



ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING AGENDA

Thursday, July 11, 2019 5:30 p.m.
1300 NE Village Street
Parkview Conference Room – 2nd Floor

1. Call to Order 5:30 pm
2. Roll Call
3. Public Wishing to Speak on Non-Agenda Items
4. Adoption of Minutes from March 14, 2019
5. EDAC Work Plan
 - Review Council-Created EDAC Work Plan for 2019-2020 Fiscal Year
 - Review 2019 Council Goals
 - Discuss EDAC Actions and Projects
 - Identify top priority EDAC Objective for 2019
6. Set Agenda for August 8 Meeting
7. Adjournment

NEXT MEETING: Thursday, August 8

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for person with disabilities should be made at least 48 hours before the meeting to:
Sarah Selden, (503) 674-6242.



**MINUTES
ECONOMIC DEVELOPMENT ADVISORY
COMMITTEE (EDAC) MEETING**

**March 14, 2019
5:30 – 7:00 pm**

1300 NE Village Street
Fairview, OR 97024

PRESENT:

Dean Hurford, Chair
Renaye Delano
Michelle Ellis
Marcus Fullard-Leo
Henry Pelfrey
Brenda Ziegler

ABSENT:

Nick Button
Balwant Bhullar, Council Liaison

1. CALL TO ORDER:

Chair Hurford called the meeting to order at 5:40 p.m.

2. ROLL CALL

Chair Hurford identified who was present by roll call. The Committee did introductions with between members Fullard-Leo, Ziegler, and Ellis.

3. PUBLIC WISHING TO SPEAK ON NON-AGENDA ITEMS

None.

4. APPROVAL OF MINUTES

Member Delano moved to adopt the February 21, 2019 minutes as revised, and member Pelfry seconded. The motion passed unanimously.

5. URBAN RENEWAL SDC ASSISTANCE PROGRAM

City Administrator Young reviewed the preferred development types identified by the City Council at their Goal Setting. Preferred development types are live-work, home ownership residential development, continuing care retirement facilities, brew pubs and eating/drinking establishments, commercial and industrial businesses that create jobs, and existing business expansion into vacant commercial space. Development types that are not preferred are rental housing and apartments/multi-family development.

Administrator Young invited EDAC members to attend the March 20 Urban Renewal Agency meeting to comment on the SDC Assistance Program.

He reviewed the revisions to the SDC Assistance Program directed by City Council, limiting the assistance to commercial, industrial, and owner-occupied residential development. He noted that another requirement was added to page four, section 2.viii requiring a 5-year owner occupancy agreement with the City to qualify for the incentive program. Member Delano asked how that would work with townhomes, and Young replied that the developer would have to sell the units for owner occupancy. Member Fullard-Leo observed that the urban renewal area was intended to get unproductive property into production, and now the Agency is placing new restrictions on that property or coming up with a different goal.

Chair Hurford commented that it's much more difficult to finance commercial than residential buildings. Fullard-Leo noted that in the February minutes Hurford made a good point about density: it's needed to make eating and drinking establishments viable. He share that the more restrictions you place on development the less you're going to incentivize the development – the two will be fighting against each other. He asked where the blighted properties are located and how they're zoned. Planner Selden responded that the urban renewal area includes hardly any land zoned to allow detached single-family development.

Chair Hurford and Member Pelfry shared the discussion they had at the last Main Streets on Halsey community meeting, and observed that the community has a difficult time providing input when they don't have the language and background on things like planning and urban design; it takes some conversation to get to an understanding of the trade-offs.

Member Ellis shared her understanding of the perspective that many have on homeownership and investment in the community, and member Ziegler suggested that the City incentivize the type of development that would work best on the parcels that we've identified as redevelopable. Committee members discussed the current mix of rental vs. single-family residential development, and that the type and price point of rental housing is also a factor.

Administrator Young again encouraged EDAC to show up and comment on the SDC program at the March 20th URA meeting. He encouraged them to share their feedback but be open to compromise.

6. URBAN RENEWAL PRIVATE DEVELOPMENT GRANT PROGRAM

The Committee reviewed the updated version of the program document, and discussed the available funding for the program and maximum grant amount available per project. Administrator Young explained that the grant isn't intended to significantly fund the development, but is for smaller types of assistance such as tenant improvements, or environmental studies to make the site shovel ready. EDAC recommended allowing flexibility to fund tenant improvements up to \$100k, which is the total per project. Member Fullard-Leo noted that providing TI assistance is helpful for both developers, who don't want to fund this, and for tenants.

The Committee discussed the financial requirements for eligibility, and recommended increasing the credit score to 700, and providing language to ensure the applicant has the financial resources to complete the overall project. Administrator Young would include the revisions to the document for the Agency's review.

7. MAIN STREETS ON HALSEY UPDATES

Planner Selden shared that the City is putting together an RFP for the next Metro grant, which will fund consultant work to remove development barriers on opportunity sites and to update the development codes.

Chair Hurford noted that the City is still looking at the feasibility of the roundabout, and that we should keep an open mind about the concept. He communicated that Metro Councilor Shirley Craddick encouraged the three cities to seek funding from the Metro transportation bond as one of the corridor projects, and Multnomah County is making the pitch. He encouraged EDAC member to stay engaged in the Halsey corridor work to keep the momentum going.

8. ADJOURNMENT

Meeting adjourned at 7:08 p.m.

Dean Hurford, Chair EDAC

Date

Sarah Selden, Senior Planner

Date



CITY COUNCIL GOALS: FISCAL YEAR 2019-20
Non Prioritized List

Goal #1: Improve pedestrian and bicycle access and safety.

- *A. Complete design and pursue construction of narrow railroad bridge undercrossing on NE 223rd Avenue north of Sandy Boulevard.
- *B. Continue implementation of the sidewalk policy for Historic Fairview.
- C. Identify Additional Opportunities to increase Fairview's Bike, and Pedestrian connectivity.

Goal #2: Enhance service levels of public safety programs.

- A. Increase visibility of law enforcement's engagement in the community.
- B. Investigate creating a three Cities MSCO Community Resource Officer position.
- C. Pursue public safety/community policing initiatives.

Goal #3: Increase Fairview's recreational opportunities & park amenities.

- A. Evaluate East County Recreation program and determine whether to continue beyond 3 year pilot period.

Goal #4: Maintain and enhance the city's public infrastructure in a cost efficient manner.

- A. Investigate solar power options for city hall.
- B. Develop a city wide signage and beautification program that creates a community identity and a welcoming environment.
- C. Complete projects on the Capital Improvement Plan (CIP).

Goal #5: Enhance & promote economic development activity.

- *A. Implement Fairview's Main Streets on Halsey project recommendations in coordination with the other project partners
- *B. Create Urban Renewal incentives and opportunities that support Fairview's vision and preferred developments.
- *C. Develop a program to recruit t business development that creates family wage jobs.
- D. Develop a Buy-Local program.
- E. Pursue public use of power transmission property west of Fairview Parkway and north of Halsey.
- G. Investigate use of art to enhance Fairview's uniqueness and economic development.

Goal #6: Promote city's long-term financial stability.

- A. Identify opportunities to streamline policies, and procedures to create efficiencies and cost effectiveness.

Goal #7: Work with other local, regional and state organizations to enhance the community.

- *A. Engage with regional representatives to assure Fairview interests are considered.
- B. Identify and pursue opportunities to consolidate public services with other area providers.
- C. Actively participate in the Columbia River levee recertification and governance process.

Goal #8: Enhance communication and engagement with the community.

- A. Identify and pursue opportunities to increase community communication and engagement.

* High priority.

GOAL#5: Enhance & Promote Economic Development Activity

- A. Implement Fairview Main Streets on Halsey project recommendations in coordination with other project partners.**

City (Community) Garden: See pics 2) City to buy the property, fence it off and offer as a community garden

- B. Create Urban Renewal incentives and opportunities that support Fairviews vision and preferred developments:**

Already done?

- C. Develop a program to recruit business development that creates family wage jobs.**

What constitutes family wage? Needs more specifics.

- D. Develop a Buy-Local program**

Not enough business to "buy" local for average consumer. Majority of businesses are industrial. VERY few options to "buy" from small local businesses.

- E. Pursue public use of power transmission property west of Fairview Parkway and north of Halsey?**

Power transmission property is east of Fairview Parkway.

Round-a-bout discussion, Alan Berry or Sarah Update on study and recommendation?? (See Pics #1)

Halsey & 6th Street (blockade) (see pics #2)

- F. There is none**

- G. Investigate use of art to enhance Fairview uniqueness and economic development**

Recommend that we need to invest in an Arch. Prefer two but one to start....suggestion: At city limit between Wood Village and Fairview on Halsey....Welcome/Leaving on both sides