



# BEAVERTON URBAN REDEVELOPMENT AGENCY

## Urban Renewal Advisory Committee (URAC)

**Monday, March 5, 2018**  
**The Beaverton Building**  
**Council Chambers, 1<sup>st</sup> Floor**  
**12725 SW Millikan Way**  
**MEETING MINUTES**

**In attendance:** Chair Inessa Vitko, Timothy Collier, Carmela Bowns, Shelia Greenlaw-Fink, Ann Snyder, Domonic Biggi, and Lorraine Clarno and Staff Liaison Tyler Ryerson and Staff Josh Carrillo, Megan Braunsten, and Janiene Lambert

**Excused:** Cal Hamreus, Jennifer Nye, Allen Kennedy, Scott Winter, and Sarah Walton

**Unexcused:**

### **Call to Order and Introductions**

Chair Vitko called the meeting to order at 7:00 p.m.

### **Visitors and Comments**

None.

### **Election of URAC Officers**

Mr. Ryerson asked for volunteers for the Chair and Vice-Chair positions. Ms. Snyder made a motion to nominate Ms. Vitko to Chair the committee for another term, Mr. Collier seconded the motion. Chair Vitko was unanimously voted in. Ms. Nye was nominated as Vice-Chair on the condition that she accepts (absent). Vice-Chair Nye has accepted the position via email exchange with Mr. Ryerson.

Committee members suggested it may be time to review by-laws to determine potential updates/adjustments.

### **Spotlight: Downtown Team Placemaking Work Group & FY2017-18 Pre-Development Placemaking Grant Events** (Ms. Lambert and Ms. Braunsten)

Downtown Team Overview:

- Interdepartmental Team to address the vision for creating a vibrant downtown Beaverton
- Guides the direction of implementation of downtown related activities (mixed-use, pedestrian, bike, and transit-friendly downtown)
- Internal coordination and work with agency partners as necessary
- Focus work groups for specific implementation activities

Placemaking Work Group Overview:



- Recommendations for attractions, investments and programs that will draw people to downtown during redevelopment
- Redevelopment sites include the former Umrien lot (across from BG Food Cartel) and Best HQ/former Ludeman's on Beaverdam
- Pre-Development Placemaking Grant Program:
  - One award up to \$25,000 (matching) annually for Placemaking (ideally through competition)
  - Establishes a sense of place (physical elements, sensory experiences, and events that bring people together). Event examples:
    - Art
    - Active (yoga flash mob, zombie walk...)
    - Innovation and Entrepreneurship
    - Dining/Nightlife
    - Diversity promotion
    - Other
- Outcomes:
  - Activities and events that increase the vibrancy and identity of downtown (non-city planned)
  - Community engagement, interest, and investment
  - Leverage city partnerships
  - Marketing our current public spaces for community events
  - Marketing downtown Beaverton as a destination location
- Guidelines (refer to handout for more details):
  - Grants from \$2,000-\$25,000
  - 50 percent city match
  - Events from July 1, 2018-December 31, 2019
  - New events or expansion of existing events
  - Outdoor events or significantly outdoor events
  - Located in downtown (see map in guidelines)
  - Additional points if meet city goals (arts, innovation and entrepreneurship, dining, nightlife, diversity, active community)
- Potential Locations:
  - North plaza (amphitheater)
  - South plaza (outside City Hall)
  - City Park
  - Library Parking West (outside of Saturday Market)
  - Broadway Street (Hall to Watson)
  - Honorable mention options for closing off other downtown streets
- Next steps:
  - Release grant on March 5, 2018 (marketing to: Beaverton Center for Arts list, NACs, BCCI, Diversity Advisory Board, Your City, downtown businesses and property owners, school organizations, and working with cities Economic Development team)
  - Mandatory grant information session, March 27, 2018, 10-11:30 a.m., City Hall, Council Chambers (options for one on one sessions if people miss the session)
  - Applications due, April 26, 2018, 5 p.m.

- Who should we market to? URAC members suggestions included:
  - Leadership Beaverton
  - Generate an over-arching identity
  - THPRD coordination
  - Neighborhood musical groups
  - Outside of Beaverton
  - Rotary's, Chamber of Commerce, Charities
  - Social media
  - Non-profits
  - NAC's list, Carmella will help

Please send additional ideas to Ms. Braunsten.

Question and answer:

- Does the event have to be public and free?
  - Yes open to the public. No. Events can charge a fee
- Can they locate in other areas of Beaverton?
  - Funded through BURA so must be in the Urban Renewal Area. Future pilot projects could locate elsewhere, if not funded through BURA
- How do you plan to spread out events over the full time period and prevent events happening over existing scheduled events?
  - Placemaking webpage will have multiple resources including all City planned/permitted events and who to contact for help with events
- Are we giving people enough time to plan for events like soccer tournaments?
  - While the funds must be spent this fiscal year, the winners have until December 31, 2019 to host their event
  - There is over a month to plan and apply, not required to have the entire event planned at time of submittal
  - People can still use us to help them with their events even if they miss deadline
  - There are also other City grants available
- Events can take years to become successful, how do we ensure we get successful events with this grant funding?
  - If we get a really successful event(s) there is always the option to bring this grant back in future years
  - Criteria in place to bring successful events
  - Funds can be used for a professional event planner to help make event successful

#### **December 4, 2017, Meeting Minutes Approval**

Mr. Collier made a motion to approve the minutes and Ms. Snyder seconded. The minutes from December 4, 2017 were approved as is by all members who were in attendance.

#### **BURA FY2018-19 Five Year Action Plan (Mr. Ryerson and Mr. Carrillo):**

Handout of presentation by Nick Popenuk, Tiberius Solutions on BURA financial projections was distributed. Overview:

- Beaverton URA district is unprecedented
- Updated assessed value forecast slightly above original forecast

- Five Year Action Plan
  - All planned expenditures can be accommodated with \$19,000,000 line of credit and refinancing (FYE 2021)
  - Up to \$25,000,000 additional financing capacity depending on key assumptions:
    - Interest rate
    - Amortization period
    - Coverage ratio
- Long-term considerations
  - May not require additional long-term debt
  - Capacity to achieve maximum indebtedness by FYE 2035
  - Could pay all debt by FYE 2037
  - More successful than original projections
  - Future market unknown (recessions)

Overview of feedback from BURA to The BURA Five Year Action Plan FY2018-19:

- Parking
- Community needs (more housing especially affordable housing)
- Developer needs (forecasting out 10-20 years)
- Transit options (new technology/partnerships)
- Long-term trends (future forecasting)

Handout distributed of outline for changes as a result of above feedback. Mr. Carrillo asked URAC members for their feedback for ideas especially on projects:

- Autonomous vehicles are not a long-term trend (here and coming fast)
  - Need spaces to drop people off
  - Need charging stations
  - TriMet will be fully electric by 2040
- Anti-displacement short and long-term focus (gentrification, protect the people while all the investment starts flowing in and after)
- Celebrate the fact we are the most diverse city in the State of Oregon
- Retail to e-tail (how to help businesses keep people coming in?). Code adjustments?
- Parking:
  - Change the way we subsidize parking lots
  - Reduce size of large parking spaces (quick and affordable win)
  - Charge for parking in Downtown
  - Ways to encourage people to use transit or walk a few blocks to destination (change behavior)
- Advocacy for changing State Law that prevents Cities from making change. City of Beaverton is aligned with our State Legislators and working with our special districts

Mr. Carrillo asked members about the length of the Action Plan. Members generally agree the document should be shorter, include more details on website.

### **Beaverton Update and Announcements (Mr. Ryerson)**

Mr. Ryerson distributed the BURA Area Projects updates and briefly overviewed status on select projects. Refer to handout for a detailed list of BURA projects (project updates are highlighted in bold).

- Members are encouraged to look at the Downtown Design project and take the survey <http://beaverton.maps.arcgis.com/apps/MapSeries/index.html?appid=2034764566d549b4ae4fe616dc21aa4d>

**Calendar Items**

<b>On the Calendar</b>	
March 2018 (canceled)	No BURA meeting in March
May 07, 2018	URAC Meeting
April 24, 2018	BURA Board Meeting 6:30 p.m.

The meeting was adjourned at 8:39 p.m.