



PROSPER
PORTLAND

Building an Equitable Economy

Gustavo J. Cruz, Jr.
Chair

Francesca Gambetti
Commissioner

Alisha Moreland-
Capuia, M.D.
Commissioner

William Myers
Commissioner

Peter Platt
Commissioner

Ted Wheeler
Mayor

Kimberly Branam
Executive Director

This document represents the official meeting record of the September 13, 2017, Prosper Portland Board of Commissioners (Board) meeting held at 222 NW Fifth Ave., Portland, OR 97209. The full video recording of this meeting can be found at:

<https://www.youtube.com/watch?v=6PMoTugg34k>

1. Call to Order and Roll Call

Chair Gustavo Cruz called the meeting to order at approximately 3:05 p.m. Pam Micek, Prosper Portland Board recording secretary, called the Prosper Portland Board roll:

Chair Gustavo Cruz	PRESENT
Commissioner Francesca Gambetti	PRESENT
Commissioner Alisha Moreland-Capuia	PRESENT
Commissioner William Myers	PRESENT
Commissioner Peter Platt	PRESENT

2. Commissioner Reports

Commissioner Moreland-Capuia

- Recently returned from Africa after visiting the health care clinic she and her family built

Commissioner Myers

- Attended the Broadway Corridor Steering Committee meetings on August 2 and 29
- Attended the ground breaking for the Oregon Convention Center Hotel and Parking Garage on August 4
- Attended several Labor Management Community Oversight Committee meetings

Commissioner Gambetti

- Attended the North/Northeast Community Development Initiative Oversight Committee meeting on August 23

Commissioner Platt

- Attended the North/Northeast Community Development Initiative Oversight Committee meeting on August 23

Chair Cruz

- Attended the North/Northeast Community Development Initiative Oversight Committee meeting on August 23
- Attended the Hispanic Metropolitan Chamber of Commerce Hispanic Heritage Celebration Dinner on September 7

3. Executive Director Report

- Prosper Portland hosted its monthly North/Northeast Community Development Initiative Oversight Committee meeting on August 23
- Attended the Jade International Night Market at the Jade District on August 26

222 NW Fifth Avenue
Portland, OR
97209-3859

503-823-3200 Main
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503-823-3366 TTY

- Attended the Hispanic Metropolitan Chamber of Commerce Hispanic Heritage Celebration Dinner on September 7
- Spoke at the Leach Botanical Garden event in Lents on September 8
- Attended the memorial for Elemental Technologies founder Sam Blackman on September 10
- Spoke at the groundbreaking of ROSE Community Development's new project in Lents, Woody Guthrie, on September 13
- Announced that Prosper Portland is a proud partner of BEST FEST – Oregon BEST's premier clean technology innovation conference
- Announced that Prosper Portland is accepting applications for the new Council for Economic and Racial Equity until September 15 at 5 p.m.
- Encouraged anyone who may be interested to register for the Oregon Small Business Fair workshops on September 16
- Attended Self-Enhancement Inc.'s Soul of the City event on September 16
- Noted that there is still time to support the Cully Park project
- Extended the invitation to attend the Division/Midway Festival of Nations multicultural celebration on September 17
- Attending and speaking at the grand opening of Portland State's new Karl Miller Center on September 19
- Attending Greater Portland Inc.'s annual Economic Summit on September 21
- Attending the Latino Network's Noche Bella Gala on September 22
- Announced that Prosper Portland has \$1.25 million available for community-serving projects through the Community Livability Grant Program
- Shared that Prosper Portland staff continue to attend biweekly meetings with VOZ Workers' Rights Education Project to finalize a Letter of Intent for the Prosper Portland-owned property located at 240 NE Martin Luther King Boulevard. The group's goal is to finalize an agreement by the end of September

4. Meeting Minutes

Chair Cruz called for a motion to approve the August 9, 2017, Prosper Portland Board meeting minutes. Commissioner Moreland-Capuia moved and Commissioner Gambetti seconded the motion.

AYES: Cruz, Gambetti, Moreland-Capuia, Myers, Platt

NAYS: None

5. Public Comment for Items Not on Agenda

Chair Cruz called forward public testimony.

Jil Heimensen, Peterson's Convenience Store (Petersons) Lobbyist, testified on behalf of Peterson's and distributed a packet containing written comments from Peterson's customers in support of keeping Peterson's Convenience store in its current location at 10th and Yamhill (see Attachment 1) at the following link: <http://prosperportland.us/wp-content/uploads/2017/04/Board-Meeting-2017-09-13-Comments-from-Petersons-Customers.pdf>

Doug Peterson, Peterson's owner, advocated for allowing Peterson's to remain at the 10th and Yamhill location and referred to the diversity of his employees.

Michael Vandever, manager at Peterson's, listed examples explaining why the employees need the income they receive by working at Petersons and inquired as to how they will prosper if the store is closed for ten to eleven months.

Robert Faith, Peterson's employee, shared testimony detailing how Mr. Peterson hires a diverse population and takes care of his employees.

Stan Herman, Oregon Bike, provided a copy of his proposed plans for a community project on his property which would include a soccer field, canoes, and kayaks (see Attachment 2).

CONSENT AGENDA

6. Action Item: Resolution 7252 - Authorizing Amendments to a Grant with the Portland Economic Investment Corporation and an Intergovernmental Agreement with Multnomah County for Additional Investment in the Inclusive Startup Fund

With this action, the Board amended a Grant Agreement with Portland Economic Investment Corporation and an Intergovernmental Agreement with Multnomah County to add an additional \$150,000 from Multnomah County for investment in the Inclusive Startup Fund. The Inclusive Startup Fund, a seed fund managed by Elevate Capital, provides early stage investments of \$25,000 to \$75,000 and six months of tailored mentoring to entrepreneurs from underrepresented backgrounds across a variety of industries.

Chair Cruz called for a vote to approve Resolution 7252.

AYES: Cruz, Gambetti, Moreland-Capua, Myers, Platt

NAYS: None

REGULAR AGENDA

7. Action Item: Resolution 7253 - Recommend to City Council Amendments to the Portland Enterprise Zone Policy and Amend and Realign the Portland and East Portland Enterprise Zone Boundaries

Prosper Portland staff presenting this item:
Bobby Lee, Director of Economic Development
Andy Reed, Project Manager I

With this action, the Board recommended that the Portland City Council i) adopt amendments to the City of Portland Enterprise-Zone (E-Zone) Policy and ii) amend and realign the Portland and East Portland E-Zone Boundaries. Prosper Portland is requesting changes to the E-Zone Policy to further align with the agency's 2015-2020 Strategic Plan and priorities around institutionalizing public benefit agreements to build an equitable economy for Portlanders. Additionally, this action recommended that City Council add key properties in the Central Eastside and Old Town/Chinatown into the E-Zone program, as well as realign some of the properties (moving them from the Portland E-Zone to the East Portland E-Zone) to create a cleaner delineation between the two zones along the Columbia Corridor.

Mr. Reed provided a summary and update on how the program works and described some of the community benefits.

Commissioner Myers asked who would be serving in the role of the oversight committee. Mr. Reed responded, the to-be-formed Council for Economic & Racial Equity.

Commissioner Myers requested that Mr. Reed expand the group and add some industry delivery experts to help identify any potential need for course correction along the way.

Chair Cruz asked what benefits companies would receive and what would they derive from the program and tax abatement? Mr. Reed responded that typically on a ten million dollar investment, there would be about a one million dollar savings over ten years.

Chair Cruz invited guests forward to testify.

Sara Nelson with Jaguar Land Rover shared that as a company currently participating in the public benefit agreement process, they are in support of Prosper Portland's efforts.

Chair Cruz called for a motion to approve Resolution 7253; Commissioner Myers moved and Commissioner Moreland-Capuia seconded the motion.

AYES: Cruz, Gambetti, Moreland-Capuia, Myers, Platt

NAYS: None

8. Information Item: Update on Prosper Portland Affordable Commercial Tenanting Initiatives

Prosper Portland staff presenting this item:

Alison Wicks, Project Coordinator II

Chair Cruz invited Commissioner Gambetti to read a statement.

Commissioner Gambetti read: "Before this discussion begins, I would like to note an interest that my company has in one of the projects that will be discussed today. I am a partner of Shiels Oblatz Johnsen, which serves as Owners Representative in the 10th and Yamhill project, representing the Portland Department of Transportation and, indirectly, Prosper Portland. I have discussed this matter with the General Counsel of Prosper Portland and have been advised that there currently exists no conflict of interest. Nevertheless, in the interests of transparency, I am declaring my company's participation in the project."

Ms. Wicks provided an update on a proposed framework for the Prosper Portland Affordable Commercial Tenanting Program, as well as an update on the status of four Prosper Portland owned- and sponsored-development projects that are providing long-term affordable commercial space. Ms. Wicks asked the Board to provide input and ask questions.

Chair Cruz invited guests forward to testify.

Jeana Wooley, Vanport Square Alberta Commons Retail Tenanting Advisory Committee, expressed that the initiative is extremely important for retail diversity. She noted that as a result of the initiative owners have been able to stay in place and some are now even renting out their space.

Robert Gibson, Palindrome Communities, developer of Oliver Station, expressed enthusiasm for the success of the initiative stating that Oliver Station had already preleased 18,000 square feet of market-rate space. Mr. Gibson asked who is paying for the system development charges (SDC) and the commercial space. He was curious if there was a way to partner with the City and perhaps receive some kind of a waiver or adjustment for the SDCs for the commercial affordability similar to restricted rental units. He also asked if there might be a way to have a reduction or a waiver of the construction excise tax similar to affordable housing. Mr. Gibson suggested that the two tools mentioned above would help the program be even more successful moving forward.

Commissioner Gambetti expressed concern that by revitalizing Lents, gentrification would be sped up. She asked whether they saw a way to address the issue.

Ms. Wooley stated that the businesses will be subsidized for 10 years during which time they will be able to grow. She continued by stating that keeping long-term affordability in place will need to be considered.

Commissioner Gambetti asked about the demographics and whether local shoppers will be represented in the businesses. She also asked who the businesses will be targeting.

Ms. Wooley responded that diversifying faces makes a difference. She also stated that the Black Investment Consortium for Economic Progress was working on creating a commercial anchor in north/northeast Portland.

Commissioner Moreland-Capuia asked the question, how do you match the goals of utilizing women, and minority owned businesses and LGBTQ communities while insuring success in any particular neighborhood. She continued by recommending they have an advisory board to get real-time information for each of the developments and to widen the lens of diversity and inclusion, not just race.

Commissioner Platt urged staff to be sensitive and inclusive of the voices in the neighborhood and to consider that some voices are louder than others when setting up the program. Commissioner Platt asked how all of this will translate into ownership assets and requested that it be tracked.

9. Information Item: Update on the Prosper Portland Long Term Business Plan

Prosper Portland staff presenting this item:

Tony Barnes, Budget Officer

Justin Douglas, Policy Manager

Mr. Douglas and Mr. Barnes provided a presentation of the Long Term Business Plan which the Board last reviewed at the June 28, 2017 Board meeting. The purpose of bringing forth the refined model and funding scenarios to the Board was to receive honest feedback about how it could be improved and to learn what questions it may leave unanswered before taking the presentation to City Council.

Commissioner Platt stated that the term “Business Plan” conjures up other ideas. He suggested Long-Term Financial Plan.

Commissioner Moreland-Capuia suggested “Financial Stability Plan.”

Commissioner Gambetti recommended adding more of a personal touch.

Commissioner Moreland-Capuia suggested adding a video with peoples’ testimonies about how their lives have been impacted by Prosper Portland.

Commissioner Platt proposed making it very clear that Prosper Portland is going to help other organizations achieve their equity goals.

Commissioner Moreland-Capuia made a recommendation to add more visuals and use fewer words.

Commissioner Gambetti suggested highlighting the sense of urgency as some folks may not be aware.

Commissioner Platt was curious as to whether the presentation needed to more clearly make the connection with economic development, increase in assets and decreasing equality.

Commissioner Moreland-Capuia suggested placing a small box on each slide with a central theme to which Commissioner Platt suggested, “If you want an increase in equality...this is what is needed.”

10. Adjourn

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 5:20 p.m.

Did you get this email Stan ? Fwd: New outdoor soccer, canoes and kayak facility on the Willamette River

From: Stan Herman <oregonbike@aol.com>
To: [abuaf1](mailto:abuaf1@prosperportland.us) <abuaf1@prosperportland.us>
Date: Wed, Aug 23, 2017 5:44 pm


-----Original Message-----

From: Stan Herman <oregonbike@aol.com>
To: [abuaf1](mailto:abuaf1@prosperportland.us) <abuaf1@prosperportland.us>
Sent: Wed, Aug 16, 2017 11:25 am
Subject: Re: New outdoor soccer, canoes and kayak facility on the Willamette River

Re: New outdoor soccer, canoes and kayak facility on the Willamette River

Lisa Abuaf, I meet you at one of the Prosper Portland meetings and gave you some information. Last week I saw Director Kimberly and she said I should reach out to you for a meeting regarding this project.

I'm hoping Prosper Portland would have an interest in helping with this community project. A new Commercial Outdoor Soccer and Water Recreational Facility. This facility would be located on my property in the north-east side of downtown Portland. There is a lack of high quality soccer fields in the city of Portland and this facility would well serve the Portland's inner-city communities. The only possibility of a complex of this nature to be built is at a close in industrial location of the city or outside the city limits. The area of space for this facility is proximately 77,000 square feet. The zoning is HI so a conditional use permit is allowed for this use.

The business plan includes, installing 3 soccer fields and a food cart space for patrons of the facility. This project will would also be fun for the community and a job producing project as well. We will employ 10-15 staff as well as a referee staff of about 10. Staff of 6 would be needed for the canoes and kayaks water recreation.

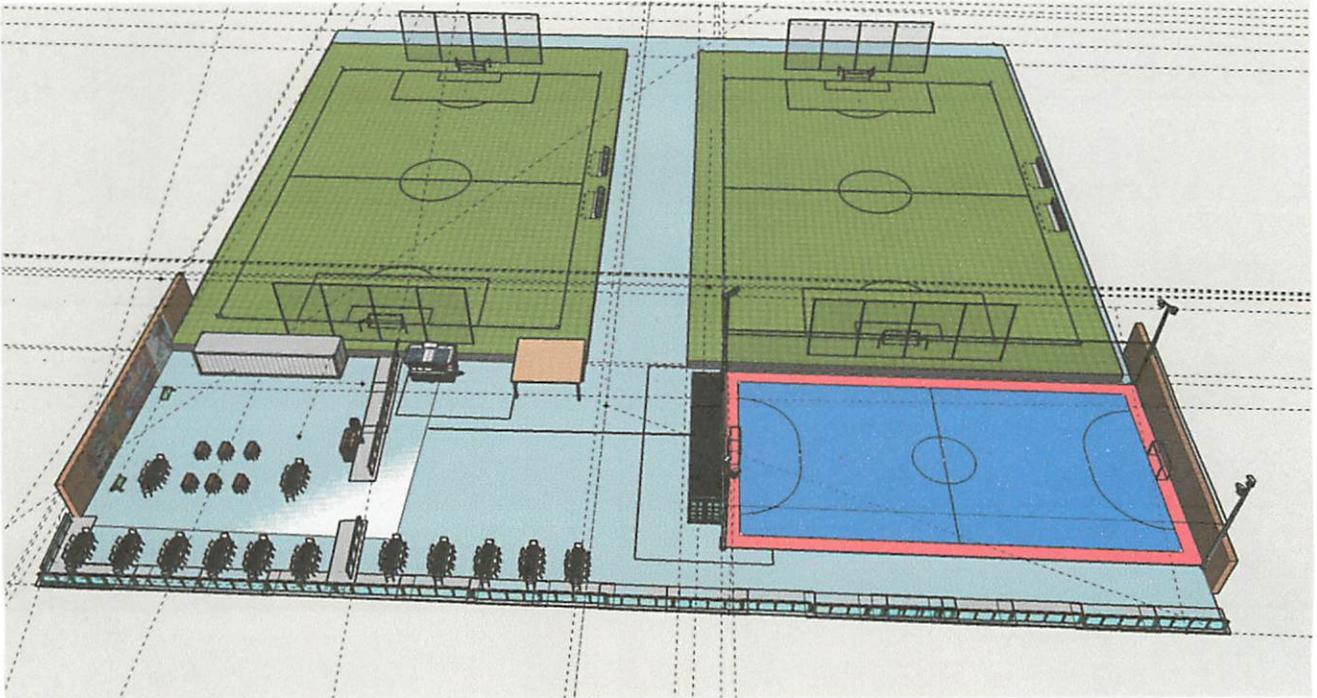
More soccer fields are needed in the city of Portland. Soccer fields will be operated by a for profit business and the Canoes and Kayaks will be operated by a nonprofit group. This is a great opportunity, a for-profit business, a nonprofit business and a City government partnership.

Would you give me a half hour of time so I can explain in more detail about the Herman-Fish Field, soccer and water recreational facility plan.

Email Oregonbike@aol.com

Stan Herman's cell @ 503 799 6666

4 Attached Images



Canoes and Kayaks for Kids

