



Meeting Minutes

October 17, 2024 | Regular Meeting

Troutdale Police Community Center – Kellogg Room
234 SW Kendall Ct, Troutdale, OR 97060

1. Committee and Staff Present: Chair Leamy, Vice Chair Allen, members Andrews, Hill, Knight, Prickett and Koester. Members Staffenson, Castillo-White and Rizzo were excused absences. Staff Erika Palmer, ComDev Director and Marlee Boxler, Economic Development Coordinator.
2. Public Comment on Non-Agenda items: Paul Wilcox requested time for public comment after the board discusses RFQ. His comments are: On page 4, the sample site plan was removed from the document, and he is extremely pleased.
3. Review and Approve Prior Meeting
 - a. September 19, 2024 minutes were approved as amended (6:0).
4. Discussion
 - a. Review changes to the RFQ document, The Confluence at Troutdale (URA). Marlee highlighted changes that could enhance what we really want to say to sell the project's significance. She explained the use of more inspirational photos to highlight current activities such as the Sandy Riverfront Trail & Park groundbreaking, the Wayfinder Brewing Taproom and The Highland Food Cart project that took advantage of Troutdale's incentives and assistance. She also added historical photos to the RFQ packet. Specifically, section 4 to the end goes into the nitty-gritty of the process.

Director Palmer added that small changes also occurred such as re-wording several sentences, typos and misspellings, but cautioned that there are still sections in the packet that are repetitive but helps it to become more concise. The topics of potential anchor tenants for the site and a parking plan with an importance that promotes walkability were also discussed.

Marlee will cite where the data came from when using statistics in the RFQ. She used a visitation data tracking service called Placer AI on the one-pager which gave data that "1.7 million non-residents visited..." Troutdale and that they spent 85 million dollars.

Board member Andrews raised the question on how to entice business to continue along the river when the winter and winds hits us and it's not nice to be outside. He suggests asking candidates to add a design for indoor spaces/market elements like 5th Street Public Market in Eugene, Victoria Gardens in Southern California or the Chelsea Market in New York. He thinks using photos like Hood River Waterfront Park would be useful to display potential uses of the river in Troutdale. A covered year-round market space would be an ode to Troutdale's farming history and tells a story about us.

Vice Chair Allen wants to see page 20 reworked.

Board Member Knight suggest having wind-powered kinetic art sculptures that are activated during high winds. This attraction could draw tourists to Troutdale during extreme wind times as a must-see destination, specifically because of the energy.

5. Communication

- a. Staff – URA/City Council will review the revised RFQ November 12th and TCAB can attend the meeting. Saturday is Howl-o-Ween at the Imagination Station dog park. Starting working with HLC and tribes on six signs for the Sandy Riverfront Trail. The November TCAB meeting, staff will give an update of the Sandy River shuttle Feasibility and Parking study. Disaster Preparedness class on Nov 20th is free and will be recorded for the City's YouTube© page.
- b. Advisory Board – Downtown clock tower is not working. Grand opening for Pickleball courts is Saturday.

Meeting adjourned at 8:45 PM.

Exhibit A:

1. Documents Referred to During Meeting

- a. Request for Qualifications the Confluence at Troutdale, A Destination Riverfront Development Opportunity.