MINUTES OF THE
CITY CENTER REDEVELOPMENT AUTHORITY
THURSDAY, JANUARY 17, 2013
COUNCIL CHAMBERS, CITY HALL

MEMBERS PRESENT: Richard Keller, Jack Onder, Dick Pokornowski, Deborah Ewing, Marc Fazio
MEMBERS ABSENT: Ward Cook, Christine Wamsley,
STAFF PRESENT: Lloyd Tyler, Brent Boger

APPROVAL OF MINUTES
MOTION MADE BY DICK POKORNOWSKI, SECONDED BY DEBORAH EWING AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES FOR DECEMBER 20, 2013.

GENERAL PROJECT UPDATES

Prestige Plaza – Building permits obtained last week.

One Main Place Garage – On December 3rd, Council approved to surplus the garage. On January 28th it will go to Council for executive session for discussion on how to proceed with the proposed sale and the proper method for disposition.

Waterfront Park – Continue to make great progress and having great discussions with Gramor on details such as plant species, tree locations, balancing view corridors with the river, meeting habitat requirements along the river, and ensuring shading. Alisa’s goal is to come back to the Board in February with Gramor and jointly do an update on the phasing regarding location of the private development in conjunction with the park improvements. Alisa reported that they will be submitting for permits next month. A grant was received from the Federal Highway Administration. They will be the lead permitting agency which reduces the permitting process time down by approximately six to eight months. Expect to get the permits by the end of 2013 in conjunction with the completion of the access project, which is on schedule.

Richard asked if Gramor intends to get started on the development side soon.

Alisa reported that we met with Columbia River Economic Development Council and Greater Portland Inc. strategizing on opportunities on gaining attraction for development. Retail is at the terminus of Grant on the water and there is plenty of attraction and continued interest for the hotel to go there. Continue to explore further opportunities along the Grant corridor.

Richard asked approximately when Gramor is starting.

Alisa reported that Gramor reported in the Portland Business Journal article that they intend to start in spring of 2014. Working on obtaining grants to pursue opportunities at no expense to the City.

Dick asked if the infrastructure is being considered by Gramor at this point.

Alisa reported that per the development agreement, it is Gramor’s responsibility however grant dollars can help expedite that hurdle.

Dick asked what the possibility is for getting grant dollars.
Alisa reported that it is positive. The Transportation Improvement Board, a state agency, actively solicited us as an opportunity because they want to be investing in economic development opportunities. They saw the waterfront site as one of four projects in the state having opportunity.

Dick asked what the time frame is.

Alisa reported that the applications will be advertised this summer.

**Library Square** – Alisa presented a Power Point summarizing the full project overview, LIFT impacts and legislative bill information. Conveying to state agencies and the legislator that this isn't just about Library Square but is critical to and triggering many other sites in the downtown area. LIFT funding is critical because it is matching revenue generated from the site, $500,000/year, back from the state. The LIFT legislation allows for that to run 25 years. Currently puts an expiration date of 2039 which means we need to start construction in 2014 to maximize that opportunity from the state. Mark Brown is working closely with the state and legislators to extend the expiration date to 2049 which will give us more opportunity for the economy to improve and still maximize that original allocation. There are four other cities in this same situation so are leveraging those relationships in terms of moving this bill forward. A financial analysis shows that if we do not get the LIFT funding to the maximum funding it is likely that Killian will just move forward with the suburban office building with surface parking. It is substantial revenue to the state if they can extend the expiration date and enable full development. Have received support from Sharon Wylie in the House and Annette Cleveland in the Senate. Please see “Library Square” Power Point presentation dated January 17, 2013.

Dick asked that if the extension goes into effect and we can start approximately a year later does the 25 year begin at that particular point.

Alisa report that it would still remain at 25 years.

**NEXT MEETING**
There being no other business, the meeting was adjourned at 12:25 PM

The next meeting will be Feb., 21, 2013 at City Hall, Council Chambers.

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Ward Cook, President