

Willamette Falls

◦ LEGACY PROJECT ◦

PARTNERS GROUP MEETING MINUTES

October 29th, 2020

Zoom, 9:00 AM

Partner Attendees

- Oregon City:** Commissioner Frank O'Donnell, City Manager Tony Konkol
- Metro:** Councilor Christine Lewis, Councilor Juan Carlos Gonzalez, COO Marissa Madrigal
- County:** Commissioner Paul Savas, Commissioner Martha Schrader, County Administrator Gary Schmidt
- State:** Metro Regional Solutions Coordinator Raihana Ansary, State Parks Valley Region Manager Ross Kihs
- Absent:** Metro Council President Lynn Peterson
Senator Alan Olsen
Representative Mark Meek
Mayor Dan Holladay
- Staff:** Brian Moore, Carrie Belding, Jovian Davis, Andre Bealer, Andy Shaw, Ashley McCarron, Jon Blasher, Katie McDonald, Laura Terway, MG Devereaux, Ramona Perrault, Rosie McGown, Tracy Moreland, Victor Sin, Yuxing Zheng
- Public:** Stacia Hernandez (Confederated Tribes of Grand Ronde), Councilwoman Kathleen George (CTGR), Alexis Ingram (Willamette Falls Trust), Andrew Cotugno, Andrew Mason, Audie Huber, Chelsea, Eric Underwood, Gerard Rodriguez (WFT), Jennifer Karson Engum, Kristin Brown, Lea Ann Easton, Matt Johnson, Michael Karnosh (CTGR), Councilman Michael Langley (CTGR), Ryan Webb, Torey Wakeland

These minutes are a summary, but not an exact transcript, of the October 29th Willamette Falls Legacy Project Partners Meeting.

The Willamette Falls Legacy Project Partners meeting was called to order by project manager Brian Moore at 9:05 a.m.

The partners and presenters introduced themselves.

It was noted that this meeting is recorded and notes taken which will be available after the meeting on the project website.

No public testimony will be heard but can be shared in writing via email.

Brian Moore opened the floor for partners to give updates on wildfire recovery.

Gary Schmidt: Our county has been working hard to support community members who have lost their homes, about 40 to 50 in the Estacada/Mollala area. We are now focusing on recovery and debris management. The Governor's office and the wildfire resource group within Clackamas County have been fantastic. The work continues even though the fires are contained, and will take years. We're ready to do this work in partnership with the state.

Raihana: The Governor has appointed a state-wide wildfire recovery council to address the needs of affected communities, and to deploy resources and assistance. That body will inform upcoming legislative priorities and proposed budget. We've established a Clackamas County wildfire recovery team to gather insight on needs of affected communities, elevated to the Governor's statewide council. We are collecting data from the ground to inform budget and priorities. There is a lot of work to do but most pressing is household hazardous waste and ash removal.

Tony Konkol: From Oregon City's standpoint, we appreciate the efforts of the state and county in coordinating the evacuation. We've offered assistance to local jurisdictions who need any additional help.

Commissioner O'Donnell: I would say by and large the city commission was pleased with the actions of our city staff, operating within larger agencies. As you know we were deluged with refugees and our streets are congested. I also serve on the South Fork water board and we're discussing the impacts of fires on our forest lands, much of which are the sites of our water sheds. We're trying to learn from the event and move forward.

Brian Moore: Thank you, it has certainly been a trying time. Thank you for working together and your attention to the project, we hope it can be a source of joy and connection as a part of restoration of our communities.

Property Owner's Update from Confederated Tribes of Grand Ronde

Councilwoman Kathleen George and Stacia Hernandez, Chief of Staff

Councilwoman George: We've been discussing this for a long time, thank you. From our perspective, it's time to work with partners to determine our focus and mission. That is the vision of a riverwalk connecting people to the river. Many of these plans were determined when we had a non-engaged owner, and things are very different now. The tribe is very engaged and undertaking our own planning. Stacia will give an overview of what we've done to date. If I could share one message from tribal council, it's that in any exciting project, there's a lot of excitement, it's tempting to have mission creep and need to poll everyone in the world before knowing what the riverwalk will look like and where it's going to go on the property. We want to make concrete progress with you and help however we can.

Stacia Hernandez: Thank you everyone for having us. We're currently working with GBD architects on our visioning process. We're walking through a number of site diagrams, doing evaluations on parking and mixed-use allocations to see roughly what square footage can be accommodated on site. We're excited to be wrapping up in the next month or soon and updating the partners soon with site diagrams. We'll have already had input from our membership to share. This week we completed the EPA multipurpose grant for \$800k, should receive notification in spring of next year. In the grant we

highlighted a number of tasks. First is project management, second is high priority cleanup, third is remedial investigation, fourth is additional cleanup and planning, and fifth is community engagement. Within the next couple of months we hope to provide updates on the larger visioning project we've been working on with our council.

Brian: Thank you, we are excited to see how your vision comes together and look forward to seeing how your work and our work can come together.

Raihana Ansary: How much is the EPA multipurpose grant?

Stacia Hernandez: Yes it's for \$800k, and we are pretty optimistic.

Raihana Ansary: Thank you I know you and I had a conversation with Business Oregon about different funding sources, let me know if you think it would be helpful to have a follow up meeting with them.

Stacia Hernandez: Thank you, they've been a great partner and we've received some funding with them but more help moving forward is always appreciated. We've been able to do some initial site work with that dollar allocation.

Commissioner O'Donnell: Having attended neighborhood meetings, questions are being asked about the status of the project. Having ongoing public status updates would be helpful for those of us conducting public meetings.

Stacia Hernandez: We're always happy to attend any public sessions if you feel there needs to be an update.

George: Any long term complex project has planning processes, grants, and there will always be questions. We want to do what we can, if there's a forum you think that we should participate in, or you want to check in with us, feel free to do that, we have an open door. Always feel free to give us a call, we can either be there ourselves, or give an update. We're always here for you if you have a question.

O'Donnell: Thank you, I've been pleased with the quality of communication from the Confederated Tribes, it's just rumor control. I agree with you. Thank you.

Stacia: We are working on a page on our tribal website with project updates, and that's an area for RFP's as work on site gets underway.

Councilor Lewis: Thanks for sharing your early walk towards site planning, it takes a lot to get to this point on a complex site. Hats off to the time and coordination that that takes. As we look at this timeline, do we expect to see finalized options, or will you bring back the final option to this group?

Stacia: I'll defer to Councilwoman George but I think our council has narrowed it down to two options that they feel comfortable with, and depending on the feedback we get from our membership we might be able to narrow it down to one. It's largely complimentary to the work that's been done, with room for negotiation. We're getting there and are comfortable with what we're seeing right now.

George: Yes, I think Stacia said it well, and it's worth noting that all of the visions we are looking at are complimentary with the riverwalk, and include mixed use and open space, areas for the restoration of the natural environment working with the built environment. Anything that's on the table includes

those components, maybe in different configurations. But I think they are all complimentary to the riverwalk.

Brian: Thank you both for coming today and updating us!

Project Budget Update and Overview (Brian Moore)

I wanted to provide a bit of an extended project overview today for the benefit of new partners, apologies to those that have seen this before and I hope it can be a nice refresher.

As many of you know, WFLP got started when the Blue Heron paper mill went out of business, partners got together to figure out how to reconfigure the space and not have an abandoned mill in the heart of the city.

Brian reviewed the four core values, the contributions of partners, and an aerial view of the site, noting that CTGR now owns the property.

In 2017-8 a master plan was created, we look forward to coordinating this with CTGR's master plan as soon as they're ready to present that to us.

The project was broken in to a number of phases. The site for phase one was selected with the goal of connecting people to a view of the falls, partially as a proof of concept for the project to demonstrate the caliber of the project. It's a more difficult part of site to access, so it's an opportunity to clean up the industrial activity that has occurred on the water's edge. This site is also a good location as a nexus to collaborate with the property owner, keeping our interests aligned in the long term investment of public infrastructure and building the rest of the riverwalk.

Phase 1 concept: The original master plan maintained most structures, and involved light-touch improvements that allows rooftop access from Mill H for a view up and down the river and towards the falls, retaining much of the boiler building and the boilers which would be encased in place.

Brian provided a description of the access route in this concept of Phase 1.

After CTGR acquired the property, they requested alternative approaches. We now have three phase one approaches.

- Approach 1: This is the approach that Brian just reviewed, going down main Street and focusing on the Phase 1 overlook.
- Approach 2: Also goes down Main Street, with a full build out of the Phase 1 overlook.
- Approach 3: Goes down the riverfront, with full Phase 1 overlook. Entry way focused along the riverfront, making permanent improvements along Water Street and the north Riverfront Bridge area, making changes to the master plan to accommodate those permanent improvements, and focusing on temporary improvements to access the Phase 1 viewpoint area.

Cash Flow as of beginning FY21

The budget was roughly \$25M from our various sources, and what was spent by the end of June this year was just over \$5.3M.

Remaining funds available: Approximately \$19.9M total, from various sources.

We still have significant costs ahead of us, our designs aren't permitted yet so soft costs are associated with permitting and will vary based on design approach.

Construction budget is focused in the \$12.5M from the state. These are rough, rounded numbers and out best estimates at this time.

Phase 1 Construction Cost Estimates

Approach 1: Estimate \$23 mil, \$4 mil shortfall

Approach 2: Estimate \$33 mil, \$14 mil shortfall

Approach 3: Estimate \$50 mil, \$31 mil shortfall

Soft costs ranging \$5-15 mil

Gary Schmidt: I see some questions coming in from our tribal representatives, I'd like to hear what they have to say if now is a good time and if you're willing.

Brian Moore: We are currently negotiating the approach and issues with CTGR, we have heard from Grand Ronde that they would not like us to pursue a Main Street approach. With the remediation and redevelopment, that's understandable, so we are trying to figure out what approach makes sense given the financial gap that the riverfront approach presents. It's about trying to phase and scale the project to the budget that we have, that can achieve the vision for the riverwalk that the partners have developed.

Brian Moore: I see Michael Karnosh submitted a question regarding calculations for the three approaches, we have shared that documentation a couple of times, we are happy to walk through that again at your convenience.

Gary Schmidt: I know we aren't doing public comment, but would you consider allowing Councilwoman George to comment?

Brian Moore: Sure.

Councilwoman George: Thank you, that was a little concerning. We understand the idea of public comment, I think this is a partners group, we are the governments working together to make this happen. I hope the tribes whose ceded lands we're talking about and the property owners aren't just considered members of the public. I appreciate going over the options, we look forward to sharing our visioning soon. There are a very large number of decrepit buildings that we are concerned about, we hope to start work on the property addressing that before long. Under any scenario, a fair number of structures will have to be removed via Main Street. That's why we wanted to share our vision of the

riverwalk that goes along the river, to connect people to the river. We don't want partners to invest funds into a Main Street walkway that would have to be shut down for construction. We hope we can make progress for a riverwalk that goes along the river and that won't have to be shut down. If you have questions about that, we're happy to share more about our thinking on that.

Commissioner O'Donnell: This is a great discussion, it gets to the main questions about access and phasing and approaches. Would Main Street access be restricted long term? Another concern that was thrown out there was an additional \$17M for work done from the river. I hope that this conversation is ongoing, that we reach some kind of accord, I understand the position of the Confederated tribes and I understand the position of the public sector and hope we can resolve the issue to everyone's satisfaction so we have a course of action going forward, that's always the question at the public meetings I attend.

Councilwoman George: Thank you Commissioner. When you say the public sector has a position, has the public sector stated they are opposed to a riverwalk?

Commissioner O'Donnell: No, I'm sorry if I states it that way, I was just considering the three options as they've been presented. The tribe shouldn't be viewed as those with deep pockets, how do we move forward in a timely and respectful way. I believe in the property owner's right to manage their property as they see fit, but I think it should be complimentary and we should succeed together.

Councilwoman George: We do envision Main Street to be open to public access long-term, but in the nearer term through the next several years of construction, we don't want to opening up to the world but have it closed for construction. We do envision that at some point it will be connected again. Lots more to come and I appreciate your input.

Councilor Lewis: Thank you Councilwoman George for coming back to the panelist side, I think this is something we need your voice on. As a part of that we have an IGA as the state, county, city, and Metro that I hope can be opened up to CTGR as both a land owner and an interested party/tribal government. Also, we have the WFT that is playing a key role as a funder and there is potential there for all parties to sit at this table, communicate with each other.

Councilwoman George: Thank you, I believe we are partners with all the governments here and we want to be the best good-faith partners that we can, and so we have to be able to talk to each other as peers and not be relegated to non-speaking positions.

Councilor Juan Carlos Gonzales: Thanks for the honest conversation. Brian, can we add Councilman Langley to the panelists to speak to his questions.

Councilman Michael Langley: Thank you, I thing Councilwoman George spoke well to everything. I just wanted to point out that for Phase 1, there are more than three options here, and what we're interested in doing is finding a way to make this happen with the funds we have. We believe our fourth option accomplishes that. I don't want to be spinning wheels. What we believe is that developing the riverfront will bring excitement to the public, more funds to the project, and as landowners it helps with the evaluation of the property. This is an opportunity for us to reclaim our ceded land, as well as an economic opportunity. We want to highlight this place and restore it back to what it should be. It's always been a place of commerce, we want it to be a place that not just us tribal people, but we can all be proud of. I don't know where these numbers came from, but the option we are considering is

considerably less money and I wanted to make sure we shared that. I'm still excited about this project, there might be some discomfort getting there. But the vision we see is something that we feel everyone will be proud of.

Gary Schmidt: Thank you, this has been great and I hope we can have more conversations like this, so thanks everyone for being flexible.

Councilwoman George: Thank you, the time is coming and we are excited to get into the planning, build excitement, and that will bring more to the project. Other elected officials, it's a long journey, give us a call any time you have a question.

Councilman Langley: This is exciting, it's a beautiful place and I can't wait to see it all completely open.

Marissa Madrigal: I'm new to this table but it's clear that there is a shared goal to achieving the most positive outcome possible at the site. The questions of how we get there, those are details that we can work out. The important thing is that we share a vision for something beautiful for the community, that's our north star and we can work through the other challenges.

Brian Moore: Thank you everyone for your additional comments on the presentations. I'm excited to hear that there is a fourth option that we were not aware of, and looking forward to hearing more about that and seeing the details at our upcoming negotiations meeting with staff to negotiate the easement and design of the riverwalk. I'm looking forward to our continued work on the riverwalk, keeping in mind the requirement by the state funds of providing access to the falls. I hope we all have flexibility to meet those strict requirements of our funding sources, and I look forward to advancing negotiations.

Councilwoman George: As do we, and be assured we are well aware of the restraints, I think we've discussed them before. So we'll keep all of those in mind and we too think the very best thing to do is get those negotiations tacked down, and very much look forward to that.

Brian Moore: That's great, I believe our next meeting is November 9th with your staff on that very matter, so we're looking forward to that meeting. Thank you.

Status of State Funds:

Brian Moore: We have agreements between metro and the state regarding the status of the funds that expired over the summer, and due to staffing changes and COVID, we are late getting those updated, but it looks like we will be able to extend those. If you have questions or comments regarding state funds, let me know.

Ross Kihns: That's no problem at all, we'll get those back to you as soon as possible.

Councilor Lewis: I'd like to suggest a potential future agenda item—I know that the different levers we have to achieve success have different cost factors. Numbers can't be nailed down until we know all those factors. I would love to diagram that out, I want this to be a beautiful place to visit and bring the best construction standards and opportunities to build the trades in Clackamas County.

Councilwoman George: We are looking forward to sharing that, we share your goals in providing those opportunities, and we definitely have experience as a tribal government at managing different funding streams.

Brian Moore: For our community engagement update, we are short on time, but as a refresher, as this is a public project, we have community engagement as a core element of it, especially as a large capital project. We're working closely with WFT to engage our tribal and Indigenous communities in the area.

Willamette Falls Legacy Project Community Engagement Update (Gerard Rodriquez from Willamette Falls Trust)

Gerard Rodriquez: As we are short on time, this is really high level, and we would be happy to go more in depth with anyone who wants to.

We partnered with MASS design group to carry through cultural responsiveness into the built environment.

We've been building relationships in the region (overview of WFT board and tribal representatives)

Overview of project managers from Willamette Falls Trust and MASS design group

Why prioritize tribal community engagement? As Brian mentioned, engaging the community is one of our four core values. The depth of the relationships and connections with the site are complex and we want it to lead to meaningful input in all aspects of the project. Indigenous perspectives also clearly fit into the four core values.

Our major deliverables:

- A culturally responsive community engagement process
- Share up design and programming recommendations from tribal communities for the riverwalk

Goals of engagement are:

1. Elevate community perspectives
2. Provide design recommendations
3. Provide programming recommendations

Values of engagement:

1. Tribal members are the experts in matters related to their community
2. Community members tell their own stories
3. Listen deeply
4. Co-design a collaborative and culturally responsive engagement process with Tribal communities.

Listen, facilitate, and elevate: we'll be going out to these communities to meet with tribal leaders, individuals, educators, and youth, and elevate that feedback to the project in order to see that intergenerational teaching, presence on the site, and restoration of the healthy habitat.

Timing: Visioning, planning, design, construction, presence. It's important to have community involved from the very beginning through each of these phases to lead this visioning and planning, be engaged

through design and construction, leading to their presence on the site, and leading to relationships that will last beyond the project.

While Metro holds the government-to-government relationships with these tribes, we are focusing on engaging these tribes' membership:

- Tribal Council, Confederated Tribes of Siletz Indians
- Tribal Council, Confederated Tribes of Warm Springs
- Tribal staff, Chachalu Cultural Center, Grand Ronde
- Tribal Staff, Confederated Tribes of the Umatilla Indian Reservation
- Anticipated collaboration with the Confederated Tribes and Bands of the Yakama Nation
- Urban indigenous community of Portland, which is the 9th largest urban indigenous community in the nation

Gerard Rodriguez shared a map of proposed meeting sites, shared importance of meeting community members where they are located, and of meeting with membership, community leaders, with elders, youth, educators, and those who carry culture and historical understandings of the falls to understand how they'd like how to share up their input. This engagement has been adapted for COVID safety, and much will happen over Zoom.

Gerard shared a preliminary list of some of the community organizations that WFT and MASS are working with and recognized that more would be added.

Break down of more detailed engagement plan in Siletz, this could be different in each community depending on their staffing and resources. In Siletz, this includes:

- Initial calls and MASS visit to CTSI Housing Department
- Trust/MASS visit to CTSI Cultural Resources and Housing Department
- Calls with CTSI Cultural Resources and development of topics discussed
- CTSI Cultural Resources representatives & Trust/MASS walk the falls
- Trust/MASS presentation to CTSI Tribal Council
- Trust/MASS site visit
- CTSI nominates Tribal Council Member Robert Kentta to join Trust board

That brings us to the present. Gerard shared a community engagement process overview diagram for all communities.

This is a very process-heavy presentation, but there is a lot of context that I'd love to go over with anyone who would like more information. We're in a continuous feedback loop coordinated with the WFLP, it looks linear but is repeated in each project phase and in many timescapes, and are working towards sharing up recommendations up to the project.

Councilwoman George: So this consulting group is doing these meetings and process design?

Gerard Rodriguez: Yes they have been leading it to date, compiling all the feedback from 2019 and moving forward, it does take a team and they have the expertise, and they are contracted with the Trust.

Councilwoman George: So they're contracted with the Trust to create this big process for outreach?

Gerard Rodriguez: Yes.

Councilwoman George: Wow. And that is in addition to the government to government engagement that Metro is doing? That's quite an investment. Thanks for the clarification.

Gerard Rodriguez: Of course. And I'd love to follow up with the full context of this broad overview.

Brian Moore: We are over time so can speed through the remainder of the presentation, and if anyone needs to leave, know that this meeting is recorded and has minutes for anyone needing to catch up afterwards.

Gerard Rodriguez: Thank you. I'll show some elements that are adaptive to a community's needs. We want to engage in this feedback loop as many times as possible, until we get to a point where they feel we've accurately captured their feedback to share that up.

Status update chart of engagement progress, working towards meaningful relationships with each community. We can circulate this as a handout after the meeting. Thank you all for your time, I welcome your questions.

Brian Moore: Thank you Gerard for your and the Trust's efforts. This is just a snap shot of where we are along the process of continuing to build the relationships necessary to get the input of communities that have not been listened to and to work under our four core values.

Commissioner O'Donnell: I support what the Councilwoman alluded to, as we expand this group, we each need to recognize our roles. If your role is fundraising, focus on fundraising, if its project management, focus on project management. Don't want to get bogged down and get lost in our own efforts.

Councilwoman George: Thank you Mr. Rodriguez. This seems surprising to me. It's a huge, huge outreach effort for a riverwalk—I think it's an important riverwalk, but it's a riverwalk. But we're reaching out to groups in other states, about public access, healthy habitat, and economic redevelopment. I'm not sure what feedback anyone could have on public access and economic development. Maybe it's a conversation for another day but the idea of going to people in other states for their input on a stretch of riverwalk, it is to me concerning. If the mission of the trust is fundraising we'd like to focus on that mission, and work directly with the partners to get this moving forward. If we're worried about funding, this seems like a tremendous investment and a lot of process.

Gerard Rodriguez: Thank you, for anyone that has comments or questions I would welcome that. I look forward to that and to clarify elements of how communities are involved and to uphold that cultural sensitivity.

Councilor Lewis: Can I request that this be on a future partners meeting agenda? I think there is a lot to be said for streamlining, and also that community engagement can give us a common reference point that we can learn and grow from. I'd love to come back to this when we have more time.

Tony Konkol: Thank you, I appreciate this conversation around how to move forward with this project that we all support. I appreciate the efforts of the Willamette Falls Trust, and this is what we tasked them with as the partners. We decided early on not to leave public comments and concerns until the permitting process, specifically as it relates to the tribes that are recognized by the state that will have a

role as we go through the permitting process. I understand the concern related to the effort, but I don't know how to avoid that and I think it's a necessary part of what we want to do here as it relates to the riverwalk. I hope we can discuss further at a future partners meeting to keep the partners and the property owner informed of what we're doing, how the Trust is doing it, and what the results are. I think it's more informative and it's important for this to be successful when you consider the breadth of funding sources involved and the opportunities it represents for everyone involved here. I appreciate the comments, and I hope we can continue these open dialogues to address them as we move forward.

Brian Moore: Thank you, I know we are over time, we still have on the agenda the round table updates, would the partners like to do updates or adjourn?

Partners agreed to adjourn.

Adjourned 10:47 AM