

JEANNETTE M. LAUNER

ATTORNEY

REPRESENTATIVE EXPERIENCE

PORTLAND DEVELOPMENT COMMISSION

As General Counsel for the City of Portland redevelopment agency for almost ten years from 1985 to 1994, I drafted several urban renewal plans and amendments to plans; negotiated and drafted major redevelopment agreements for projects such as Pioneer Place Shopping Center, Riverplace mixed use development, rental housing projects on the South Park Blocks and the PGT Headquarters Building.

In my continuing contract representation with PDC, I have negotiated and drafted redevelopment agreements including the River District Hoyt Street Properties Development Agreement, and various smaller projects Martin Luther King Jr. Blvd. in NE Portland. I represented PDC in negotiation, amendment and implementation of the South Waterfront Central District Development Agreement for redevelopment of former industrial land on the Willamette Riverfront into a mixed use development that includes new streets, utilities, a Streetcar Extension and an aerial tram to connect the area to the Oregon Health and Science University, along with 2500 housing units and over 1M square feet of office, research and clinical space.

I am currently representing PDC in disposition of property to Metro for a 600-room Headquarters Hotel project, and in a potential PDC purchase of the U.S. Postal Service Processing and Distribution Center in Northwest Portland.

ASSOCIATION OF OREGON REDEVELOPMENT AGENCIES

I have served as the attorney/consultant to the statewide organization of Oregon urban renewal agencies since 1998. I have assisted in drafting the urban renewal provisions of a constitutional amendment limiting property taxes, Measure 50, and its implementing statutes that revised the state property tax system in 1997; lobbied successfully to preserve the funding of existing urban renewal districts; continue consulting efforts in subsequent sessions to preserve and enhance tax increment financing and public redevelopment opportunities.

CITY OF HILLSBORO

In tandem with the City Attorney, I represented City in public-private partnership negotiations for a mixed-use development of City Hall, a library building, private retail space and a mixed income housing project in support of downtown revitalization efforts.

TALENT URBAN RENEWAL AGENCY

General counsel to the urban renewal agency. Drafting of documents for urban renewal plan amendments, intergovernmental agreements, redraft of Agency Public Contracting Policy; General advice to the Agency and Executive Director; Negotiations for property acquisition for road improvements and relocation of a community theater.

CITY OF LEBANON/ LEBANON URBAN RENEWAL AGENCY

Represented City as special counsel to negotiate a Development Agreement for the siting of a Lowe's Warehouse Distribution Center in the NW Lebanon Urban Renewal Area; Assisted staff to process amendments to the NW Lebanon Urban Renewal Plan to accommodate Lowe's development; Implemented the Agency's termination of its oldest URA.

Currently negotiating an economic development agreement providing for public investment in infrastructure to support a mixed use development that will include a medical school campus and related facilities.

PORT OF HOOD RIVER

Drafting and negotiating documents representing the Port to dispose of land in waterfront industrial/commercial area for economic development purposes. Drafting and negotiating purchase and leaseback of a major downtown office building.

OTHER OREGON URBAN RENEWAL AGENCY CLIENTS:

Assisted in establishing urban renewal districts and redevelopment agencies for various jurisdictions in Oregon. Work with jurisdictions to enhance their redevelopment opportunities by amending their urban renewal strategies and existing implementation in urban renewal plans. Appear before and advise City governing bodies as to redevelopment strategies and potential. My clients in this field include, ASTORIA REDEVELOPMENT AGENCY, COLUMBIA COUNTY, PENDLETON URBAN RENEWAL AGENCY, SISTERS URBAN RENEWAL AGENCY, WARRENTON URBAN RENEWAL AGENCY, WASHINGTON COUNTY (North Bethany Area), CITY OF WILSONVILLE.

PRIVATE REDEVELOPMENT MATTERS

BREWERY BLOCKS LLC Assisted Gerding/Edlen Development Company in negotiating terms of urban renewal investment in Brewery Blocks redevelopment in northwest Portland.

ROSEMONT COMMUNITY DEVELOPERS LLC In cooperation with major northwest regional law firm, represented developer to redevelop a historic convent structure and approximately 7 acres into affordable and market housing and a Headstart facility in North Portland. Involved complex financing and legal structure including tax credits, commercial loans and public loan funds.

NESTUCCA RIDGE DEVELOPMENT, INC. Represented developer of hotel/restaurant/meeting facility in Pacific City, OR in obtaining necessary land use approvals.

INNVENTURES INC. Drafted and completed negotiation of redevelopment agreement representing developer of Marriott extended stay hotel at Riverplace.