

Partners Group #4 Meeting Notes

Willamette Falls Legacy Project

April 7, 2014 9:00 AM to 11:00 AM

Museum of the Oregon Territory, Tumwater Room

Missing: Brent Barton, Alan Olson, Carol Pauli, Martha Schraeder

Attending for State: M.G. Deveraux – State Parks and Recreation

I. Welcome from Mayor Neeley

II. Kirstin Greene, Cogan Owens Cogan

- Introductions.
- Champions event update – over 300 in attendance, successful event.

III. Site Update - Peter McKittrick, bankruptcy trustee

- Shopoff Group put down \$50,000 in March, but by late March were not prepared to go forward with another \$50,000.
- At the same time, Peter was receiving another offer. Court approval is set for May 1st at 10 AM. The buyer, developers from Tacoma, are anxious to get working and are prepared to close three days after court approval. They have put down \$100,000 and bid \$2.2 million. Over bids can be made until April 28th and will only be accepted if higher (\$2.3 million or more than the current bid and do not extend the timeline.
- The developers have studied the Master Plan and are looking forward to working with the City. They had a few comments about the land use application. Public access is critical for what they want to do.
- Peter won't sign the application until they do, which won't happen until they close. They will be the one to sign the land use application after they purchase the site.

IV. Master Plan update – Christina Robertson-Gardiner

- There is a pause in process for the new potential buyer. Instead of a public hearing we have scheduled an open house April 21.
- We are continuing discussions with ODOT on transportation improvements.
- Staff will send the Master Plan and Vision Strategy drafts to the partners by the end of April.

V. Vision Strategy document - Mike Zilis and Matt Brown

- Use for future funders and elected officials.
- It establishes the vision, describes the core values, shows examples, and describes redevelopment benefits.
- It has been proven around the world that public access builds excitement and new identity, and creates value in a place. This will bring dollars, jobs, and supporting industries.

- The Riverwalk is a key element of the Master Plan for public access.
- PGE is working with us on the possibility of bringing people all the way out on the dam to the falls.
- We are starting with Riverwalk because it will begin to transform the physical site and the public perception of the site.
- It will bring people to the site, and increase development interest as Willamette Falls’ “front door.”
- Riverwalk development removes uncertainty for private developers.
- It will be a new selling point for economic development efforts.
- It will increase tourism in Oregon City, downtown, and Clackamas County.
- Over 2,000 jobs created over time. About 1,500 construction jobs and another 1,500 jobs created through site operations. This includes both indirect jobs and induced jobs.
- \$3 million in annual tax revenue. \$14 million in increased visitor spending.

Question - Tootie smith – Clarification of job creation numbers– they are not all on site, they are from the multiplier effect (countywide jobs created from development).

VI. Next Steps - Tony Konkol

- We have an opportunity to step forward as a public partnership. We overwhelmingly heard from the public that people want to be able to walk along the river and out to the falls to get connected with this amazing resource.
- The Riverwalk will serve as an amazing catalytic project. Will transform the value of this property. The design of the walk will set the tone for what comes in the future on this site.
- The riverfront is most complicated part of the property due to the floodplain and pilings. We can’t do this halfway, we have one shot to get in there and do the whole thing. The design will not be easy.
- Goal is to identify a public access easement within 60 days of the site deal.
- We also want to begin the design process. Estimate \$4 million for the design and construction drawings. \$30 million on the construction itself. It qualifies for major funding sources, grants, etc.
- Through a combination of grant, state legislature funding already pledged, and partner funds, we can put this funding together.
- The ask today: that each partner goes back with staff to identify funding sources that you can bring to the \$4 million project. Staff has details and resources. We would come back in June to finalize the commitments.

Discussion:

Tootie Smith – Want to see a budget for the \$4 million.

Carlotta Collette – Are we going to formalize our partnership with some sort of formal agreement? Do we know that the buyer will sign the land use application? Want more certainty.

Peter McKittrick – the buyers had a few comments on the application, but don't want to start having meetings until they have the property in hand.

Tootie Smith – Who does the \$4 million check go to? We need a head to be in charge of this project. Shouldn't be just County, City, or Metro. We need an organizational plan for us to move forward. This is the most important next move. We aren't where we need to be to have an ask for funding.

Carlotta Collette – Oregon City could own the easement.

Martha Bennett – We've discussed setting up an intergovernmental agreement in the past. What is the current thinking on funding sources? Especially from Oregon City.

Tony Konkol – Could be urban renewal, re-prioritizing MTIP, the \$100,000 commitment per year. I have sat down with department director to identify what's available.

Bobby Lee – Oregon city would need a public vote to change the urban renewal are to include the site.

Martha Bennett – Other partners will be looking to Oregon City for commitments.

Doug Neeley – We should move them forward in tandem (partnership and funding commitments for Riverwalk).

Carlotta Collette - A Friends group could help fundraise. Would the partnership negotiate with the developer or would it just be formed for the Riverwalk?

Tom Hughes – Responsibility of the partnership should be managing the Riverwalk.

Tootie Smith – Private sector will see security if there is a partnership, a legal entity. Need an agent, some go-to person that represents all the partners.

David Frasher – Are we all willing to make the investment in the Riverwalk? (agreement noted among partners).

Bobby Lee – The \$5 million from the state is meant for public access. It has to happen, otherwise why is the public involved?

Tony Konkol – The original model we looked at had a decision-making process, but did not set up a project manager. We can look at both options.

Kirstin Greene – In summary, our tasks will be to define roles and responsibilities of partners as part of an intergovernmental agreement (IGA).

Martha Bennett – Purpose of IGA for now will be next steps on the Riverwalk. We should keep it simple for now. It will tee us up for future conversations about the rest of the site. Need this partnership to be defined in writing through IGAs. Will figure out how decision-making is going to work.

Bobby Lee - What would happen if a vote was taken for urban renewal in Oregon City? It would mean a lot to have the citizens of Oregon City say they support this. Would be a signal that local folks are behind this project.

Tony Konkol - Our public outreach was wide and deep, and the support from Oregon City residents is clear.

VII. CLOSING REMARKS

Peter McKittrick: Thanks for all your efforts.

Tom Hughes: Next step is working on the IGA and exploring funding sources with our staff. I like the direction. There seems to be more clarity on what we are doing and what the potential owner is doing.

Carlotta Collette: There is a ton of support for the Riverwalk. An IGA will be important and I'd love to start the Friends group soon.

Bobby Lee: The timing of this discussion is good. We need to be able to show our stakeholders what we are doing. Now it's our part to make sure we are legally and financially behind it. It needs to be led by Oregon City – a heart to heart with the Oregon City community. There will be opportunity to get additional state funds in the future, but I prefer that it go to the construction part.

M.G. Deveraux: Oregon Parks and Recreation Department is very committed to the four values. Would like to see how the IGA turns out.

Doug Neeley: A memorandum of understanding (MOU) would be great to happen in tandem with this Master Plan. I don't know of a single Neighborhood Association or group in Oregon City that hasn't had a presentation from staff about this project. The response has been positive in every one of those presentations. Urban Renewal is an option and there are other strategies. There is so much excitement about getting people out to the falls.

David Frasher: We have a credibility opportunity to actually start doing this project. It's a no brainer to get people out to the falls. Developers want to be sure that we are actually going to do it.

Martha Bennett: Want the property owner to sign application before we execute the IGA. Regulatory piece has to go forward at the same time as the IGA.

Tootie Smith: Reiterated her need for additional detail: "Show Me"

VIII. Adjourn

Next meeting will be schedule for early June.