

Willamette Falls

◦ LEGACY PROJECT ◦

PARTNERS GROUP MEETING MINUTES

September 11th, 2015

Museum of the Oregon Territory, Tumwater Room

211 Tumwater Drive, Oregon City, OR 97045

9:00-11:00 AM

Attendees

- Oregon City:** Mayor Dan Holladay, Commissioner Carol Pauli, Tony Konkol, Christina Robertson-Gardiner, Kelly Reid
- Metro:** Council President Tom Hughes, Councilor Carlotta Collette, Martha Bennett, Noah Siegel, Kathleen Brennan-Hunter, Kathryn Krygier, Hope Whitney, Dave Elkin, Brian Vaughn, Nikolai Ursin, Frankie Lewington
- County:** Commissioner Tootie Smith, Commissioner Martha Schrader, Don Krupp, Catherine Comer, Lorraine Gonzales, Amanda D'Souza, Kimberlee DeSantis
- State:** Bobby Lee, Chris Didway, Ree Armitage, Mitchell Gee, Jennifer Donnelly
- Design Team:** Michelle Delk/Snøhetta, Carol Mayer-Reed/Mayer/Reed, Kevin King/DIALOG

The meeting was called to order by Noah Siegel at 9:08 AM.

Noah Siegel welcomed everyone and began introductions around the room. Tony Konkol provided major project updates since the last Partners' meeting. Those updates are summarized below:

- The Riverwalk project received an additional \$7.5 million in state lottery bonds. A huge thank you to Representative Brent Barton and the rest of the Willamette Falls Legacy Project Partners for their work in securing this funding.
- Oregon City staff applied for a Community and Planning Development grant, which will look to fund a joint development opportunity study and refined master plan for the site. Tony relayed to the Partners that the CPDG selection committee expressed their excitement and admiration for the project's involvement.
- Metro and Oregon City staff are working to secure 501(c)3 status for the newly formed friends group, named "Rediscover the Falls". Presently, an interim board has been set up to start processing the 501(c)3 paperwork. A process to establish a formal board of directors will take place at the end of the year.

Representatives of the design team, Michelle Delk, Snøhetta; Carol Mayer-Reed, Mayer/Reed; and Kevin King, DIALOG, each presented examples of their respective firms' past projects along with their design approach for the Riverwalk. Presentation highlights are below:

- Past DIALOG projects highlighted were Granville Island in Vancouver, B.C., the Memphis Crosstown Concourse, and the University of British Columbia Student Union Building.
- Carol Mayer-Reed gave a brief summary of her firm's work and the projects which have contributed positively to the region. She emphasized their experience with waterfronts and

urban brownfields. Past Mayer/Reed projects highlighted were the Eastbank Esplanade in Portland and the Old Mill District in Bend.

- Michelle Delk gave a brief history of her firm and the projects that highlight some of the influences the design team hopes to bring to the Riverwalk schematic design. Past Snøhetta projects highlighted were the Oslo Opera House, the Wild Reindeer Pavilion in Norway, Calgary New Central Library & Plaza, Lascaux Caves Museum in France and the James Beard Public Market.
- All three representatives spoke to the design team's project approach, highlighting materiality, views and connectivity. They also spoke strongly to the four core values of the project and how those will be the guiding principles in design. Public engagement during the design process was another important component highlighted.

Metro Council President Tom Hughes emphasized the importance of the design process integrating with the governance structure of the project. Mr. Hughes suggested the design team bring forward best practices or other examples from past project on how governing bodies interacted with the design team during the design process.

Noah Siegel gave a brief overview of outcomes from the last Partners' meeting and highlighted important points from the previous Partners' meeting:

- The project entered a new phase of the project; from bankruptcy to a private owner.
- Falls Legacy, LLC has been an excellent partner. Along with granting an easement for the Riverwalk, they also agreed to contribute financially to schematic design. This in turn helped the project secure funding from the state legislature in late 2014.
- Staff discussed that the existing MOU did not address important issues needed for the next phase of work such as who would lead the riverwalk project and how decisions would be made.. Staff took direction from the Partners to examine a governance model, organizational structure for the project, capacity of each Partner, and bring findings back for discussion; this is the content for this morning's meeting.
- The meeting today is to discuss an IGA term sheet which includes draft governance, scope of work and budget for the Partner's consideration.
- Noah introduced Kathryn Krygier who will be the project manager for the Willamette Falls Legacy Project; her role will be to represent all of the Partners and the members of the Technical Advisory Committee (TAC).

Kathryn Krygier led a discussion about the governance scopes of work and budget for the three components of the project: riverwalk, infrastructure and economic development. Important details of the discussion are below:

- Metro and Clackamas County hired HR&A Advisors to discuss potential governance options. The consultants provided three options: a partnership of equals, partnership with designated lead agency, and special purpose entity. Ms. Krygier believes the term sheet represents middle ground between the first two governance options: equal partnership and equal partnership with a designated lead agency. At the last meeting the Partners suggested an IGA would be helpful to outline governance and decision-making.
- Kathryn reviewed the proposal in the IGA term sheet for decision-making.
- Each body of work will have a project lead. Dave Elkin/Metro will lead the riverwalk. Christina Robertson-Gardner will lead the infrastructure group, and John Southgate will be hired by Clackamas County to lead the Economic Development group. This group will report to the TAC for approval of scopes of work, budget and major decisions. The TAC group, made up of all staff

from all of the Partners will operate by consensus. If a person disagrees with the majority, they can take the issue to the Partners, if they wish. The Partners can review the issue and send it back to the TAC for reconsideration.

- The Partners will make policy decisions such as approve IGAs, and make recommendations to their Commissions or Councils.
- The TAC and the Partners can call emergency meetings. The goal is to keep decisions and issues within the WFLP team.
- Ms. Krygier emphasized that being project manager did not mean Metro held the actual budget; she is just tracking the overall project budget. Martha Bennett made the point that each agency has its own fiduciary responsibilities and is responsible for their own budget. Ms. Krygier also emphasized that this model of budget tracking would encourage transparency for the project, overall.
- Kathryn proposed staff time will be tracked so that it can be used as a funding match in the future.
- The IGA will include a two-year budget. Any substantive changes to the budget would come back to the Partners for approval.

Mayor Dan Holladay requested an update on the economic development scope of work and Clackamas County's role. He noted that this body of work should be progressing at the same rate as the other streams of work.

- Catherine Comer, Economic Development Manager at Clackamas County, responded and told the group that the county has hired a private consultant, John Southgate, to lead the economic development work group. Mr. Southgate is already working with the other work group leads. Ms. Comer and Gary Barth will represent the County on the economic development work group.

Mr. Siegel presented the term sheet to the Partners. Important highlights of that discussion are below:

- Mr. Siegel highlighted some of the more challenging elements of the term sheet that will need to be agreed upon and sorted out. Those mentioned were:
 - Ownership of the Riverwalk (decision by March 2016)
 - Consensus decision-making
 - Protocols for disagreement (emergency meetings when necessary)
 - 2-year budget (empowering staff to work on behalf of the Partners)
- Commissioner Tootie Smith said it was important to encourage our private partner to contribute to site infrastructure to entice private development.
- Councilor Carlotta Collette said coordination is critical to project success. SOJ, John Southgate, the design team and the public partners all need to be on the same page at all times.
- Ms. Krygier mentioned that Christina Robertson-Gardiner, infrastructure work group lead, is already working with Mr. Southgate on deliverables for the Community and Planning Development Grant. Preliminary conversations include analyzing market realities, needed infrastructure and reducing barriers to development
- Mr. Siegel emphasized that each public agency is involved in each working group and at all levels to ensure complete coordination and project understanding.
- Pertaining to the budget, Bobby Lee noted it was important to not only quantify staff costs but other improvements that will benefit the site (i.e. HWY 205 and other ODOT improvements). These improvements can satisfy federal match requirements when the project applies for grants.

- Councilor Collette suggested taking the input from today's meeting to create a draft IGA and having each agency hold a work session to flesh out any issues before the Partners reconvene in November.
- The partners discussed the idea that following approval of the draft IGA in November, each partner commission or council will adopt the IGA by resolution, including the budget and staffing commitments.

ACTION:

Councilor Carlotta Collette made a motion to take the governance term sheet and create a full draft IGA. Commissioner Tootie Smith seconded the motion. The motion was passed unanimously.

Noah Siegel closed the meeting by thanking the Partners for their time and that a date for the November's Partners meeting would be confirmed soon.

Meeting adjourned at 10:56 AM.