

## September 13 GCDC Meeting Notes

Committee: Hello! We had a good meeting last week. I've included the agenda and accompanying information. Here are some of the things we decided or talked about:

1. We tried to come to a decision on a monthly meeting time/date. Thursday worked for most people, but I looked back at my notes and that date/time doesn't work for either Paddy or Robin. Is Wednesday a possibility? Let me know.
2. We talked about forming a Technical Committee to deal with issues like Street Vacation, finance, political outreach, project scheduling, etc. (more below). Curt Germundson has agreed to work in the finance area and Jenny Stadler will help with the political connections. Ross, Martin and I will also be on the committee, and others may be added as we identify needs. People may join for a while to work on a project and then fall off. Mark Bello will be helping me with the Street Vacation project.
3. Andrew Eshleman has agreed to join the main committee to lead the effort of Parish involvement. This is a big job and we are lucky to have him. He is already forming plans as to how we involve and communicate with the parish.
4. Sally Fraser, who has a long history with Grace Foundation is going to do a short term project with the institute and Grace Church to forge a better understanding as to how they work together to form a cohesive point of view about their roles. Ross has pointed out that we all need to be on the same page as we interact with the development/finance communities.
5. The Board of Trustees has looked at our proposal for Grant money and wants to talk to us further. Martin, Ross and I will be meeting with them on September 27th.
6. We never got to the last question: Where do we go from here? I will be getting back to you soon with some ideas about that.

Below is the information I passed out. I will be putting this message, along with documents about vacating a street and an RFP the SW Alder Presbyterians have sent to the development community into the notebook that Jackie keeps in the office for people to look at.

This coming Sunday I will be making an announcement about new developments in the project and sending an email to the Parish early next week that summarizes the announcement. Like I did last time.

Thanks everyone,

Nancy

- Technical Committee Responsibilities

Create a Technical Committee which would be a technical/financial advisory committee, dealing with the nuts and bolts of how a project might be structured, identifying recommendations for project organization and ownership between the various entities, evaluating what public financing to pursue and when to reach out to the elected and bureau leaders, identifying a project schedule, preparing a solicitation for development partners, addressing the street vacation, administering the contract with the architect for conceptual layout, and similar “project management” roles.

Vacating a Street handout.

- B. GCDC Responsibilities

The GCDC, as an extension of the Vestry, has the ultimate advisory and recommendation role to Vestry. They are responsible for communicating the project to the parish, Vestry and stakeholders, researching affordable housing options and mix (like the St Francis Park) for compatibility with Grace’s mission, addressing issues of concern to the vestry and parish about pursuing development on the Grace campus, participating in and evaluating options for the configuration of the new campus with the architect, and vetting through any proposals for development received (such as the current one with Home Forward). Ultimately they are the ones recommending the project, and any appropriate intermediary steps to Vestry for decision making.

III. Questions from Julie Livingston, Home Forward RE: Are we ready to take on a significant development project?

These are the questions folks in Home Forward’s real estate development department would begin with if Grace Memorial were to ask us to consider participating. It’s likely the vestry can already answer all or most of these questions—and maybe they’ll serve as nothing more than an indication that you’re on track and ready to move to the next step.

The next step is probably a realistic—but still conceptual—look at an architectural program for the new building: how much development capacity does the site have? What are all the non-housing uses, and what are their spatial needs? How many housing units can be accommodated in what remains? A realistic look at parking needs and understanding whether or not this should drive the design, etc. All good material for a workshop.

#### IV. Where does our Grant Proposal Stand?

##### Message from Rick Grimshaw (Board of Trustees) re: Grant Proposal

We had a productive initial discussion yesterday at Trustees, and would like to meet with your team in person at the next Trustee meeting, which will be on Thursday, September 27th in the afternoon, at the Bishop's Close. Rev. Carter Hawley is copied, she will coordinate a presentation time as part of the agenda.

The group felt they needed more information before acting, and thought scheduling Grace for 9/27 would be appropriate.

#### V. Three Development Scenarios:

1. Develop an RFP (Request for Proposal) that would be circulated in the development community. We would pick a proposal from applications.

Example from Presbyterian Church on SW Alder available as handout.

2. Partner with the O'Brien Auto Group. Grace could fulfill their affordable Housing requirements.

(From Julie Livingston, Home Forward)

It sounds as if the O'Brien Auto Group is interested in talking to Grace Memorial. I have a telephone conference scheduled with Eric Hansen, O'Brien's real estate rep, early next week. With Grace Memorial's permission, I'll share the development capacity of your site with him so he understands just how much of O'Brien's affordable housing obligation might be outsourced and how much money would need to flow to make that happen (the calculation is defined in the City's zoning code). I'll send you the same materials I send to Eric. He is home-based in Seattle but is in Portland frequently. If the size of the check that will need to be written doesn't cause him to walk away, I'll suggest we set up a coffee date with a few representatives from Grace Memorial when he's next in Portland so everyone has names, faces, and email addresses to continue the conversation.

3. Partner with Quad, Inc. to develop our property. Ross and Curt.

VI. Where do we go from here?