

# Willamette Falls

## ◉ LEGACY PROJECT ◉

### PARTNERS GROUP MEETING MINUTES

January 29<sup>th</sup>, 2016

*Museum of the Oregon Territory, Tumwater Room*

*211 Tumwater Drive, Oregon City, OR 97045*

1:00-3:00 PM

#### Attendees

- Oregon City:** Mayor Dan Holladay, Commissioner Carol Pauli, Tony Konkol, Christina Robertson-Gardiner, Kelly Reid, Scott Archer
- Metro:** Councilor Carlotta Collette, Martha Bennett, Noah Siegel, Kathleen Brennan-Hunter, Kathryn Krygier, Lisa Goorjian, Frankie Lewington
- County:** Commissioner Tootie Smith, Commissioner Paul Savas, Commissioner Martha Schrader, Don Krupp, Gary Barth, Michelle Giguere, John Southgate, Lorraine Gonzales, Kimberlee DeSantis
- State:** Sen. Alan Olsen, Bobby Lee, MG Devereux, Shane O'Brien, Jennifer Donnelly, Megan McKibben

Noah Siegel welcomed everyone and began introductions around the room. The Partners introduced themselves and provided major project updates, highlighted below:

- Senator Alan Olsen reiterated his support for the project and said he is looking forward to finding more funding for the project.
- MG Devereux reported that a small group of partner representatives are meeting with the five tribes to introduce them to the project. MG and the group will continue to engage the tribes on higher level design decisions and other important issues.
- Commissioner Tootie Smith remarked that the Locks project is borrowing success from the Willamette Falls Legacy Project.
- Commissioner Carol Pauli articulated that the Main Street group is looking forward to working with the Partners and interweaving their efforts with the project.
- Martha Bennett reported that the contract with Snøhetta has been signed and the design process can now start moving ahead.
- Councilor Carlotta Collette reported to the group that over 85 applicants applied for the Rediscover the Falls Board of Directors. The group also filed its non-profit status and IRS exemption paperwork.
- Bobby Lee reported that a progress report for the state's \$5M was submitted to the Governor's office after updating the budget— due to the changing nature of the project.
- Tony Konkol reported that Oregon City, Clackamas County and Metro submitted an EPA coalition assessment grant for assessment of potential petroleum and hazardous substance sites. The grant is focused on the McLoughlin Investment Area, ranging from the Willamette Falls site to North Milwaukie. Additionally, he reported that Oregon City was awarded a \$550,000 CPDG grant from Metro, matched with \$450,000 from Falls Legacy and \$25,000 each

from Oregon City and Clackamas County. Finally, Metro is also applying for a grant with Business Oregon for assessment of hazardous building materials at the site.

Noah Siegel reminded the Partners that staff was tasked to provide a governance framework and budget for the next 18 months. He also reminded the group that after approval, the IGA would need to be officially approved at each partner's respective council or commission. Noah articulated that the IGA delivers three things:

- The document clarifies how the partners make decisions and lays out a method of making decisions.
- There is a single budget for this phase of the initial project.
- There is a single project manager for the project.

Gary Barth gave a brief update on the economic development working group. Highlights of that update are below:

- Gary Barth articulated that economic development lottery funds are funding the County's involvement in the project, along with the funding of the federal lobbying support.
- Gary described the working group as a strategic consulting group that will vet opportunities through an economic development lens. Members include Clackamas County staff, John Southgate and Christina Robertson-Gardiner. He is also looking to get a representative from Clackamas County Tourism Department to serve on the working group.
- Gary Barth also reported that his staff is interested in assisting Falls Legacy LLC. get the administrative building tenanted.

Christina Robertson-Gardiner gave an update on the community planning and development grant (CPDG). Highlights of that update are below:

- Christina reported that Oregon City received the grant from Metro for a joint master plan and development strategy effort with Falls Legacy LLC. The consultant budget is \$900,000 and will be split between public and private funds.
- Christina explained that the grant will test assumptions about how the Riverwalk will catalyze economic development while finding ways to maximize values for both public and private partners.
- Christina emphasized that most of the development strategy work will be completed by Snøhetta and DIALOG, who is also designing the riverwalk. Shared consultants will ensure a fully integrated design processes by having shared scopes of work, schedules, and deliverables. Contracts will be held by both Oregon City and private partners.
- The deliverables of the group will include a development strategy, public implementation plan and land use approval for an integrated master plan for the Riverwalk and private property.
- Christina emphasized that this work will create an implementation strategy for the next phase, remove development barriers, incentivize development interest, create a phased development plan and fully integrate with the Riverwalk design.
- The Partners asked several questions relating to the project's relationship with 99E and Main Street, water transportation, and other transportation issues. Christina said all of these issues will be looked at during the development strategy work.

Kathryn Krygier gave an update on the Riverwalk and the IGA. Highlights of that update are below:

### **Riverwalk**

- Kathryn reported that the budget approach is based on two factors: planning for the comprehensive project in the vision document and implementing an initial project.
- Early estimates for the Riverwalk were between \$30-40 million. Estimates for the full build out of the public space, which could potentially include a plaza, pedestrian bridge, and/or large gathering space, were between \$60-80 million.
- Kathryn communicated that the TAC recommends aiming for the \$60 million total project budget. She reiterated that the budget would not just be public funds and pledged funds but also from private investment, individuals, organizations and possible federal funding. The full build-out of the project may include many things such as gathering spaces, a boat dock, a pedestrian bridge over the railroad and highway, etc.
- Councilor Collette reminded the Partners that they will help decide what makes up the \$60 million package.
- Kathryn said the budget presented today was created for the initial project (\$25 million). With our current funding, we still need \$5.5 million to reach our target. Concept and schematic design will take place for the next 12-14 months and will help guide the full build out of all public space on the site.
- Kathryn emphasized that the project team will push for an expedited timeline that will produce the best result.. Commissioner Carol Pauli reiterated the importance of showing “movement” on the site.
- Kathryn reiterated that the Riverwalk is more than just a sidewalk. She articulated that this phase of the project will help refine the Riverwalk area; she expects the current easement area to expand and contract during the design process.
- Tony Konkol reminded the group of all the progress the project has had since it began five years ago. He said the project has inspired a lot of people and that the partners believe the \$25 million initial project will get the public a view of the falls.
- Noah remarked that this budget approach will help control project costs. The design consultants will help lay out what the components of a full build out and the Partners will decide what is included. The consultant fee will be based on what is built.
- Kathryn concluded the update by reporting that a robust public process will take place over the new few months – the first event is tentatively scheduled for March 30<sup>th</sup>.
- Commissioner Paul Savas articulated how inspiring the project is.

### **IGA**

- Kathryn reminded the Partners that the group presented a term sheet at the last meeting in September.
- Kathryn emphasized that this is a single project with a single project manager and single budget.
- Kathryn referenced the working group updates and how their scopes and schedules must be approved by the TAC.
- The TAC will review schedules and scopes, work with the tribes, and continue to partner with Falls Legacy.
- The Partners will continue to guide policy, approve budgets, and review and execute IGAs.
- This governance framework is driven by consensus. If there are issues, they get elevated to the appropriate level(s) for discussion and decision.
- Commissioner Tootie Smith initiated a discussion about the potential for the project to become a Special Purpose Entity (SPE); the group agreed that the time is not right now but it should be revisited in the future.

- Kathryn articulated that a conversation around Riverwalk ownership will need to take place in the near future. The IGA stipulates that a decision must be made by June 2016 to coincide with the beginning of concept design.
- Commissioner Tootie Smith expressed interest in receiving talking points to articulate the project approach to all of her constituents.
- Noah reiterated the importance of having one project manager to help track and manage all sources of funding. He also mentioned that a budget oversight committee with representatives from all four partners will be set up to ensure transparency and accountability.

**ACTION:**

**Mayor Dan Holladay made a motion to approve the governance IGA and project budget for the next 18 months. Councilor Carlotta Collette seconded the motion. The motion was passed unanimously.**

Noah Siegel asked the Partners to bring the IGA forward to all of their respective councils and commissions for official approval before the next Partners meeting.

**Meeting adjourned at 2:36 PM.**