

1-14-1980

## Status report on Pioneer Square

Portland (Or.). City Council

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77 An Ordinance, entitled "An Ordinance vacating all that portion of N. Hodge Avenue lying between N. Willis Boulevard and N. Hereford Avenue, under certain conditions. (C-9340)

78 An Ordinance, entitled "An Ordinance vacating a portion of SW 1st Avenue lying north of SW Thomas Street, under certain conditions. (C-9279)

79 Ordinance No. 150963, entitled "An Ordinance declaring a building at 3973 NE 10th Avenue to be a public nuisance pursuant to Chapter 24.55 of the Code of the City of Portland, Oregon, and providing abatement by public acquisition." (22)

#### APPOINTMENTS, RESIGNATIONS AND OATHS OF OFFICE

80 Appointment and Oath of office of Mr. Way Lee as Commissioner of the Housing Authority of Portland for a term to expire December 10, 1982.

81 Communication from His Honor the Mayor informing Council of the appointment of Hugh Mitchell to the Design Committee for a term to expire August 15, 1983.

82 Communication from His Honor the Mayor informing Council of the appointments of Louis P. Gowney, William East, Geraldine Daskalos and Ray Ruscitti to the Economic Development Advisory Commission, for terms to expire June 1, 1981.

#### REGULAR CALENDER

69 An Ordinance, entitled "An Ordinance authorizing a transfer of appropriation within the Metropolitan Arts Commission between major object codes, and declaring an emergency," was introduced by Commissioner Schwab.

CROELL The change is a reduction from \$1,000 to \$267.00.

Commissioner Schwab made a motion, which was seconded by Commissioner Jordan and carried unanimously, that the above ordinance be placed on file and given no further consideration and that the following ordinance be considered in its place.

Ordinance No. 150964, entitled "An Ordinance authorizing a transfer of appropriation within the Metropolitan Arts Commission between major object codes and declaring an emergency," was introduced by Commissioner Schwab and read.

IVANCIE Is there discussion? Call the roll.

The ordinance was then declared passed by the following vote: Yeas, Commissioners Jordan, Lindberg, Schwab and Mayor Ivancie, 4.

#### RESOLUTIONS

84 Resolution No. 32838, entitled "A resolution setting hearing date for status report on Pioneer Square," was introduced by Commissioners Schwab and Lindberg, and read:

IVANCIE I might say to the Members of the Council, I think my staff has talked to Commissioners Schwab and Lindberg, and I support the resolution. It is a question of dates. Mr. Roberts will be back in the city on the 28th and the 29th, and I would suggest that we set January 29th where he can appear with the Development Commission. I think it would be a better meeting than just have the PDC themselves. Is there any objection to that?

LINDBERG I don't have any objection to that. My interest

in trying to expedite this somewhat was more in terms of having the lead time if we couldn't get extensions from the federal government so that if we did decide to demolish the structure by March 1st, we made a Council decision in plenty of time to move ahead and do that.

So, I had visited with Bill Roberts myself and he had indicated to me that it didn't make that much difference if he was here, but certainly one week is not going to be a major difference on this from my standpoint.

- SCHWAB I have no objections either, but my conversation with your staff was when they asked for the 22nd instead of today. They didn't mention again to me the 28th or 29th.
- IVANCIE Mr. Roberts called me from Hawaii and he did suggest that he would be here on the 29th and he would like to appear before the Council.
- LINDBERG He did want to be here?
- SCHWAB I have no objections either because if we don't do anything that reverses it then we would be on the old schedule and we would go ahead.
- IVANCIE That's right, that's correct.
- SCHWAB So, in view of that, it doesn't make any difference.
- LINDBERG Okay, that would be true. Because this resolution really just calls for a status report, a Council briefing and it says a hearing ---
- SCHWAB This would be February 28th or March 1st. There is no 29th -- Oh, it is January.
- LINDBERG It is January 29th. So, I would assume then that since we don't have this resolution that would be before us on the 29th, would not actually say that we were going to go ahead. I would agree with Commissioner Schwab that in effect we have approved an implementation schedule and so we would go ahead unless there was something that would indicate to the contrary.
- IVANCIE This resolution only sets the date to hear from PDC, and I would, as I say, the 29th would be more relevant, I think, for all of us if Mr. Roberts was here to talk to the City Council.
- LINDBERG Is there any objection from the Council if on that day we also, after hearing the status report from PDC, hear from the public on this matter?
- IVANCIE I think anybody can come in and ---
- SCHWAB I have just been reviewing the minutes, Mr. Mayor, and I recall, on Page 433 of the minutes in fact, that Mr. Sumner Sharpe stood before us and said that he was confident the money could be raised by the community in lieu of the downtown business community. I think it would be good if he would be here to tell us where he is on that and then there was also Mr. Wyatt, Bill Wyatt, who made the statement that we had to go ahead with it or lose the money. I would like to see if he has changed his mind and if so, why so. And of course in re-reading the minutes I am looking at the old

figures that were quoted to us and also at that point I tried to get a commitment out of the APP on the covered one as to whether they would guarantee to raise the funds and they said repeatedly they could not guarantee the funds, and I think that had a lot to do with our decision at that time, so I think it would be good if those people were here.

IVANCIE

Mr. Sharpe, he is a private citizen. He can appear. Mr. Wyatt is an employee of the city and I think Mr. Wyatt should be here. We are studying the various options and alternatives and probably we can shed more light on this the 29th. But I concur that people should be encouraged to testify, especially the ones who said they could do some things.

SCHWAB

That's right. Bill Wyatt said at that time that he had talked with HCRS and among other things he said was that they would permit a scaled down project, even to a lawn-type park, if funds couldn't be raised and I believe we were led to believe at that time that there was ample money for that. Also, all of the money referred to was inside the perimeter of the park and in Mr. Robert's new piece that he gave us he shows 1,900,000 for that outside, like in the street. That was to have been an UMTA grant. Was that 2.9 million? No, 1.9. And he said at that time a projected 1.44 million UMTA grant was to be sought which would be matched by 360,000 in tax increment monies to fund the improvements on the perimeter of the square. So, I don't know why suddenly those have come back in to be a part of this cost and I would like those answered, too.

IVANCIE

Well, of course the perimeter, you can't very well improve the internal part of the block and not do something with the perimeter, and it was thought apparently by some people at PDC that there was an UMTA grant around. But, apparently that hasn't materialized.

SCHWAB

There was a dialogue during that last Council meeting between Mr. Cook and Don Stasny, indicating the 2.9 million projected budget was only for the interior, and 1.44 million UMTA grant was to be sought to be matched with 360,000 in tax increment monies to fund improvements in the street. I don't know how suddenly the street and light rail has become a part of the interior of the park. That just can't happen because no matter what you build, if you built nothing or if you built the covered solarium or if you built this, you wouldn't be taking care of the light rail transit improvements out of the park money.

IVANCIE

Well, the whole thing is a little bit murky.

SCHWAB

Yes, extremely.

JORDAN

I think we have found ourselves in a no-win situation. No matter which way we go we are going to lose on this, and I just hope that in the future we don't get ourselves into this pickle again where we have to rely on the public to go out and raise a large sum of money like this. It takes the project out of our control, you know.

IVANCIE                    That's right.

JORDAN                    And the public is not looking to those who said they were going to raise the funds. They are looking to us as their leaders.

SCHWAB                    It wasn't that way, though. Because at that point, as I recall the meeting, the business community when I asked them if they could guarantee to raise the funds said no they could not, and I believe the minutes will be replete with that.

                          Then the private sector came along and said, in effect, it is only a million six or a million eight, don't let the business dictate the plan, we will privately raise the funds and therein was the issue. I don't think they should now be looking to business when they said at that point they didn't need the business. But, the business community, who required seven million in funds, would not commit to raising it either and I think you can find that on Page 248 of the minutes of July 23rd. You will also find it on Page 411, and it is quite replete when they said they could not guarantee the fund raising either. If it has changed. I would like to know why.

IVANCIE                    Well, there was a guarantee to pay off the federal government.

SCHWAB                    That was all. But, by paying off the federal government it will cost us several million more because it was to be a bigger thing built and they said they could not guarantee to raise that money, only to raise the million two that we were to pay off the government, so we didn't stand to gain anything by that.

IVANCIE                    I think we should all read the minutes. They are interesting reading. I am very pleased in reading the minutes because what I said then I am still saying. But, the 29th meeting will get this thing back in focus and we will go from there.

LINDBERG                   It will, and let me just add one thing because Commissioner Schwab and I had sent a cover letter that the resolution was attached to, and laid out some questions in that and one of them was a full status report on the fund raising efforts that have occurred. There was a committee formed that was the Friends of Pioneer Square, and it was my feeling that they actually never did initiate fund raising efforts and so it is premature to say that fund raising could not be successful. And so one of the things that I would like to do if people are willing to appear, like the Chairman of Friends of Pioneer Square, and say what did they really do to attempt to raise funds.

IVANCIE                    We can have Mr. Bogue in on that. So ordered, January 29th at 2:00 P.M.

CROELL                    Is it the intent of the Council to adopt this resolution? If so, we need to amend it to change the date.

SCHWAB                    Amend it to what date, Frank?

IVANCIE                    January 29th.

SCHWAB I would move the amendment to January 29th.

IVANCIE Is there a second?

LINDBERG Second.

IVANCIE All in favor indicate by saying Aye.

By unanimous consent, the motion carried; whereupon the resolution was so amended.

LINDBERG Let me just mention that could be a fairly lengthy session, Gordon. I wonder if we could try to avoid scheduling a whole series of other land use issues on that afternoon calendar.

IVANCIE That would be a Thursday meeting, Commissioner, the 29th. I agree with you that we should try to keep the calendar clear and probably put that as the first item of business. And I would encourage the Council to review the past minutes on this whole issue. I think it would be helpful for all of us to have those minutes reviewed. Call the roll on the resolution.

The resolution was then declared adopted as amended by the following vote: Yeas, Commissioners Jordan, Lindberg, Schwab and Mayor Ivancie, 4.

85 Resolution No. 32839, entitled "Resolution approving long-range fiscal projection for the City of Portland and authorizing submittal to the State Executive Department," was introduced by Mayor Ivancie and read.

IVANCIE Is there any discussion?

LINDBERG I have a question on this, Mr. Mayor. I had a chance to read the report. I did not have a chance to get a briefing from the Budget Office. And my question is whether if we adopted this report we were also adopting the, let's say, long range financial strategy which was laid out in it, which really had us cutting 11 million dollars out of the budget the first year and then a declining amount in the future? I think if we are making that type of financial policy decision I would like to have an opportunity to look at what the options might be.

Because if you review that carefully what you find is that this next year in the Budget Hearings would probably be the most drastic cuts at least that we have experienced since I have been in city government, and rather than trying to make those cuts a little bit each year, there is a strategy outlined in there that the majority would come in the first year. So, I don't know if we are just adopting that as a strategy when we adopt this resolution, or...

IVANCIE We have Mr. Gardiner here. We are required by the state to put out some projections in generalized statements. I don't think they bind us per se. It is just an exercise that we have to go through relative ---

GARDINER I am not sure I heard all of it.

LINDBERG I was asking whether we were adopting just the figures that you had in the projection or