open spaces maintained where possible.

**Mr. John Klum, Portland Fire and Rescue, 55 S.W. Ash St., Portland, OR 97204:** Overall, he supports relocation and believes there is a “good trust level, and a strong commitment from PDC”. He has some reservations and concerns regarding relocation, but will support the plan. He would like PDC to address various issues.

**Ms. Patricia Rumer, Old Town, China Town, Arts, Culture and History Committee, and Director of the Zimmerman Community Center:** Ms. Rumer represents 20 organizations ranging from small organization to the Saturday Market. She received two grants spent promoting First Sunday(s). She expressed concern about lack of performance space for local artists, currently can house no more than 200 people. An invitation was extended to the Commissioners for a reading with guest artist, Mr. Lawson Fusao Inada, the 2006 Poet Laureate of Oregon at the Globe Hotel on Sunday, April 23, 2006.



Ms. Rumer concluded by stating that if the Globe Hotel remains open, the first floor should be active and open for public access and believes the Fire Station #1 relocation is “a vital part of the revitalization process.”

**Mr. Art DelMuro, Venerable Properties, LLC, represents the University of Oregon Center:** He supports the relocation process and is hopeful proposed new location will have positive social and marketing impacts. President Frohnmeyer recommends moving forward with the Fire Station #1 relocation.

**Mrs. Ann Naito-Campbell, Bill Naito Company:** She fully supports relocation and believes the new building will provide 24/7 access to the area and more energy efficient. She hopes new building will be accessible to the community, as well as the freeing up of the current site for redevelopment. Bill Naito Company owns the White Stag building and is working on letting it go to University of Oregon. The relocation plan is critical to the transaction with the University. If the deal does not go through then three buildings will remain vacant for an unspecified time while a new, appropriate, tenant is located. Mrs. Naito-Campbell also stated that she has seen a huge increase in leasing interests to the North of Burnside since this project was announced.

**Ms. Gloria Lee, Portland Classical Gardens, Portland, OR 97209:** Supports relocation and stated 80 percent of visitors to the Gardens are from outside of the Oregon/Washington area. The relocation of the fire station would attract local residents back to the area for its cultural aspects as well as many other area offerings. Since the mission of the Gardens is to “inspire, engage and educate” she would like to work with Portland Fire and Rescue to have students come to the Gardens to tour, share ideas and educate, etc.

Mr. Ron Paul and Mr. Marcus Semantel, representative of Portland Public Market, shared speaking time. They submitted a letter to the Board which stated their support of the relocation.

**Mr. Allen Cox, of Allen B. Cox Realty:** Supports relocation: urged clients to develop in this area, especially Skidmore Fountain Building. Mr. Cox envisions a world class restaurant and athletic club in this area.

**Ms. Gianna Lupo, Little Italy Development:** Strongly supports relocation, as long as mixed-use issues are addressed and seismic upgrades are a part of the development work. She envisions a “Little Italy” concept, with retail below and residential above with cultural centers and piazza located near Ankeny area.

The following individuals also expressed their strong support of the relocation of Fire Station #1:

**Mr. Greg Goodman, President, Downtown Development Group**

**Mr. Greg Baldwin**

**Mr. Howard Weiner, Visions Committee Co-Chair, of Portland, OR 97209 and former Chair of 2003-05 Old Town China Town Neighborhood Association**

**Mr. Scott Andrews, Melvin Mark Properties, Portland Business Alliance Chair, and International Downtown Association Conference (IDA) member**

**Mr. Art Lewellan, 1020 N.W. 9<sup>th</sup>, Portland, OR 97209**

**Mr. Stuart Emmons, Emmons Architects, Portland, OR 97214**

**Mr. Scott Langley, Ashforth Pacific, Inc., representing the Lloyd Executive Partnership (LEP), at 700 N.E. Multnomah, Ste. 340, Portland, OR 97232.**

**Ms. Harriet Cormack, Stakeholder Advisory Committee for Ankeny/Burnside.**

**Mr. Tom Carrollo, Old Town China Town Neighborhood Association.**

**Mr. Paul Verhoeven, representing Portland Saturday Market.**

Commissioners proceeded to ask Amy Miller-Dowell, who was joined by Cheryl Twete and Lew Bower, questions about this topic, to get a better understanding of the affected businesses in the area. There will be a briefing in June regarding the Public Market.

**8. Briefing – Central Eastside Urban Renewal Area Study Stakeholder Committee Recommendation – Report 06-36, Attachments A, B, C & D**

Keith Witcosky presented a briefing to the Board with an opportunity to discuss, receive public testimony, and provide staff with feedback on two Resolution options for amending the Central Eastside (CES) Urban Renewal Plan. On April 26 the Board can choose to forward one, two, or both options to the PPC (May 23) and City Council (June 14).

Mr. Witcosky thanked all Commission members and PDC for a solid year of work. He briefly reviewed the history of the CES Urban Renewal Area Plan, noting its creation in 1986, illustrating the relevant 681 acres, and noting the City can no longer issue debt after August 26, 2006.

The CES URA Study Stakeholder Committee, based on their research since June of 2005, and by consensus, presented the following options:

Option 1: Extend the plan end date by eight years (until August 26, 2014) and increase maximum indebtedness by \$22.7 million (to \$88,979,258) and expand the area by 7.1 acres (to 688.1 acres).

Option 2: Extend the plan end date by twelve years (until August 26, 2018) and increase maximum indebtedness by \$38.9 million (to \$104,979,000), and expand the area by 7.1 acres (to 688.1 acres).

PDC staff recommends Option 1.

Mr. Witcosky discussed investment strategy priorities, noting the 8-year extension and a total of \$35 million dollars in resources, which include: Burnside Bridgehead, Washington Monroe, Burnside Couch Couplet, Site Redevelopment on MLK/Grand, Transportation Improvements, Seismic/Tenant Assistance, Rehabilitation of the IG1 Zone, Sidewalks/Routes to River, Streetcar Extension, Housing Investments, and David P. Hooper Detox Center. Debt is to be retired in 2020.

Mr. Witcosky outlined the difference in taxes forgone between Option 1 (8 years/\$35 million) and Option 2 (12 years/\$51 million) between years 2006-07 and 2021-22, noting a total difference of \$21.2 million. Differences were as follows (dollar figures in millions, unless otherwise noted): City: \$19.1 vs \$27.8; Multnomah County: \$12.1 vs \$17.7; Statewide Education: \$14.9 vs \$21.7; Other: \$467 thousand vs \$679 thousand.

Chair Parsons opened the meeting for questions. Commissioners discussed the various needs of the project, such as transportation, and the desire to continue fostering a sense of community while addressing the needs of those who reside in the area and its possible impacts on other URA's and surrounding community.

### **Public Comments**

**Nick Haley, Chair, Portland Boat House Committee and rowing coach:** Spoke in favor of the Central East Side committee recommendation, especially for the inclusion of the Portland Boat House to the CES Urban Renewal Area proposal. Coach Haley shared statistics regarding his current work with the Portland Boat House, and reiterated the importance of maintaining and supporting such a club in this development area, especially for the positive aspects it could provide to at-risk youth.

**Mr. Tim Holmes, Central East Side Industrial Council:** Stressed his preference for the Option 2, due to an increase in TIF generating funds that would be realized.

**Mr. Bill Young, citizen, and Mr. Mike Wallager, Portland business owner within the Central Eastside:** Support Option 2 for current workforce protection and to encourage further job development.

**Ms. Susan Pearce, Hosford,-Abernethy Neighborhood Development Association (HAND):** Supports Option 2 and submitted letter of support from the neighborhood association.

**Ms. Juanita Chambers, representing Portland Boat House:** would like to see the Portland Boat House added to the CES Urban Renewal Area proposal.

**Mr. Doug Butler, Facilities Director, representing Multnomah County Board of Commissioners:** Expressed the Commissioner's support for Option 1

**Mr. Robert Nunn, Portland Boat House:** Expressed strong support for the inclusion of a boat house in the Central Eastside Urban Renewal Area Study budget.

The following individuals also expressed strong support for renewing CES Urban Renewal Area:

**Mr. Robert Dunn, volunteer, Portland Boat House**

**Ms. Ingrid Stevens, of the Portland Planning Commission**

**Mr. Bruce Wood, Foundation Real Estate Development (FRED)**

**Ms. Susan Lindsay, Chair, CEID URAL**

**Mr. Joel Rosinbum, Portland Boat House, and PSU rowing crew**

**Mr. Michael Boulger, Central Eastside Industrial Council**

**Mr. Greg Wentworth, Wentworth Chevrolet**

Chair Parsons thanked all contributors for public commentary and requested further Board discussion.

Commissioner Blomgren noted that a large number of people were present representing the Portland Boat House, which was not included in the original plan and that matter may need to come back to the committee as an amendment through the Urban Renewal Advisory Committee.

Commissioner Rosenbaum acknowledged the amount of work that went into the Central Eastside Urban Renewal Area Study. Mr. Rosenbaum expressed concern regarding competing market forces/issues and requested an analysis of rents. Commissioner Rosenbaum raised concerns regarding possible criticism because about the possibility of raising income but decreasing the number of jobs, which could result in displacement.

Other issues discussed – safe access to the water.

It was noted that, in general, the majority of supporters prefer Option 2.

Commissioner Blomgren stated his preference for Option 1, although he recognized the City may want Option 2. Commissioner Rosenbaum voiced agreement. Chair Parsons expressed a particular interest in Burnside/Couch couplet, and concurred with Commissioner Blomgren.

Commissioner Rosenbaum excused himself at 5:15.

**9. Briefing – Disposition of Globe Hotel Property, Report 06-35**

There was a brief discussion regarding the privately-owned hotel.

Staff explained that the current plan for the Globe Hotel building was to sell it to a private developer through direct marketing. This means that PDC will sell it to the highest bidder that meets our basic conditions. It could be redeveloped for housing or office. Staff now believes that the Globe can be suitably redeveloped without any additional public investment. Staff intends to begin the sale of the globe this summer.

**10. Executive Director's Report:**

Mr. Bruce Warner, Executive Director, referred to his written report (attached). Included in this report are the notable meetings and projects being handled by Mr. Warner for the March/April time period, which includes budget work sessions with City Commissioners Sten and Leonard towards finalizing the PDC proposed budget for FY 2007-08; the Lents URAC Commissioner/Citizen discussion about eminent domain; and Mr. Warner's attendance on mandatory Managing a Diverse Workforce.

Mr. Warner then addressed the Chair, Board of Commissioners, and audience regarding two ordinances involving the South Waterfront Tram development and negotiations as follow-up to the recent Portland City Council meeting that he and Commissioner Rosenbaum had returned from in the prior hour in which Commissioner Rosenbaum gave a superb presentation to Council. Mr. Warner also stated that the strongest opposition to, or criticism of, the Tram proceedings came primarily from members of the Portland housing community. Mr. Warner shared that the City Council was 3 to 2 in favor to adopt funding of the South Waterfront Tram development. The 2<sup>nd</sup> reading will occur on April 17, 2006.

Mr. Warner brought attention to the 2005 South Waterfront Workforce Development Agreement, in particular the statistics showing workforce diversity in five ongoing projects (all of which predate the Agreement). He cautioned against drawing hasty conclusions on the data, until the annual report for the fiscal year is complete. He stated that new data will be incorporated on a monthly basis, and projects added as they start construction.

Mr. Warner then invited everyone to the second annual Lents Resource Fair, hosted by Portland Development Commission, and scheduled for April 29<sup>th</sup>, noting the considerable success of the first such fair the prior year.

Mr. Warner mentioned the oral arguments for the Tin Roof property will be heard May 3, 2006. Judge Kantor will preside.

Mr. Bruce Warner stated the South Waterfront figures, on all five projects currently underway, is now available. Ongoing data will be presented on an ongoing basis to the Board of Commissioners.

Mr. Warner then stated that Ms. Connie Ashbrook, Director of Oregon Trades Women, Inc., is now being, and will continue to be, provided with this data as well.

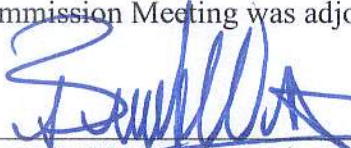
Commissioner Sal Kadri questioned to Ms. Lori Sundstrom, Executive Officer, regarding Minority and Apprenticeship jobs. Ms. Sundstrom stated that she is in collaboration with Oregon Department of Transportation (ODOT) colleagues, having formed a Workforce Alliance, to put together this large and diverse workforce system, and will provide a breakdown by [worker] trade and position level.

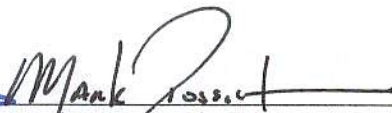
Mr. Warner then addressed Commissioner Ferran and also Chair Parsons, by adding that this data tracks not only apprentices, but promotions and so on and is part of the evolution of the process.

Mr. Warner conclude his comments by referencing the Summary Fiscal Year 03/04 Report Findings, which summarizes PDC's housing activity in FY 04/05 (total units receiving PDC assistance, total PDC housing dollars on units and to first-time homebuyers), and stated that PDC is on track for reaching 2011 goals. .

#### ADJOURNMENT

There being no further business to come before the Commission, the April 12, 2006, Commission Meeting was adjourned at 5:50 p.m.

  
Bruce A. Warner, Executive Director

  
Mark P. Rosenbaum, Acting Secretary