

Gustavo J. Cruz, Jr.
Chair

William Myers
Commissioner

Peter Platt
Commissioner

Sam Rodriguez
Commissioner

**Serena Stoudamire
Wesley**
Commissioner

Ted Wheeler
Mayor

Kimberly Branam
Executive Director

This document represents the official meeting record of the September 14, 2022, Prosper Portland Board of Commissioners (Board) meeting held in person, but also 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=Gkt7noYfG64>

1. Call to Order and Roll Call

Chair Gustavo Cruz called the Prosper Portland Board meeting to order at approximately 3:01 p.m. Pam Feigenbutz, Prosper Portland Board recording secretary, called the roll:

Chair Gustavo Cruz	PRESENT
Commissioner William Myers	ABSENT
Commissioner Peter Platt	PRESENT
Commissioner Sam Rodriguez	PRESENT
Commissioner Serena Stoudamire Wesley	PRESENT Via Zoom

Chair Cruz read the following statement: “As required by State law, Prosper Portland provides an opportunity for the public to access and attend its meetings virtually; as such, we provide a YouTube live stream video of the meeting and the opportunity to arrange in advance to provide virtual testimony. At this time, the public may provide written testimony to the Commission by emailing ProsperCommissioners@ProsperPortland.us.”

2. Commissioner Reports

Commissioner Platt

- Participated on a trip with Prosper Portland to become familiar with salmon fisheries and tribal fishery communities

Commissioner Rodriguez

- Nothing to report

Commissioner Stoudamire Wesley

- Nothing to report

Chair Cruz

- Attended the Portland Business Alliance annual meeting on June 30

3. Executive Director Report

- Announced the kickoff of Hispanic Heritage Month, a month-long celebration acknowledging the contributions of the Hispanic American, Latino American, Latin American, Indigenous Latin and Afro-Latin communities

- Announced My People's Market will occur September 17 and 18
- Reported the Division Midway Alliance Festival of Nations scheduled for September 17
- Shared Soul District Business Association is hosting its 11th annual MLK Dream Run and celebration September 17-18
- Mentioned a program Prosper Portland offers to small business owners city-wide called the Small Business Repair Grant

4. Meeting Minutes

Chair Cruz called for a motion to approve the July 13, 2022, Prosper Portland Board meeting minutes. Commissioner Rodriguez moved and Commissioner Stoudamire Wesley seconded the motion.

AYES: Cruz, Platt, Rodriguez, Stoudamire Wesley

NAYS: None

5. Public Comment for Items Not on Agenda

None.

REGULAR AGENDA

6. Action Item: Resolution 7463, 7464, and 7466 - Adopting Guidelines for the Inclusive Business Resource Network and Authorizing Grant Agreements to Implement the Inclusive Business Resource Network

Prosper Portland staff presenting this item:

Morgan Masterman, Project Manager I

Yvonne Smoker, Project Manager I

With this action, the Prosper Portland Board approved three actions that i) adopt new Program Guidelines for the Inclusive Business Resource Network (IBRN), ii) authorize the Executive Director to execute multiple grant agreements to implement the IBRN for the next five years, and iii) authorize the Executive Director to execute a grant contract with Hacienda CDC for IBRN services. Most grant agreements exceed the Executive Director's signature authority and require Prosper Portland Board approval. Additional agreements are included in this authorization in the event that additional funds become available during the fiscal year.

Ms. Smoker provided a history of the IBRN and its purpose.

Ms. Masterman reviewed the request for proposal process and timeline which included small business focus groups, community sessions, etc. The new program begins October 2022.

Ms. Masterman shared a sample of the recommended program and guideline modifications based upon feedback received. Business owners want:

- to decide what defines success
- enhanced access to professional services
- longer term funding commitments

Ms. Masterman continued by reviewing next steps:

- offer a contract extension for three months
- begin service delivery October 1, 2022
- provide a community of practice onboarding

Commissioner Platt declared a conflict of interest related to Board Resolution 7466 and the proposed grant to Hacienda CDC stating, “I serve as the Chair of the Hacienda CDC Board of Directors and, since the proposed action would result in a financial gain for Hacienda, I must therefore recuse myself from any discussion or vote on that particular resolution.”

Chair Cruz called for a motion to approve Resolution No. 7463; Commissioner Rodriguez moved and Commissioner Stoudamire Wesley seconded the motion.

AYES: Cruz, Platt, Rodriguez, Stoudamire Wesley
NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7464; Commissioner Rodriguez moved and Commissioner Stoudamire Wesley seconded the motion.

AYES: Cruz, Platt, Rodriguez, Stoudamire Wesley
NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7466; Commissioner Rodriguez moved and Stoudamire Wesley seconded the motion.

AYES: Cruz, Rodriguez, Stoudamire Wesley
NAYS: None
ABSTENTIONS: Platt

7. Action Item: Resolution 7465 - Proposing the Cully Tax Increment Finance District Plan, Report, and Governance Charter and Forwarding to Portland City Council with a Recommendation for Approval

Prosper Portland staff and guests presenting this item:

Dana DeKlyen, Project Manager I

Kathryn Hartinger, Project Manager I

Jessica Conner, Housing Program Coordinator, Portland Housing Bureau

Edy Martinez, District Manager, Our 42nd Avenue District Manager

Maria Grzanka, Board Member, Cully Association of Neighborhoods

With this action the Prosper Portland Board set forth the process for establishing the Cully Tax Increment Finance District (Cully TIF District) and ultimate adoption of the Cully Tax Increment Finance Plan (TIF Plan), the Cully TIF District Report (TIF Report), and the Cully TIF District Governance Charter (Governance Charter). This action initiates the formal public review process including a consult and confer process with impacted taxing districts; review by the Planning and Sustainability Commission for conformance with the City’s Comprehensive Plan; a city-wide notice; and a hearing by the Portland City

Council to consider adoption of a non-emergency ordinance that is currently contemplated to occur in November 2022.

Adoption of the resolution satisfies requirements under Oregon Revised Statutes Chapter 457 and begins the process of establishing the Cully TIF District.

Ms. Hartinger explained how TIF works and why a new TIF district in Cully addresses the risk of residential and commercial displacement, noting the Cully area has lost 50 percent Black population and income down 24 percent.

Mr. Martinez described the TIF exploration process noting the Neighborhood Prosperity Network (NPN) has been critical to growth and adding TIF will build on the work already being done in the community. Mr. Martinez stated property development has been a challenge and that NPNs, Prosper Portland, and community support have laid the groundwork for these conversations.

Mr. Martinez reviewed the community led process noting neighborhood changes and market pressures pushing businesses out. Mr. Martinez said more money is needed to help community members stay in place.

Ms. Grzanka noted the partnership between Portland Housing Bureau, Prosper Portland, and partners beginning with a letter to Prosper Portland in 2018 resulting in a community led process to explore the use of TIF funds for stabilizing households and businesses in Cully. Ms. Grzanka explained if the resolution is approved, they will create a community led committee, as of right now, they have an Exploration Led Committee.

Ms. DeKlyen reviewed the proposed TIF District and Plan and described the differences and similarities from previous TIF district models noting this is a community led, co-created vision, that includes goals and priorities developed between the public and community.

Ms. DeKlyen stated shared district goals are people focused, about preventing displacement, and ensure residents benefit from investments brought to the neighborhood.

Ms. DeKlyen continued by identifying eligible projects, financial nuts and bolts, projected resources, and impact on taxing jurisdictions.

Ms. Conner explained how the TIF Plan relates to the Action Plan.

Chair Cruz invited forth guest testimony.

Tracee Wells-Bryant, Portland Community College, emphasized the community engagement used to develop the proposal and acknowledged past harm on the Black community, noting current impacts are still felt. Ms. Wells-Bryant stated, “our change work is addressing these challenges to repair, restore and develop a thriving community. This will create access and opportunity within the communities.”

Ms. Hartinger listed next steps and noted a timeline for public testimony opportunities.

Chair Cruz called forth public testimony.

Clarence Larkins, 20-year resident of Cully, proposed a 10-acre P.O. Black Family Village Project (See Attachment 1).

Public Testimony was also received from two individuals via the Commissioners’ general email (See Attachment 2).

Commissioner Platt read a statement, “on advice from Prosper Portland legal counsel, I need to declare a potential conflict of interest related to Board Resolution 7465 and the proposed Cully TIF District. As mentioned earlier, I serve as the Chair of the Hacienda CDC Board of Directors, which is one of many outside organizations that might benefit in the future from the creation of the TIF District. Since this is only a potential conflict of interest and not an actual conflict, Prosper Portland legal counsel has advised that I may still participate in the discussion and vote on this resolution.”

Chair Cruz called for a motion to approve Resolution No. 7465; Commissioner Platt moved and Commissioner Rodriguez seconded the motion.

AYES: Cruz, Platt, Rodriguez, Stoudamire Wesley
NAYS: None

8. Adjourn

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 4:12 p.m.

Approved by the Prosper Portland Commission on

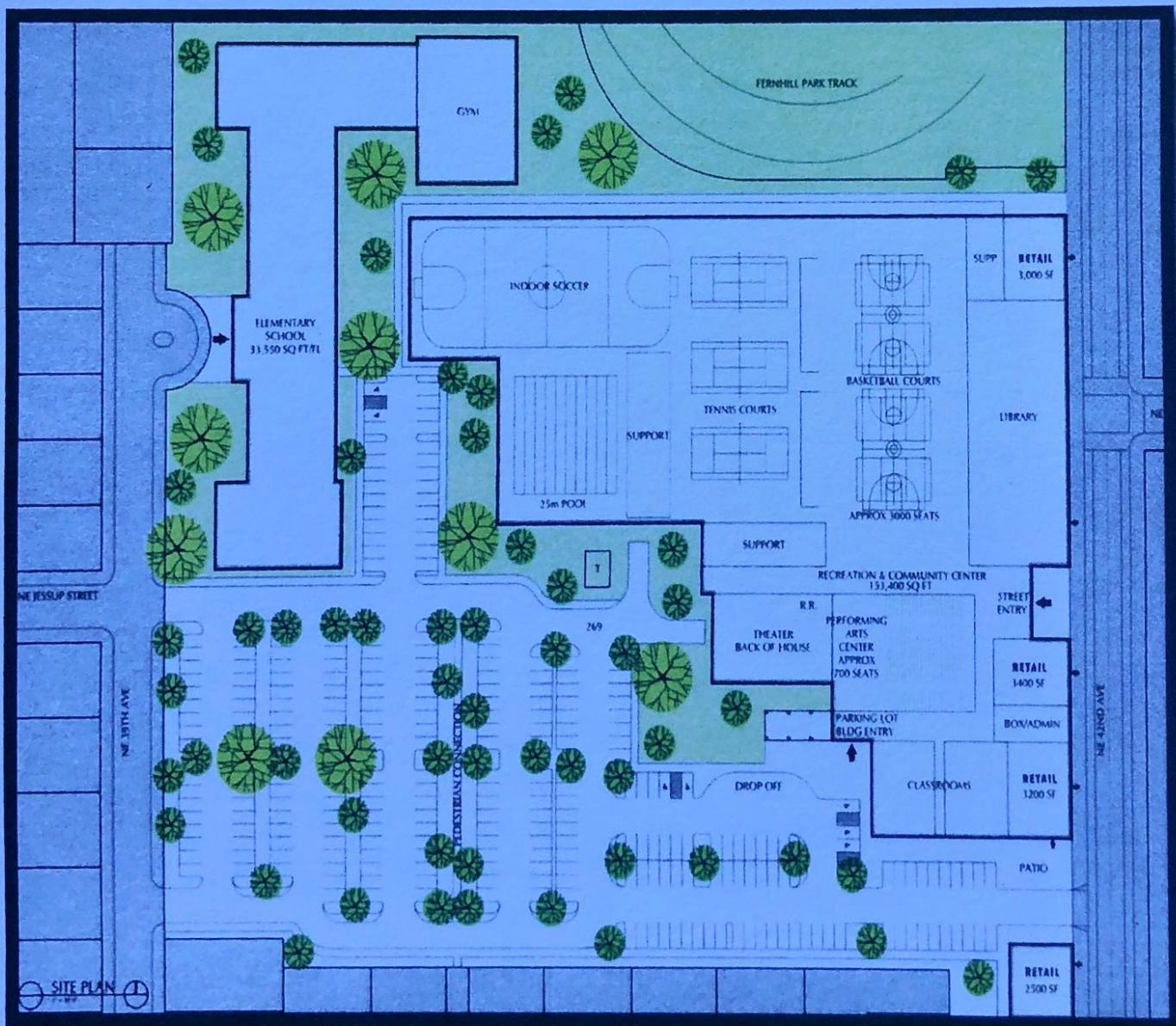
October 12, 2022



Pam Feigenbutz, Recording Secretary

P.O. Black Family Village

Let's Reclaim the Adam's Property and Build



Straight Path, Inc.

BLACK LIVES MATTER



STRAIGHT PATH
INCORPORATED

Coming Together In Our Community

September 18, 2022, 4–7 PM

Fernhill Park, NE 37th & Ainsworth St.

**Let's Reclaim the Adam's Property,
Help Support And Build**

P. O. Black Family Village Community Center

**BUILD
BABY
BUILD**

**LEARN
BABY
LEARN**

**EARN
BABY
EARN**

Motto by Martin Luther King JR.

P.O. BLACK FAMILY VILLAGE

**EVERY BUILDING IN OUR PLAN IS NAMED AFTER LOCAL AFRICAN
AMERICANS WHO HAVE MADE SIGNIFICANT CONTRIBUTIONS TO THE
LIVABILITY OF THE PORTLAND COMMUNITY.**

**ADAMS HIGH SCHOOL GRAD. SPEAKERS. COMMUNITY SPEAKERS
FREE ICE CREAM. FAMILY EVENT. DJ BY SMITTY**

straightpathinc.org

Feigenbutz, Pam

From: Chris Browne <chrisdbrowne@yahoo.com>
Sent: Tuesday, September 13, 2022 10:01 PM
To: Prosper-SM Commissioners
Subject: Meeting on Sept 14th.

Hello:

I would like to address the prosper Portland meeting about the Cully Community Lead TIF.

On rereading the TIF documents, I realize that the whole thing is written not by the neighborhood but by Non-Profits that stand to benefit from the TIF. The way that things will be bought by the TIF will just hand them over to more non-profits.

- Large scale rental housing, controlled by non-profits
- Economic development- buying buildings controlled by non-profits
- Land banking. If they cannot get enough extra money to build non-profit housing or non-profit business at this time from the government, then the best land will be held vacant until more money can be wrung out various public agencies at a later date.

- home ownership encouraged to be on an eternally low-cost model. Communities of people that have been redlined in the past will not be able to buy and have full control of their property but will only be able to own price-controlled property. Controlled selling price, controlled by a non-profit?

With \$150,000,000 to \$200,000,000 over twenty years our community of 13,000 will be at the whim of these non-profits. The non-profits have good goals, but they are not necessarily aligned with what is best for all the residents of Cully. A free market with all its faults, gives people what they want. A non-profit gives people what the non-profit thinks they need. All the good land will be in their hands. Most non-profit projects will need more money from the city as time goes on. Nonprofits are also not self-sustaining. They will always need more outside money.

Please send this back to the TIF designers to make the plan more for the recipients and not so much for the non-profits that will be managing their rental properties.

Thank you for listening.
Chris Browne 503 281 0077

Feigenbutz, Pam

From: Cathy Young <cathyayoung@yahoo.com>
Sent: Wednesday, September 14, 2022 2:14 PM
To: Prosper-SM Commissioners
Subject: Cully Community Led TIF is led not by the community but by non-profit developers

Categories: Action Taken

Dear Prosper Portland Commissioners:

I have written before about this Community Led TIF district that is trying to be formed in our neighborhood. While I do think that some of the goals that they are aspiring to are well intentioned, the way they are going about them and the way they will keep going about them will make it a bad thing for the Cully neighborhood as a whole. The majority of the citizens of Cully have been left out of any decision making for this TIF. The TIF started back in 2018 by a group of non-profits in our neighborhood that stood to benefit from it. There was a survey done a few years ago for the whole of Cully but the majority of the respondents were not listened to because of race and how hard they worked to achieve some sort of livelihood. Anyone who identified as white, earned over \$59,000 a year and had a mortgage. You can imagine how blessed someone that earns \$60,000 and has a mortgage is? Who were listened to were some hand picked groups of people identified by these same non-profits as representing the disadvantaged. Of the one group of 6 black people one left half way through the meeting. There were no Vietnamize groups. This is one of our largest minority groups after the Latinos.

Beyond the poorly set up groups, and caned survey questions, the leadership of this TIF is not representative of the Cully neighborhood and has spent the last 4 years hiding from the community what they are trying to do. The TIF board has had two "community" zoom events to inform the community. They were in March and June of this year. 4 years after the start. They were not well advertised and not well attended. For the amount of money that was spent on the plan a mailing to all the Cully residents would have only cost \$1,000 to implement. These meetings were done only after the plan was 98% written, so our input was meaningless anyway. We were told about this meeting today. Sept 14th in a crowded email sent out by Maria Grzanka on Sept 12th. The people running this TIF do not want input from the greater Cully neighborhood.

Please do not let this TIF start without more input from the greater Cully neighborhood. There are some good things with this TIF and I would not like to see it completely stopped but it needs to be redirected before going forward.

Thank you
Cathy Young
Cully resident.