

Willamette Falls

◦ LEGACY PROJECT ◦

PARTNERS GROUP MEETING MINUTES

December 20, 2018

Metro Regional Center, Council Chambers

600 NE Grand Ave.

Portland, OR 97232

9 – 10 A.M.

Partner Attendees

Oregon City: Mayor Dan Holladay, City Manager Tony Konkol, *Commissioner Renate Mengelberg

Metro: Council President Tom Hughes, COO Martha Bennett

County: *County Administrator Don Krupp,

State: Metro Regional Solutions Coordinator Raihana Ansary, *Representative Mark Meek,
*State Parks Deputy Director M.G. Devereux

Absent: Senator Alan Olsen
Councilor Betty Dominguez
Commissioner Paul Savas
Commissioner Martha Schrader

*Attended meeting via conference call

Staff: Brian Moore, Alex Gilbertson, Gary Shepherd, Hope Whitney, Melanie Reinert,
Jonathan Blasher, Carrie Belding (Metro); Laura Terway, Christina Robertson-
Gardiner, Eric Underwood (Oregon City); *Tracy Moreland (Clackamas County);

Public: Andrew Mason (Willamette Falls Trust)

The Q4 2018 Partners meeting was called to order by meeting Chair, Oregon City Mayor Dan Holladay at 9:08 a.m.

The Partners and meeting observers introduced themselves at the Chair's request.

Project Manager Brian Moore of Metro shared updates on the project:

- There is no new news regarding a potential property transaction.
 - Discussions are still in process between the private parties.
 - Brian M. has had conversations with both parties.
 - An outcome is possible within the next few weeks at the soonest, but it may take a bit longer.
 - This is a “wait and see” situation.

Representative Mark Meek joined the conference call.

- The recent round of elections will change the membership of the WFLP Partners Group, though not all appointees are finalized.
 - Expect clarification in the new year.
 - Brian M. has been seeking information on the Partners' expectations regarding the changing representatives.
 - Based on preliminary conversations, there will likely be an amendment to the IGA regarding Metro's members.
- Brian M. provided some brief updates on other projects in the immediate area:
 - The project team continues to discuss how the Willamette Falls Legacy Project relates to the Willamette Falls Locks in West Linn.
 - The Locks project has advanced, and it appears the State will take ownership of the Locks through Department of State Lands (DSL).
 - PGE is hosting discussions and fact-finding conversations with stakeholders regarding potential uses for the property formerly used by the West Linn Paper Company.

Project Manager Brian Moore of Metro shared updates on the project's RFP in progress:

- The team received four quality proposals, though one rose distinctly to the top.
- The RFP review committee consisted of eight members (four Metro, three Oregon City and one Rediscover the Falls/Willamette Falls Trust).

Coordinator Raihana Ansary arrived.

- The team is currently negotiating a potential contract, though we have not yet released a notice of intent to award.
 - Metro Procurement recommended getting closer to a contract before this release in case we face a situation where contract terms cannot be reached.
 - We would be in a better position to move on the second ranked team at that time.

Project Manager Brian Moore of Metro shared updates on the nonprofit friends group formerly known as Rediscover the Falls (RTF):

- RTF is growing and changing in positive ways.
- One change is a new name, and their Board just voted in favor of changing from RTF to Willamette Falls Trust (WFT).
 - This name change supports the project and makes it easier to solicit donations from a broader range of individuals.
 - WFT Executive Director Andrew Mason noted that the rebrand removes some colonial vestiges of the "Rediscover" name and helps underscore the group's durability and staying power.
- The growth and enhancement of WFT coincides with the project's moving to the next stage of design and construction.
- WFT is keenly aware of interactions with potential donors, and anticipates more questions regarding planned programming and activities on the site.
 - When donors make their investments, they are not just investing in having something built, but in creating a vibrant, active space.
 - Site programming is a top concern for many potential donors.
- The WFT board recently authorized Andrew M. to release a request for proposals to investigate and start developing a programming concept for the riverwalk.
 - This is the first opportunity for the organization to contribute financially to the overall project in a significant way, and the team looks forward to collaboration and cooperation.

Project Manager Brian Moore of Metro shared updates on the project scope and budget:

- We are bringing on the new design team for the riverwalk, and we anticipate some change to the scope of the project based on the schedule and the available funding.
- The team is refining the designs and bringing in accurate cost estimates so as we move forward we can make clear decisions regarding what is in Phase 1 and how to identify and deliver critical components.
 - We must also have the ability to support interim access for programming.
 - We will start value-engineering the design specifics for planned elements of the riverwalk Phase 1.
- There are no major changes to the project schedule, and the consultant team believes we can begin construction by the target date.
 - All of the RFP proposals indicated that the project could be under construction on time, and the schedule was not flagged as a major problem.
 - Brian M. expressed optimism about this, though he expected some sequencing changes in the workflow.
 - Talking with the consultants has been helpful and informative regarding possible re-sequencing.
- There have been no significant expenditures on budget since last the Partners Group meeting, as we have had no new contracts.
- When the design team contract begins, this will be the first big budget commitment since the original design contract.
- We are currently negotiating prices, and Brian M. will bring that information forward to the Partners as soon as possible.
- Mayor Holladay requested questions from the Partner attendees, and none were raised.

Project Manager Brian Moore of Metro provided updates on the changing WFLP Partners Group representatives:

- Thank you cards and grateful accolades were given to the Partners Group members who are moving on to other activities in 2019:
 - Commissioner Mengelberg of Oregon City will be leaving the group.
 - Administrator Don Krupp is retiring from work at Clackamas County and moving out of state.
 - Councilor Betty Dominguez and Council President Tom Hughes are ending their terms at Metro.
- COO Bennett shared that there will be three new elected Metro officials in January 2019:
 - Incoming Councilor Lynn Peterson was elected Metro Council President in May, incoming Councilor Juan Carlos Gonzales is the youngest member ever elected to Metro, and incoming Councilor Christine Lewis will take Commissioner Dominguez's place for District 4.
 - Councilor Lewis was nominated to serve on the WFLP Partners Group.
 - Juan Carlos Gonzales has also been nominated to serve on the Partners Group.
 - These assignments are pending.
 - The incoming president has not appointed herself to be a liaison to the group.
 - The assignments would result in a minor amendment to the current Partners agreement, which identifies the Metro Council President as a liaison.
 - Conversations are continuing and the project team and TAC will take the appropriate action to update the other Partners on member status.

- Commissioner O'Donnell will likely to replace Commissioner Mengelberg on the Partners Group representing Oregon City per Mayor Holladay.
- Clackamas County will update the Partners Group on the replacement for Administrator Krupp
- Coordinator Ansary shared that there are no known changes on the representation for the State.

The Mayor opened the floor to round table updates from the Partners Group.

- Council President Hughes expressed that he had enjoyed his work on the committee and looked forward to following the project in the future.
 - He expressed gratitude to the Partners Group members and the project team for their work to get through difficult issues and challenges.
 - He expressed congratulations on the progress the project has made.
- Mayor Holladay shared that Oregon City Economic Development Director Eric Underwood is leaving Oregon City and taking a position as Local Government Affairs Manager for PGE.
 - He will still be intimately involved in WFLP from a different perspective.
- Coordinator Ansary shared an update on the Willamette Falls Locks.
 - The Governor recently recommended \$7.5M in the budget for 2019.
 - The estimated total cost for repair and upgrade of the Locks is \$12-15M, so this represents about half the total cost.
 - The Governor sets the tone for the Legislature, who is ultimately responsible for budget, so we must wait to see how that session goes.
 - The Locks Commission is still working to plan a long-term governance structure before the end of the session.
- PGE is beginning their public process to determine a long-term vision for the West Linn Paper Mill.
- Mayor Holladay requested any updates from the attendees on the conference call.
- Representative Meek shared that the Willamette Falls Locks project is moving forward with legislative action pending, as bills will be needed for support.
 - They have drafted a new ownership model and financing plans.
 - Passage is not a given, but they are working and hoping that by end of the session they will have approval to help the Locks Commission move forward with ownership and working with the United States Army Corps.

ACTION:

- **Provide updates to the Partners regarding finalization of agency liaisons when available.**
- **Provide updates to the Partners regarding the RFP contract status when available.**

As there were no further updates, questions or agenda items, Chair Mayor Holladay adjourned the meeting at approximately 9:40 a.m.