City *of* Tigard
City Center Development Agency/City Council
Meeting Minutes – January 7, 2014

TIGARD CITY CENTER DEVELOPMENT AGENCY BOARD
MEETING DATE AND TIME: January 7, 2014 - 6:30 p.m.
MEETING LOCATION: City of Tigard – Town Hall
13125 SW Hall Blvd., Tigard, OR 97223

1. CITY CENTER DEVELOPMENT AGENCY BOARD MEETING

A. At 6:32 pm Chair Cook called the meeting to order.

B. Deputy City Recorder Krager called the roll.

	Present	Absent
CCDA Director Buehner	✓	
CCDA Director Henderson	✓	
CCDA Director Snider	✓	
CCDA Director Woodard	✓	
CCDA Chair Cook	✓	

C. Chair Cook called for any Non Agenda Items – Director Buehner said she had an item to bring forward at the end of the meeting.

2. APPROVE CITY CENTER DEVELOPMENT AGENCY MINUTES

Director Buehner moved for approval of the December 3, 2013 minutes. Director Snider seconded the motion. Director Woodard said he would abstain from voting because he did not attend the meeting. The motion passed.

	Yes	No
CCDA Director Buehner	✓	
CCDA Director Henderson	✓	
CCDA Director Snider	✓	
CCDA Director Woodard	Abstained	
CCDA Chair Cook	✓	

3. CONSIDER APPROVAL OF THE CCAC/PUBLIC ART COMMITTEE RECOMMENDED GATEWAY ART CONCEPT

Redevelopment Project Manager Farrelly introduced this item and said staff is recommending approval of the CCAC Public Art Subcommittee's recommendation on downtown gateway art. He said two members of the subcommittee were present, Elise Shearer and Sharon Francis. He discussed the artist selection criteria which led to noted public artist Brian Borrello's selection. The initial concepts, inspired by natural forms of the filbert, were released in July and while they received high marks from the art subcommittee, they were met with mixed reviews from the CCDA. Mr. Borrello was asked to develop some alternatives and on December 12, 2013, he presented three ideas to the subcommittee. The subcommittee had a strong preference for concept 3, the six petal design. In an online vote the CCAC unanimously agreed to recommend this concept to the CCDA Board.

Redevelopment Project Manager Farrelly introduced Valerie Otani, an artist and consultant who works for the City of Hillsboro as their part-time public art coordinator. She said any public art can be controversial and artists are used to hearing unfiltered comments from citizens. She showed a slide of a large Alexander Calder sculpture that was reviled initially but reconsidered by people over time and is now a beloved public plaza background for community events and activities. Another example of public art given by Ms. Otani is the elk sculpture in downtown Portland. She said this was highly controversial, causing uproar when it was first installed. The Fraternal Order of Elks was highly incensed and said looked like an emaciated elk. Yet it has become a landmark in downtown Portland. She summarized by saying there will never be anything that everyone likes, but it is part of her job to encourage and stimulate discussion and create a visual landscape that is exciting.

Artist Brian Borrello presented his latest concepts. He was asked to provide two additional options and a third which is a version on the original filbert theme. He described his thought process in developing the art. This art will be slightly bermed for higher visibility. He said he always holds at least one community visioning session. His concepts are a crystallization of what the community wanted. Ideas they expressed were vibrancy, aliveness, community, gathering, nature and bringing people together. There will also be a stacked stone wall with typeface saying "Welcome to Tigard," or "Welcome to Downtown Tigard," etc. He said his public art concepts offer a sense of "new life" in the downtown and express burgeoning prosperity and abundance.

Day and night views of each option were shown in a PowerPoint, which is part of the meeting packet.

- Option 1 - cluster of three filberts, with color and form relating to filberts
- Option 2 - blue camas flower with six petals that form history in terms of an indigenous plant used by Native Americans. This would be 25-feet tall.

- Option 3 – a six-part petal shaped welded steel sculpture, 15-feet tall, gold and red tones, relating to life contained, with the potential of growing and unfolding. It would be illuminated with high-power LED from within and by light from without. The lighting can phase-shift but new ODOT rules prohibit lighting that resembles traffic or emergency lighting. It will be inner lit but may not have the pulsating feature that the original filbert design relied on.

Chair Cook commented that the inner lighting is one of the things he likes best about Mr. Borrello's sculptures.

Director Buehner said she is an art collector and while this is not her style of art, she finds Option 3 the least disturbing. She said it would be the easiest design of the three options for people to enjoy.

Director Woodard said he shared the concepts with people he knew with artistic backgrounds and they all preferred Option 3. He asked if flower bulbs, such as daffodils, would be planted around it. Artist Borrello said he will develop a plan for the area surrounding the sculpture along with a professional landscaper. Director Buehner suggested tulip bulbs be planted to bloom in the spring and Asiatic lilies, especially tree lilies, in the summer.

Former CCAC Chair Shearer commented from the art subcommittee's point of view. She said she calls Option 3 the "transformation structure" because Tigard is in the process of transforming from a sleepy little farm town into a vibrant suburban city. She said the art is elegant and the color settles in with the trees and enhances the view of the green leaves. She said the committee spent two years working on this and feel this sculpture speaks to what is currently happening in Tigard.

Director Snider asked if the art subcommittee reconsidered the filbert sculpture. Ms. Shearer said the artist made changes to the filbert cluster design as requested by the CCDA and it was reviewed, but Option 3 really "popped" to them. She said the budget is an issue because $60,000 was originally budgeted for the two sculptures but the cost is $74,000. She requested that the CCDA find the additional money. She said she hoped the sculptures could be installed soon after the Main Street Greet Street project is complete at the south end.

Director Woodard asked artist Borrello about his color choices for the sculpture and commented that they look "all season" to him. Mr. Borello said the colors express visibility, radiance and growth and are light enough to take reflection at night.

Director Buehner expressed concern about nearby plantings and said she did not want them to hide the sculpture. Mr. Borrello allayed her concerns and said he will design the landscaping to complement the sculpture. Director Buehner asked about proximity to Tigard's Christmas tree and was shown that on the site plan it is 50 feet away and should not affect it. The concrete base of the sculptures was discussed and Director Buehner said it sounded adequate to anchor the artwork.

Director Henderson commented that the city is getting value for money spent.

Director Snider commented that he could reengage in consideration of the new filbert design and could support either that or the six-petal design.

Director Henderson moved that the CCDA support the CCAC Public Art Subcommittee's recommendation and Director Woodard seconded the motion. The motion passed unanimously.

	Yes	No
CCDA Director Buehner	✓	
CCDA Director Henderson	✓	
CCDA Director Snider	✓	
CCDA Director Woodard	✓	
CCDA Chair Cook	✓	

Chair Cook said the CCDA will identify where to find an additional $14,000 and then will figure out the schedule. Director Snider thanked Mr. Borello for listening and responding to their feedback.

4. DISCUSS COMPOSITION OF THE CITY CENTER DEVELOPMENT AGENCY BOARD AND/OR CITY CENTER ADVISORY COMMISSION

Assistant City Manager Newton introduced this item which is a continued discussion on whether to make changes to the CCDA or CCAC member composition. Two CCDA members were not present at the last meeting and Chair Cook wanted to give an opportunity for the full board to discuss it.

Chair Cook said there has been much discussion on creating an entirely new board, but he wanted all CCDA members to weigh in on adding additional members to the board and/or making changes to the composition of the CCAC, and ideas to make the board function better.

Director Henderson said he never thought the CCAC was not functioning well. He said it is functioning so well it does 99 percent of the work for the CCDA. He said the CCAC 's role is to look over the tax increment financing and how it is being used. The CCDA is the group that represents the urban renewal district and should be the idea maker. He said, "Historically, we have been looking at this through the eyes of the CCAC because they are the ones that have been educated, tutored and brought together to look at what they want for the downtown." He said that the CCAC should only be overseeing the tax increment and how it is being spent and the CCDA has a much broader scope of work. He said the CCDA brings in consultants but has not followed up on their ideas and suggestions. He said the Council sits above the CCDA and anything would have to be approved by them. He suggested that a development consultant, whether volunteer or staff, would help the CCDA

work to its full potential. He remarked that there is expertise in the Tigard community that could help with this.

Chair Cook agreed that there is a lot of expertise in the community, but commented on Director Henderson's statement that the city council would always be over the CCDA Board. He said the city attorney advised that under the rules of urban renewal in Oregon, this would not be the case.

Director Woodard said that everything works well but it could be better. He noted that there is in-house expertise and asked whether Community Development Director Asher, Economic Development Manager Purdy and Redevelopment Project Manager Farrelly should attend all CCDA meetings to act in integrator/facilitator roles. He suggested fully using the skillsets available on staff before adding a developer to the CCDA composition.

Director Buehner said she worked with the Portland Development Commission and one issue that strikes her is that architects and developers coming onto a board cannot bid on any projects in the urban renewal district, making it hard to find people to serve. She said the city is 8 years into a 20 year urban renewal plan and she has a problem with "changing horses in mid-stream." She commented that Tigard's urban renewal district is tiny, one of the smallest in the state, and there is not enough money in it to justify creating a huge bureaucracy to support it. She said she would like to see changes in the makeup of the CCAC. She offered some history, saying that divisive issues from the past have been resolved. She said experts added to the CCAC would simply need to disclose they sit on an advisory board to the city, and their participation would not invalidate their opportunity to bid on city projects, unlike an urban renewal board member.

Director Snider said he has struggled with this concept and he goes back to asking what is the problem is we are trying to solve. He said he hears Director Buehner's point clearly and while the urban renewal district is small, it is important and he does not want it mired in extra bureaucracy. He summarized that there are two options for consideration: 1) status quo or 2) enhance the CCAC representation of some backgrounds and disciplines and add 1-3 members to the CCDA. He said he hears no desire, except from Director Henderson, to move to an appointed CCDA board.

Chair Cook suggested giving a different charge to the Community Development team and have them bring ideas to the CCDA. Director Snider clarified that Chair Cook meant that the CCDA would become more action and idea oriented based on expertise coming from other places. Mayor Cook summarized that there was majority agreement not to redo the CCDA Board and asked if any board members wanted changes made to the CCAC.

Director Henderson asked why there would be changes to the CCAC because they are functioning well. Director Snider asked if there could be input from CCAC members present. Chair Cook said he would allow it and Director Buehner requested that past CCAC Chairs Shearer and Murphy give their input.

Former CCAC Chair Shearer said trying to augment the CCDA would be difficult because of how it is tied to the City Council. She stated, "You have so much talent on your city staff. If you can find a way to bring your city staff and get them more involved in decisions, that is the way to go." She said there is also a wealth of talent from boards and committees, such as a retired architect on the Planning Commission and a planner on the CCAC. She suggested reaching out to the environmental community for a biologist because one of the urban renewal district's biggest assets is Fanno Creek. She said the CCAC is open to having more people and the bylaws allow 12 members. She said it would be difficult to find professionals in design and development to serve on the CCDA board because of their professional obligations.

Former CCAC Chair Murphy said he looks to the CCDA to define the role of CCAC and his role is to follow their direction. He said the CCAC serves two roles, one is to provide technical input and recommendations to the CCDA; the other is to serve as a rolling public forum. He said a concept from the book Future Shock is appropriate when considering how the CCAC can best assist the CCDA – the concept of the "adhocracy," temporary task groups that coalesce around a particular task, fulfilling the goal and then ceasing to exist. He said there are experts on staff and in the community that could be the adhocracy, not replacing the CCDA, but as a supplement to it. He said the CCAC's Public Art Subcommittee is an example of this.

Former CCAC Chair Shearer said the city should strive to have all segments of society represented on their boards and committees, that is, anyone living in Tigard who does not have representation on council.

Former CCAC Chair Murphy said another possible consequence of a professional board that concerns him is decoupling from the political process. An appointed board would not be accountable to voters.

Director Woodard asked Community Development Director Asher if there would be value in asking for more involvement from Redevelopment Project Manager Farrelly and Economic Development Manager Purdy to help the CCDA get past roadblocks. Community Development Director Asher said that was not off base and it starts with specificity on the part of the CCDA in what they are trying to address. He said he agreed that staff can do much more and engage with the CCDA in a very different way. He noted that expertise, roles and practice are recurring themes. He said he noticed when he started work at the City of Tigard that the CCDA needed assistance in understanding urban renewal finance and the borrowing horizon. Expertise was brought in for discussion with the CCDA. He said this is the model he would like to continue to use. He suggested less concern about expertise because, "There is a lot we know how to do and what we don't know how to do we can pay to bring that in." CCDA meeting agendas could be structured to include brainstorming, more dialog and more complete engagement so everyone understands why certain things are or are not happening.

Director Buehner noted that when the TTAC was reconfigured, staff support was required from Finance, Engineering and Community Development staff. She suggested it would be

useful to add regular Finance Department support when money questions arise. Community Development Director Asher remarked that the structure has changed and TTAC now is staffed by Community Development, but Engineering and Finance are on call. He said it was too staff-heavy and a burden on the three departments to have so many staff members at the meetings. He said it begins with specific questions about projects, sites, or programs seen elsewhere that the board would like to try. He said what will be a continued recipe for failure is for staff to try and guess where and what it is the board wants to discuss. He asked for clarity on this and promised that staff will bring experts, whether in-house or guests, to engage the board around the district and how it can develop.

Director Snider referred to the discussion held on further consideration of the River Terrace commercial district and noted council received a lot of information with one month to assist them with a decision. He asked if this is the kind of model being referred to and Mr. Asher said it was.

Director Woodard said there needs to be clarity about what we are looking for and the CDDA should identify their top three concerns. Director Snider suggested the CCAC be asked what they think the CCDA should be considering.

Community Development Director Asher suggested that the directors, the CCAD and staff all give some thought to this and next month a discussion on topics will be scheduled. Director Buehner requested that staff add a five-year urban renewal plan extension to the list of discussion items. Director Snider recommended being specific, for example, "I want to know what a downtown plaza can look like," not "I want the downtown to feel good."

- CCDA EXECUTIVE SESSION

At 7:57 pm Chair Cook read the citation for an executive session called under 192.660(2) (e), real property negotiations. He said after the executive session there would be a Non Agenda item discussed. The executive session ended at 8:20 pm.

5. NON-AGENDA ITEMS – CITY COUNCIL

A. Chair Cook noted that council underwent a different goal setting process this year and did not hold their annual discussion on committee assignments. He asked if anyone wanted to switch committee assignments. No one expressed interest in changing their board or committee liaison assignments.

B. Director Buehner expressed a concern about council treatment of staff during the November 19, 2013 workshop meeting. She said council members need to be reminded of council groundrules and hold polite and respectful discussion without humiliating other council members or staff. She said she would like to discuss this further.

Executive Director Wine suggested this be discussed with facilitator Joe Hertzberg to explore ways to express opinions without insulting others. Chair Cook concurred that holding a session with Mr. Hertzberg would be beneficial.

Director Henderson inquired if there was a specific incident to which Director Buehner was referring. She advised watching the TVCTV recording of the November 19, 2013 council workshop, specifically the street maintenance fee discussion. She confirmed that her issue is regarding council interaction with staff and she wishes to review the issue and discuss "how we talk to each other."

6. ADJOURNMENT

At 8:33 pm Director Woodard moved for adjournment. Director Snider seconded the motion and all voted in favor.

	Yes	No
CCDA Director Buehner	✓	
CCDA Director Henderson	✓	
CCDA Director Snider	✓	
CCDA Director Woodard	✓	
CCDA Chair Cook	✓	

Carol A Krager

Deputy City Recorder, Carol A. Krager

Attest:

CCDA Chair, John L. Cook

2/4/2014

Date