

**Gustavo J. Cruz, Jr.**  
Chair

**Francesca Gambetti**  
Commissioner

**William Myers**  
Commissioner

**Peter Platt**  
Commissioner

**Serena Stoudamire  
Wesley**  
Commissioner

**Ted Wheeler**  
Mayor

**Kimberly Branam**  
Executive Director

This document represents the official meeting record of the July 14, 2021, Prosper Portland Board of Commissioners (Board) meeting via Zoom due to the COVID-19 pandemic. The full video recording of this meeting can be found at:

<https://www.youtube.com/watch?v=1AyU6jVo7Hs&t=9s>

## **1. Call to Order and Roll Call**

Chair Gustavo Cruz called the Prosper Portland Board meeting to order at approximately 3:02 p.m. Pam Feigenbutz, Prosper Portland Board recording secretary, called the roll:

Chair Gustavo Cruz	PRESENT
Commissioner Francesca Gambetti	PRESENT
Commissioner William Myers	PRESENT
Commissioner Peter Platt	PRESENT *
Commissioner Serena Stoudamire Wesley	ABSENT

\*While not present at roll call, Commissioner Platt joined the meeting and voted on items six through ten.

Chair Cruz read the following statement: “As a result of the COVID-19 pandemic and the need to limit in-person contact and promote social distancing, Prosper Portland is holding this meeting electronically as allowed by State law. All members of the Commission are attending remotely by phone. Prosper Portland has provided access for the public to listen to the audio broadcast of this meeting (see above). The public can also provide written testimony to the Commission by emailing [ProsperCommissioners@ProsperPortland.us](mailto:ProsperCommissioners@ProsperPortland.us)”

## **2. Commissioner Reports**

- Nothing to report from Commissioners

## **3. Executive Director Report**

- Joined Mayor Wheeler and a group of civic leaders to speak at the dedication ceremony for the “Rise Against Hate” billboard in Old Town on June 29
- Served as a panelist for the Portland Business Alliance’s video forum: Humanizing Your Reopening Plan on June 30
- Stated the City of Portland has designated the weekend of July 23 through July 25 as the celebration for reopening of the downtown core
- Noted Parkrose Marketplace Monthly Market is happening the weekend of July 24 and 25
- Shared My People’s Market takes place August 6 through August 8

#### **4. Meeting Minutes**

Chair Cruz called for a motion to approve the June 23, 2021, Prosper Portland Board meeting minutes. Commissioner Gambetti moved and Commissioner Myers seconded the motion.

#### **5. Public Comment for Items Not on Agenda**

Karanja Crews, founder and director of Teaching With Purpose, addressed the Prosper Portland Board on Board about a real estate and business development project that he is pursuing. Mr. Crews referred to the attached Powerpoint presentation. (See attachment 1.)

Commissioner Platt joined the meeting.

#### **CONSENT AGENDA**

- 6. Action Item: Resolution 7426 - Authorizing an Amendment to the Intergovernmental Agreement Among Prosper Portland, the City of Portland Office of Management and Finance, and the City of Portland Office of Equity and Human Rights for the Community Opportunities and Enhancements Program**
- 7. Action Item: Resolution 7427 - Authorizing a Grant Agreement with Venture Portland to Implement Business District Support Programs and the Catalytic Investment Initiative for the City of Portland During Fiscal Year 2021-22**
- 8. Action Item: Resolution 7428 - Authorizing a Subrecipient Agreement with Worksystems, Inc, to Implement Economic Opportunity Initiative Youth and Adult Workforce Development Services and Community Workforce Navigator Program During Fiscal Year 2021-22**
- 9. Action Item: Resolution 7429 - : Authorizing Amendments to Grant and Subrecipient Agreements to Implement the Inclusive Business Resource Network During Fiscal Year 2021-22**

Chair Cruz called for a motion to approve Resolution Nos. 7426, 7427, 7428, and 7429; Commissioner Gambetti moved and Commissioner Myers seconded the motion.

AYES: Cruz, Gambetti, Myers, Platt  
NAYS: None

#### **REGULAR AGENDA**

#### **10. Action Item: Election of Officers**

Chair Cruz called for a motion to nominate Board Officers. Commissioner Gambetti moved to nominate Gustavo Cruz as Chair, Willy Myers as Vice Chair, and Peter Platt as Treasurer; Commissioner Meyers seconded the motion.

AYES: Cruz, Gambetti, Myers, Platt  
NAYS: None

Commissioner Platt departed the meeting.

**11. Action Item: Resolution 7430 - Authorizing Terms for Lease Agreements at The Nick Fish; Authorizing Additional Funding for Build-Out of Commercial Space**

Prosper Portland staff and guest presenting this item:

*Joana Filgueiras, Project Manager II*

*Christine Velasquez, Project Manager I*

With this action, the Prosper Portland Board authorized the Executive Director to execute leases with business tenants in Prosper Portland-controlled ground floor commercial space at The Nick Fish at NE 106th Avenue and Halsey Street in the Gateway Regional Center Tax Increment Finance District and increased the tenant improvement funding amount authorized pursuant to Resolution No. 7366, adopted by the Prosper Portland Board on April 8, 2020, from \$3,500,000 to \$3,650,000.

Ms. Velasquez shared an update on Affordable Commercial Tenanting efforts, current pilot projects, lessons learned, opportunities for improved collaboration, and next steps to formalize the program.

Ms. Filgueiras provided an overview of the project, the function of the Retail Advisory Committee, and reviewed business priorities and budgetary impacts.

Chair Cruz called for a motion to approve Resolution No. 7430; Commissioner Myers moved and Commissioner Gambetti seconded the motion.

AYES: Cruz, Gambetti, Myers

NAYS: None

**12. Information Item: Update on Portland Means Progress 2019 & 2020 Impact Report**

Prosper Portland staff presenting this item:

*Andrea Gall, Project Manager II*

Ms. Gall reviewed the 2020 Portland Means Progress (PMP) report which covered two years of collected data. Ms. Gall shared outcomes from the four commitments PMP businesses agreed to: 1.) wages, 2.) work experience, 3.) intentional purchasing, and 4.) culture change. For each of the four commitments, Ms. Gall noted that the PMP report answered the following questions: what did we do, how well did we do, it and what was the impact; each followed by a review of next steps.

**13. Adjourn**

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 4:10 p.m.

Approved by the Prosper Portland Commission on September 29, 2021



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Pam Feigenbutz, Recording Secretary



## TEACHING WITH PURPOSE

### Prosper Portland to change funding allocation policies to help close the racial wealth gap



[Teaching With Purpose](#) started this petition to Prosper Portland Commissioners and [2 others](#)

Petition Prosper Portland (a city agency) to change funding allocations to black own businesses from loans to grants.

539 have signed. Let's get to 1,000!



**At 1,000 signatures**, this petition is more likely to be **featured in recommendations!**

Portland, 97211  
United States

- ☒ Please share my name and email address with Teaching With Purpose, so that I can receive updates on this campaign and others.
- ☒ Display my name and comment on this petition





# TEACHING WITH PURPOSE

## 5 Catalyze Cultural-Business Hub(s)<sup>3</sup> to further Culturally Specific Places and Economic Opportunities

**Support Cultural-Business Hub:** Foster multigenerational wealth creation by investing in 1-2 larger-scale projects that will provide commercial space for small businesses owned by African Americans and other people of color. Such projects will be places for businesses to grow and thrive, and will create active, vital sites offering culturally specific products, services, foods and/or entertainment. Examples of such projects include: the Mercado in Lents, Vanport Square in Interstate and the historic Golden West Hotel in the Central City. From 1906-1931, the Golden West Hotel was a hub of commercial activity providing lodging, entertainment, dining and personal services for Portland's small but growing African American population. The projects would be owned by African Americans and other people of color and meet specific timing, conditions and criteria:

### Timing and Other Conditions:

1. Issue a NOFA within six months of adoption of the Plan.
2. Proposals will be reviewed by Prosper Portland and the Oversight Committee.
3. Project must meet criteria below.
4. If a feasible project(s) is not selected within three years of the adoption of this Plan the funds will be re-allocated towards another Plan action item.

### Project Selection Criteria:

1. Aligns with the goals and objectives of the N/NE Community Development Initiative Action Plan especially:
  - Fostering multigenerational wealth creation through property ownership.
  - Fostering multigenerational wealth creation through business ownership.
2. Provides commercial space for small businesses owned by African Americans and other people of color to grow and thrive.
3. Demonstrates a commitment to tenanting a majority of the project with local, minority-owned businesses.
4. Provides long-term community benefits for African Americans and other people of color.

### ⌚ TIMING

See description of signature projects

### ▮ OUTCOMES

1-2 loans for Signature projects to create commercial space for minority-owned businesses

### 💰 TOTALS OVER 5 YRS

Up to \$4,500,000



## V. Non-TIF Resources:

Tax increment resources available in the Interstate Corridor URA are limited to physical construction. While this is a beneficial economic development tool, it is an incomplete tool. Non-restricted, non-TIF funding sources are needed to assist with the wealth creation goals of this Action Plan. The following are recommendations regarding non-TIF funding sources.

1. Continue City support for existing Prosper Portland programs that will contribute to the success of this Action Plan:

- **Support Business Technical Assistance:** Continue to provide culturally appropriate, easily accessible business technical assistance and mentorship to startups, small businesses and youth entrepreneurs.
- **Provide Workforce Development Opportunities:** Continue to support workforce development for low-income youth and adults through the Economic Opportunity Initiative.

2. New activities that should be initiated and funded to increase the likelihood of success of this plan:

- **Develop Business Opportunities with Anchor Institutions:** Increase market opportunities for local businesses by establishing productive connections to large employers and anchor institutions with substantial purchasing power.  
[NEW FUNDING NEEDED](#)
- **Connect People to Jobs:** Proactively connect unemployed and underemployed residents to jobs created by Prosper Portland's economic development activities, and to workforce development opportunities available through the public workforce system. Key activities include:
  - Establish a community-based workforce navigator focused on N/NE and particularly on the returning residents and current residents of publicly supported housing.  
[NEW FUNDING NEEDED](#)

- **Increase Job Training Support:** Support training for high-demand, living wage occupations: health care, manufacturing, banking, construction. [NEW FUNDING NEEDED](#)
- **Develop Job Opportunities with Anchor Institutions:** Support the development of career-track, middle-wage jobs through a citywide anchor institution strategy focused on health care, public sector and/or educational institutions.  
[NEW FUNDING NEEDED](#)
- **Promote STEM and STEAM:** Support youth workforce development through initiatives such as science, technology, engineering, arts, and math (STEM and STEAM).  
[NEW FUNDING NEEDED](#)
- **Establish a Neighborhood Prosperity Initiative Area:** Identify and support community-based organization to drive economic development outcomes in the Interstate Corridor URA with an emphasis on supporting economic opportunities for African Americans and people of color.  
[NEW FUNDING NEEDED](#)
- **Promote Culturally Relevant Financial Education Programs:** Work with partners to promote increased education for African Americans and people of color on wealth management, investing, and financial literacy. This is particularly urgent for senior homeowners so that they and their families can make informed decisions about their properties in the face of financial pressures from taxes and limited retirement income.



# TEACHING WITH PURPOSE



TEACHING WITH PURPOSE

## Proposal Outline Summary

Provide a loan outside of TIF funds to acquire an overvalued commercial property in the N/NE Community Development Plan area, following to provide a 3-4 million grant in TIF to develop the commercial property so the value can go up and black businesses can operate.

Or provide a promissory note to show outside lenders that 3-4 million dollars in grant funds will be allocated to develop a Cultural Business Hub for black own businesses.

