

**Minutes of the Downtown Development Authority  
City of Portland**

Held on Monday, May 24, 2021  
Via Zoom – Meeting ID# 841 2606 3946

Members Present: Grimminck, Antaya, Briggs, Gorman, Barnes, Madarang, Hengesbach, Williamson

Members Absent: None

Staff: DDA Director ConnerWellman

Guests: Council Member Johnston, Shirley Teachout

Chair Grimminck called the meeting to order at 7:00 P.M.

There was no Public Comment.

Motion by Antaya, supported by Madarang, to approve the agenda as presented.  
All in favor. Adopted.

Motion by Barnes, supported by Madarang, to approve the minutes of the April 26, 2021 meeting as presented.  
All in favor. Adopted.

Motion by Williamson, supported by Briggs, to approve the Treasurer's Report as presented.  
All in favor. Adopted.

There were no Team Reports as there were no team meetings due to a lot of fundraising activities.

Under Old Business, Director ConnerWellman provided an update on the Toan Park Revitalization Project. Three bids were received for the project.

City Manager Gorman noted the proposal that was approved works very well with the proposed project and the contractor has done this type of project before. Construction will begin in June or July and is expected to wrap up in September.

City Manager Gorman further noted the DDA is completing the splash pad, which is part of the TIF Plan, with great support from the community. The Kent Street Improvement Project is also a high priority and is planned to take place soon.

Under New Business, Director ConnerWellman noted there are no board member term expirations this year.

Director ConnerWellman provided information on the Board Member efforts, tasks, and updates for fundraising for the Riverfront Park Revitalization at Toan Park. She further thanked the

community for its optimism and generosity. With the current pledges the fundraising goal will be exceeded, which is needed to complete the project.

City Manager Gorman stated that City personnel has spent a considerable amount of time searching for some type of agreement that would allow the Builders Lumber sign located at Toan Park. The sign is not allowed under the current Sign Ordinance. He further noted that he has reached out to Mr. Wohlscheid to see if he has record of any type of agreement and he does not either.

Director ConnerWellman provided information on the Sounds of Summer Concert Series at the Bandshell this summer. There are two openings for sponsors. The entire schedule will be released later this week.

Director ConnerWellman presented information and photos of the Façade Agreement for 118 Kent St. for Tim Fuller. The result is a very nice historic replica.

City Manager extended kudos to Mr. Fuller for his efforts in restoring the buildings downtown.

Under the Director Report, Director ConnerWellman presented the May 2021 Director's Report.

City Manager Gorman stated that over the years there have been ongoing issues related to Hot Shots, located at 137 Kent St., that are not good for the downtown. He stated his feeling that there should be an honest conversation with them to address these issues.

City Manager Gorman noted that there are substantial liabilities to the City related to the possibility of accepting the donation of property from Fabiano's at Kent St. and Grand River Ave. The City will have to exercise its due diligence; especially in terms of the environmental issues.

There was discussion about possible grant opportunities especially if this is a brownfield property.

City Manager Gorman noted the Sparrow project is moving along well. They are expected to open the new facility at the end of the summer. He also stated the Safe Routes to School project is moving along well throughout the city. The new light signal will be installed at Grand River Ave. and West St. once school is out for the summer.

Under Board Member Comments, City Manager Gorman stated the City Council wrapped up the budget process and approved the Fiscal Year 2021-2022 budget. The City also recently paid off the bond for the James Street Improvement Project which now allows the funds to be set aside for the Kent Street Improvement Project from Academy St. to Grand River Ave. This will likely be a difficult process but will be an opportunity to clean up the core of the community; the City will include the business owners in the process and provide timely information.

There was discussion about moving the June DDA meeting to Wednesday, June 30, 2021.

There was also discussion about how the fireworks will be handled in upcoming years as the Chamber of Commerce has dissolved.

Motion by Antaya, supported by Williamson, to adjourn the meeting at 7:53 P.M.  
All in favor. Adopted

Respectfully submitted,

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Margery Briggs, Secretary