



Building an Equitable Economy

Gustavo J. Cruz, Jr.
Chair

Marcelino Alvarez
Commissioner

Felisa Hagins
Commissioner

Michi Slick
Commissioner

Serena Stoudamire Wesley
Commissioner

Ted Wheeler
Mayor

Kimberly Branam
Executive Director

This document represents the official meeting record of the August 28, 2024, Prosper Portland Board of Commissioners (Board) meeting held in person and via Zoom. The full video recording of this meeting can be found at:

<https://www.youtube.com/watch?v=XMGUJ6P57lc>

1. Call to Order and Roll Call

Chair Gustavo Cruz called the Prosper Portland Board meeting to order at approximately 2:04 p.m. Pam Feigenbutz, Prosper Portland Board recording secretary, called the roll:

Chair Gustavo Cruz	PRESENT
Commissioner Marcelino Alvarez	PRESENT
Commissioner Felisa Hagins	PRESENT
Commissioner Michi Slick	PRESENT
Commissioner Serena Stoudamire Wesley	ABSENT

Chair Cruz read the following statement: “As required by State law, Prosper Portland has provided an opportunity for the public to access and attend this meeting in person; there is also a YouTube live stream video of the meeting, and the public has had 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 Alvarez

- Nothing to Report

Commissioner Slick

- Nothing to Report

Commissioner Hagins

- Nothing to report

Chair Cruz

- Nothing to Report

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503-823-3368 Fax
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3. Executive Director Report

The Executive Director introduced the new 2024 State of Portland Economy report.

4. Meeting Minutes

Chair Cruz called for a motion to approve the July 10, 2024, Prosper Portland Board meeting minutes. Commissioner Slick moved and Commissioner Alvarez seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick
NAYS: None

5. Public Comment for Items Not on Agenda

Clarence Larkins requested the Board consider his project, P.O. Black Family Village, (see Attachment 1). Mary Ann Schwab submitted written testimony, (see Attachment 2).

CONSENT AGENDA

- 6. Action Item: Resolution 7548 - Authorizing an Amendment to the Five-Year Technical Services Agreement with the Oregon Manufacturing Extension Partnership**
- 7. Action Item: Resolution 7549 - Approving a Grant Agreement with Business Oregon and Accepting Funds for Broadway Corridor and OMSI Infrastructure Improvements**
- 8. Action Item: Resolution 7573 - Authorizing Execution of Fiscal Year 2024-25 Intergovernmental Agreement with the City of Portland Bureau of Planning and Sustainability for Portland Clean Energy Community Benefits Funds of \$42,500,000 over a Five-Year Term for Program Capital and Program Delivery Activities Related to Implementation of the Climate Investment Plan**

Chair Cruz called for a motion to approve Resolution Nos. 7548, 7549, and 7573. Commissioner Hagins moved, and Commissioner Alvarez seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick
NAYS: None

REGULAR AGENDA

9. Action Item: Action Item: Appoint Audit Committee Members

With this action, the Prosper Portland Board appointed Chair Cruz and Commissioner Stoudamire Wesley to the Audit Committee. Commissioner Alvarez moved, and Commissioner Hagins seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick
NAYS: None

10. Action Item: Resolution 7550 and 7551 - Authorizing a Term Sheet and an Intergovernmental Agreement Related to the OMSI District Master Plan

Prosper Portland staff presenting this item:

Amy Nagy, Development Manager

Paul Gagliardi, Project Manager I

With this action, the Prosper Portland Board approved i) a Term Sheet with the Oregon Museum of Science and Industry (OMSI) related to the development of the OMSI Central City Master Plan (CCMP), and ii) an Intergovernmental Agreement (IGA) with the City of Portland (City) Bureau of Transportation (PBOT) in the amount of \$10,900,000 of Central Eastside Tax Increment Finance (TIF) resources, and up to \$16,900,000, to execute a \$6,000,000 grant as proposed in Item 24-34 on the August 28, 2024, Prosper Portland Board agenda.

The Term Sheet will set the fundamental framework and structure related to the OMSI CCMP development and help guide the basis for negotiating one or more future development agreements.

The IGA will provide funding for infrastructure improvements that will improve and realign the street network within the OMSI District, enhancing neighborhood connectivity and allowing for future build out.

Ms. Nagy shared the OMSI District Vision, reviewed key milestones and public benefits. Ms. Nagy continued by reviewing the scope of the term sheet along with key agreements. Ms. Nagy noted partnership and development priorities and master plan partnerships.

Mr. Gagliardi reviewed the terms of Prosper Portland's IGA with PBOT along with project agreements for phase one.

Chair Cruz invited forth guest testimony.

Erin Graham, OMCSI, President & CEO, noted her excitement to have a shared vision with both Prosper Portland and the City as well as a private/public partnership producing new jobs and a new tax basis.

James Alan Parker, NW Native Chamber, Executive Director, noted the OMSI project will restore indigenous presence in the area and envisions a hub of commerce and a Center of Tribal Nations.

Aja DeCoteau, Columbia River Inter-Tribal Fish Commission, Executive Director, stated they envision a park with free learning opportunities – cultural, plants, rivers, restored river habitats and sees the goal to showcase advance climate solutions, learning experiences, and advocating for informed action.

Chair Cruz called for a motion to approve Resolution No. 7550, Commissioner Alvarez moved, and Commissioner Slick seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7551, Commissioner Hagins moved, and Commissioner Slick seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

11. Action Item: Resolution 7552 - Authorizing a Construction Loan to Falcon Building LLC in an Amount Not to Exceed \$4,352,000 for Construction of an Office-to-Residential Building Conversion Project at 321 NW Glisan Street

Prosper Portland staff presenting this item:
Kay Little, Asset & Investment Manager

With the action, the Prosper Portland Board authorized the Executive Director to make a \$4,352,000 construction loan to support the conversion of The Falcon Building located at 321 NW Glisan Street, in the Downtown Waterfront Tax Increment Finance District from an 85,500 square foot office building into a 59-unit middle-income residential apartment building.

Mr. Little provided background of the Falcon Building along with a summary of loan terms adding the loan structure allows Prosper Portland to provide support and flexibility.

Mr. Little provided an explanation for how the loan aligns to Prosper Portland’s Strategic Plan and will be subjected to Prosper Portland’s Workforce Policy and the Old Town Action Plan.

Written Testimony provided at Attachment 3.

Chair Cruz called for a motion to approve Resolution No. 7552, Commissioner Alvarez moved, and Commissioner Hagins seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick
NAYS: None

12. Action Item: Resolution 7553, 7554, 7555, 7556, 7557, 7558, 7559, and 7560 - Approving the Termination and Dissolution of Eight Urban Renewal Plans and Tax Increment Finance Districts

Prosper Portland staff presenting this item:
Lisa Abuaf, Director, Development & Investment

With these actions, the Prosper Portland Board terminated and dissolved the following eight urban renewal plans and associated tax increment finance (TIF) districts:

1. South Park Blocks
2. Oregon Convention Center
3. River District
4. Downtown Waterfront
5. Parkrose Neighborhood Prosperity Initiative
6. 82nd & Division Neighborhood Prosperity Initiative
7. Rosewood Neighborhood Prosperity Initiative
8. Division-Midway Neighborhood Prosperity Initiative

These technical actions, as well as those in Report 24-38 immediately following on the August 28, 2024, agenda: i) ensure that Prosper Portland complies with Oregon Revised Statutes Chapter 457 limits on the total amount of assessed value and land area that may be located in all City TIF districts; and, ii) allow the Prosper Portland Board to consider approving actions in Report 24-39.

13. Action Item: Resolution 7561, 7562, 7563, 7564, and 7565 - Approving Amendments to Three Urban Renewal Plans

Prosper Portland staff presenting this item:
Brian Moore, Development Manager

With these actions the Prosper Portland Board approved amendments to three urban renewal plans and reports:

1. Central Eastside
2. Lents Town Center
3. Interstate Corridor

These technical actions, as well as those in Report 24-37 immediately preceding on the August 28, 2024, agenda: i) ensure that Prosper Portland complies with Oregon Revised Statutes Chapter 457 limits on the amount of assessed value and land area that may be located within tax increment finance (TIF) districts throughout the City; and, ii) allow the Prosper Portland Board to consider approving actions in Report 24-39. Furthermore, they will allow Prosper Portland to maintain its commitments to projects and programs in these three districts.

14. Action Item: Resolutions 7566, 7567, 7568, 7569, 7570, and 7571 - Approving Six Urban Renewal Area Plans and Recommending Adoption to City Council

Prosper Portland staff presenting this item:
Sarah Harpole, Senior Project Manager
Roger Gonzalez, Project Manager I
Kathryn Hartinger, Project Manager I
Dana DeKlyen, Project Manager I
Tony Barnes, Chief Financial Officer
Raul Preciado Mendez, Portland Housing Bureau

With these actions, the Prosper Portland Board approved six urban renewal plans and reports as a first step in the creation of the following tax increment finance (TIF) districts:

1. 82nd Avenue Area
2. East 205
3. Sumner-Parkrose-Argay-Columbia Corridor
4. Lloyd-Holladay
5. Central Eastside Corridor
6. Westside

These actions initiate the formal public review process including: a briefing to Multnomah County Board of Commissioners; a consult and confer process with impacted taxing districts; review by the Planning Commission for conformance with the City's Comprehensive Plan; and a city-wide notice of a hearing by the Portland City Council to consider adoption of a non-emergency ordinance that is currently contemplated to occur in October 2024.

Ms. Abuaf provided an overview regarding how TIF works, and provided a backward analysis completed by ECONorthwest. Ms Abuaf delineated the key factors of the TIF districts being discussed into the following categories:.

- Active
- Sunsetting and,
- Concluded
- Terminated

Ms. Abuaf explained lessons learned from past generations of TIF districts as well as the ECONorthwest report are informing the current process.

Mr. Mendez reviewed the PHB affordable housing set aside policy and expenditures since 2015 and the remaining TIF resources by district.

Ms Abuaf explained direction and parameters provided by City Council informed the current process of seeking new TIF districts in addition to the guidance provided by the Advance Portland Plan and Housing Production Strategy.

Ms. Abuaf listed the TIF districts to be terminated and reviewed the dollars invested and developments created.

Mr. Moore noted the following three TIF districts to be amended and summarized the extensive community engagement completed in each geographical area.

Ms. Hartinger provided an overview of the three East Portland (EPDX) districts considered for creation and reviewed the process to arrive at the designations.

Mr. Gonzalez spoke to the extensive public engagement process involved in creating the three new districts.

Ms. DeKlyen, Mr. Gonzalez, Ms. Hartinger, spoke to each of the three new EPDX TIF districts, reviewed boundaries, shared what folks are excited about and the outcomes of votes on whether to move forward with TIF in the current year.

Ms. Harpole reviewed the Central City exploration process noting it was grounded in work by ECONorthwest report and designated priorities. Ms. Harpole described the evolution of draft TIF district scenarios through a 40-member steering committee along with multiple sub-committees.

Shared the proposed three Central City TIF District and investment priorities including affordable housing, economic and urban development, and infrastructure.

Ms. Harpole reviewed the steering committees vote and proposed process.

Mr. Barnes reviewed estimated tax impact on differing jurisdictions and summarized next steps if districts are approved.

Chair Cruz called forth public testimony.

Ms. Sabrina Wilson (via Zoom), spoke in support of the proposed EPDX TIF districts.

Mr. Josh Pangelinan, (via Zoom) Business Owner, spoke in support of the proposed EPDX TIF districts

Mr. Corky Collier, Columbia Corridor, spoke in support of the proposed EPDX TIF districts

Ms. Sharie Lewis, Parkrose School District (via Zoom), spoke in support of the proposed EPDX TIF districts.

Ms. Margaret Salazar, REACH CDC, spoke in support of the proposed EPDX TIF districts

Ms. Jill Sherman, Edlen & Co, Central Eastside Corridor, Co-Founder, spoke in support of the proposed EPDX TIF districts

Ms.Carolyn Holcomb, CEIC, Central Eastside Corridor, (via Zoom), spoke in support of the proposed EPDX TIF districts on behalf of CEIC.

Ms. Monique Claiborne, GPI, Westside, President, CEO, (via Zoom), spoke in support of the proposed EPDX TIF districts.

Peter Andrews COO, Melvin Mark Company, (via Zoom), spoke in support of the proposed EPDX TIF districts.

Alando Simpson, CEO CORE, (via Zoom), shared support and excitement for the new TIF districts.

Kenneth Thrasher shared his belief the Pearl District was left out of the Westside TIF proposed plan, see written testimony at Attachment 4.

Nick Sauvie, ROSE CDC, spoke in support of the proposed EPDX TIF districts.

See written testimony at Attachments 5 and 6.

Chair Cruz called for a motion to approve Resolution No. 7553, Commissioner Slick moved, and Commissioner Hagins seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7554, Commissioner Alvarez moved, and Commissioner Slick seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7555, Commissioner Hagins moved, and Commissioner Alvarez seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7556, Commissioner Slick moved, and Commissioner Hagins seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7557, Commissioner Alvarez moved, and Commissioner Hagins seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7558, Commissioner Hagins moved, and Commissioner Slick seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7559, Commissioner Slick moved, and Commissioner Alvarez seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7560, Commissioner Alvarez moved, and Commissioner Hagins seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7561, Commissioner Hagins moved, and Commissioner Alvarez seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7562, Commissioner Slick moved, and Commissioner Hagins seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7563, Commissioner Alvarez moved, and Commissioner Slick seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7564, Commissioner Hagins moved, and Commissioner Alvarez seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7565, Commissioner Slick moved, and Commissioner Hagins seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7566, Commissioner Alvarez moved, and Commissioner Slick seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7567, Commissioner Hagins moved, and Commissioner Alvarez seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7568, Commissioner Slick moved, and Commissioner Hagins seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick
NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7569, Commissioner Alvarez moved, and Commissioner Slick seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick
NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7570, Commissioner Hagins moved, and Commissioner Alvarez seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick
NAYS: None

Chair Cruz called for a motion to approve Resolution No. 7571, Commissioner Slick moved, and Commissioner Hagins seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick
NAYS: None

15. Action Item: Resolution 7572 - Adopting Budget Amendment No. 1 for the Fiscal Year Beginning July 1, 2024, and Ending June 30, 2025; and Making Appropriations

Prosper Portland staff presenting this item:
Tony Barnes, Chief Financial Officer

With this action, the Prosper Portland Board amended the current fiscal year (FY) 2024-25 budget by:

- Adding carryover for certain projects and programs from FY 2023-24 that did not spend by June 30, 2024, that are anticipated to be committed and/or disbursed in the first or second quarter of FY 2024-25. Most of the changes are related to Old Town Action Plan commitments and the Strategic Investment Fund.
- Adding \$12 million in expenditures and related reimbursement for two Business Oregon Grants supporting transportation infrastructure investments at Broadway Corridor and OMSI Master Plan sites.
- True up budgets based on adopted FY 2024-25 intergovernmental contract amounts for any differences not included in the FY 2024-25 adopted budget including the American Rescue Plan and Community Opportunities and Enhancement contracts.
- Adding final tenant improvement funds for the 10th and Yamhill commercial spaces.

Mr. Barnes reviewed changes in resources and expenditures based on revisions by appropriation.

Chair Cruz called for a motion to approve Resolution No. 7572, Commissioner Alvarez moved, and Commissioner Hagins seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick
NAYS: None

16. Action Item: Resolution 7574 - Authorizing the Executive Director to Execute the Collective Bargaining Agreement Between Prosper Portland and American Federation of State, County, and Municipal Employees, Council 75, Local 3769

Prosper Portland staff presenting this item:

Hope Whitney, General Counsel

Faythe Aiken, Program Outcomes Analyst

With this action, the Prosper Portland Board authorized execution of a successor collective bargaining between Prosper Portland and American Federation of State, County, and Municipal Employees, Council 75, Local 3769 (AFSCME). This CBA sets forth the terms of employment for Prosper Portland's represented employees and sets forth the wages and salaries for the period between July 1, 2024, and June 30, 2027.

Ms. Whitney provided a history since negotiating a full contract in 2019.

Ms. Aiken listed the unions three highest priorities and provided written testimony.

Ms. Whitney shared highlights of the new agreement which includes a three-year contract through June 30, 2027.

Chair Cruz called forth guest testimony

Debra Kidney, AFSCME Representative and lead negotiator shared her experience through the extensive process.

Chair Cruz called for a motion to approve Resolution No. 7574, Commissioner Hagins moved, and Commissioner Slick seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

17. Action Item: Resolution 7575 - Adopting Hiring Standards, Criteria, and Policy Directives for the Prosper Portland Executive Director Recruitment

Prosper Portland staff presenting this item:

Hope Whitney, General Counsel

With this action, the Prosper Portland Board adopted the primary hiring standards, criteria, and policy directives to guide the recruitment and selection of a new Prosper Portland executive director.

Ms. Whitney reviewed the legal and process requirements which will lay the groundwork to convene future executive sessions to discuss candidates.

Ms. Whitney reviewed the most recent historical Executive Director (ED) search processes and offered key dates and potential schedule options based upon previous ED searches.

Chair Cruz invited forth public testimony

Anjelica Rivas requested the Board consider suggestions for hire as provided in written testimony shared on behalf Anyeley Hallova, Founder, Adre, (see Attachment 7).

Jan Mason, Board Chair GPEDD, shared what she would like to see in a new ED.

Faythe Aiken, Prosper Portland, President, AFSME, shared hopes and requests regarding the hiring of a new ED. Ms. Aiken, requested the Board include union members in the search, interviews, and partner with them in the decision.

Duncan Hwang, APANO, stated the interim ED needs to be someone who has been part of the current process and on staff. Mr. Hwang requested community voices be included.

Ms. Whitney led the Board in a discussion via four thoughtful questions.

Chair Cruz called for a motion to approve Resolution No. 7575, Commissioner Hagins moved, and Commissioner Slick seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

18. There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 6:55 p.m.

Approved by the Prosper Portland Commission on

September 23, 2024



Pam Feigenbutz, Recording Secretary

March 22, 2024

Public Comment Department
Portland, Oregon

My name is Tracee Wells-Bryant, and I am submitting this letter of recommendation on behalf of Clarence Larkins, Sr. as it relates to the proposal for the Portland Oregon Black Family Village (P.O. Black Family Village).

I have known Clarence for over 15 years during my tenure with Portland Community College and have served in multiple Community Workforce/Training Development roles. I currently work as an Education & Training Specialist with the PCC Opportunity Center. The Opportunity Centers were designed to reverse racial and economic disparities by providing career and educational preparation and wrap-around support. Potential students include adults returning to education after job loss, English language learners, student parents, first-generation students, community members from historically oppressed populations, and others facing barriers to higher education.

Over the years, I have worked closely with Clarence to host several job fairs at our NE Portland, location in collaboration with his organization, Straight Path, Inc. The Opportunity Center in NE Portland is near the proposed site for the P.O. Black Family Village. Clarence has been a voice of advocacy with employers over many years to advance the cause of work equity and increased opportunities for participants with legal backgrounds. In addition, specialized winter events have been held at the center, wherein Clarence has gained local and metro sponsorships for Coat and Toy Drives for many students of color and their families. I am confident the P.O. Black Family Village will be a great asset and wonderful community space for black students, as well.

As a seasoned and long-time community member and business owner, the next most natural progression for Clarence is to be awarded vital economic resources, the support of local/state governance, and other vital constituency and supportive tracks to make the P.O. Black Family Village a reality for many under-served, under-represented, marginalized, and extremely gentrified black communities in the Portland area.

In a recent faculty publication and presentation, *"Rethinking Services with Communities of Color: Why Culturally-Specific Organizations are the Preferred Service Delivery Model"*, Portland State University, School of Social Work highlights that culturally-specific organizations are showing strong evidence of the preferred model for assisting and supporting people of color *"in terms of improving individual health, well-being outcomes, and improving social capital by engaging in community development and systemic advocacy. The benefits of culturally specific services improve retention and engagement and reduce distress, while affirming racial identity and pride."*

Article:

https://pdxscholar.library.pdx.edu/cgi/viewcontent.cgi?article=1304&context=socwork_fac

There are not enough *“brick and mortar”* spaces where black Oregon communities (residents, families, local/surrounding student populations, business owners, etc.), can engage as part of a village and experience deep cultural connection, belonging, and healing.

It is my sincere hope that Clarence Larkins, Sr. will be granted the opportunity to bring the P.O. Black Family Village to life and meet some of the great needs of a historically harmed community of people, that need and desperately seek a place of solace, racial, social, and economic equity.

Thank you for taking the time to read and fully consider my public comment.

Respectfully,

Tracee Wells-Bryant, CPC

Article:

https://pdxscholar.library.pdx.edu/cgi/viewcontent.cgi?article=1304&context=socwork_fac

There are not enough “*brick and mortar*” spaces where black Oregon communities (residents, families, local/surrounding student populations, business owners, etc.), can engage as part of a village and experience deep cultural connection, belonging, and healing.

It is my sincere hope that Clarence Larkins, Sr. will be granted the opportunity to bring the P.O. Black Family Village to life and meet some of the great needs of a historically harmed community of people, that need and desperately seek a place of solace, racial, social, and economic equity.

Thank you for taking the time to read and fully consider my public comment.

Respectfully,

Tracee Wells-Bryant, CPC

Concordia Neighborhood Association
PO Box 11194
Portland, OR 97211
ConcordiaPDX.org



An open letter from Concordia Neighborhood Association regarding the planning of a community center at the Whitaker-Adams Site.

It has come to our attention that Portland Public Schools is considering a lease to the Albina Sports Program on the Whitaker-Adams Site on the corner of NE 42nd Ave and NE Killingsworth. The athletic center would provide PPS students facilities for a dozen basketball and volleyball courts, multiple tracks as well as baseball and soccer fields and four tennis courts. While we are largely in favor of a sports complex idea, the plans we have seen take over too much of Fernhill Park's open space in what we see as overreach. Also, it does not include some additional ideas like a technical hub/ library, or a skate-park that is already approved but endlessly delayed.

The site is geographically located in the middle of two historically underserved High Schools in PPS, both of which remain Title 1 schools in the current 2023-2024 school year, Leodis V. McDaniel High School and Jefferson High School. The kids at PPS deserve access to sporting facilities, particularly at the middle school and high school level, as this is a time when access to practice opportunities have been proven to increase academics, build teamwork, develop leadership skills and boost self esteem. While a sports complex is a viable idea, we are looking to preserve the existing park and common space. We prefer that future site development should use the Whitaker-Adams site space in its current plotting.

We recognize that our community as a whole is becoming more dense, with much needed housing in the form of multi-unit housing complexes, and there is less opportunity for gathering and connection with our neighbors. We propose that when the Sports Center is built, the greater community is allowed use of the facilities while the kids are at school. Group fitness classes, library and technical access, theater and arts / crafts are some examples of how we imagine the facilities could be used. More like a Community Center.

We recognize that collaborating, funding, planning and building facilities such as these can take years. We would like to be a partner in this process. We thank you for considering differing ideas for a community hub at the Whitaker-Adams Site, and would like you to consider Clarence Larkin's vision of a P.O. Black Family Village as part of that effort.

Together, we can do great things. We look forward to working with you.

In Community,
Concordia Neighborhood Association

Important links:

[CNews article on Clarence Larkins proposal](#)
[OPB article on PPS & Albina Sports Program](#)

[Straight Path](#) [P.O. Black Family Village](#)
[Albina Sports complex proposal](#)

P.O. Black Family Village

*Reclaiming the Adams High School Property
and
Building Community*



Straight Path, Inc.

Black Lives Matter = P.O. (Portland, Oregon) Black Family Village

My name is Clarence Larkins, I am a child of God who is called to serve. I am here to acknowledge my people and community as a Black American man. I am advocating for the Portland Oregon Black Family Village aka P.O. Black Family Village as a part of the Cully TIF plan.

I have lived in NE Portland for 58 years and have been a tax paying property owner for 49 years. My wife and I have been property and business owners in Cully for over 25 years. As President of the 42nd Avenue Business Association, I supported the NPI plan 10 years ago. I am also the President and Founder of SPI, Straight Path Inc., a non-profit organization that helps find jobs for lower income people and others with criminal records or other barriers to employment. I am the only African American in Cully that has a 501c3 nonprofit organization. I serve my community because I love my community. I also believe that Black Lives Matter. There are no other people that have experienced displacement more than the Black people in Cully.

Hacienda, NAYA, PCC, Habitat, our 42nd Avenue, and private builders are all building affordable housing in Cully, which is a huge need. We also have a new High School in the neighborhood, De La Salle, in addition to Meek High School.

Where will these families gather and grow?

Cully needs the P.O. Black Family Village. Please help us to reclaim the Adams High School property that has been vacant since 2006. Of the first twelve Presidents of the United States, there were only two that never owned slaves: John Adams, the second President of the United States and his son, John Quincy Adams, the sixth President of the United States.

In 1969, when the school opened, they took 48% of Black students from Jefferson High School, 2% of Black students from Grant High School, and 1% of Black students from Madison High School. So, there is a lot of Black history in that property, and a lot of Black history and Black heroes in Portland, Oregon.

P.O. Black Family Village is a proposal for a community center that will help integrate individuals and families into civic life in the Cully neighborhood. It will consist of several buildings and the existing track. The buildings will house programs that focus on Education, Jobs and Recreation. We have asked the Cully TIF for funds to help with the development and the construction.

P.O. Black Family Village will honor and recognize individuals who have served the Black community of Cully by naming the programs/buildings after Black heroes. Our current heroes include Harriet Adair, Ancer Haggerty, Michelle Harper and Carl Talton.

These programs represent the pillars of Education, Recreation and Jobs.

EDUCATION

Harriet Adair - Trade School

Professional Educator



Photo: Melanie Sevchenko, by permission of The Skanner News Group

Harriet Adair served for over 40 years with Portland Public Schools, as a Teacher, Principal, and Intern Superintendent. It would be an honor to name a Trade School in recognition of her service in our community. We propose a building to house a new trade school that would incorporate Helensview school and Northwest College of Construction. Students would graduate with a diploma and apprenticeship training in construction that will help them to be more ready for the job market. The school will also give students a sense of pride to attend a school named after a prominent African-American woman from our community.

EDUCATION

Ancer Haggerty

Judge - United States District Court of Oregon



Photo: Wikipedia

Ancer Haggerty was the first African American to become a partner in a major Portland law firm, and the first African American to serve as a Judge on the Federal Court in Oregon. He graduated from Jefferson High School and the University of Oregon, where he was a star football player.

Ancer Haggerty was the presiding Judge in two notorious neo-Nazi cases in Portland Oregon, where they were both convicted, and justice prevailed. He was nominated to the federal bench by President Bill Clinton in 1993. He is now retired and still living in NE Portland, where he has always resided.

P.O. Black Family Village would like to honor Ancer Haggerty for being a true Black hero from and in our community. The Library will focus on all Black Judges who have served in Oregon. Our future students in our community need this knowledge.

RECREATION

Michelle Harper

City of Portland employee and community member



Photo: Michelle Harper

Michelle Harper worked for the City of Portland for over 30 years. She worked in the Parks and Recreation Department as an assistant to Charles Jordan, the First Black City Commissioner in Portland, who also has a community center named after him in North Portland.

Michelle Harper is a long-time community member here in Portland and has served for 36 years in politics, governance, legislative policy, management, community engagement, equity/diversity and community building with six different mayors in Portland. She is retired from Parks and Recreation.

The plans for P.O. Black Family Village include a Recreation Center with a soccer court, tennis courts, basketball courts, pool and places for gathering and classes. The center would be named after Michelle Harper, who is well-known in the community, because she was always helping to get things done.

RECREATION

Performing Arts Theater

Honoring the Cully Community



Photo: Taylor on Unsplash

A 700 seat performing arts theater would provide a venue for all the different cultures in the Cully community to celebrate their cultural identity through dance, plays and music. Through learning each other's stories, history and culture, we can come together as a community.

JOBS

Carl Talton - Financial Center

Entrepreneur and community activist

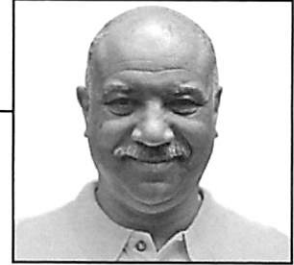


Photo: United Fund Advisors

Carl Talton was the Executive Chair of the United Fund Advisors and the associated Portland Family of Funds. He has worked on community and economic development in public, private, for-profit and not-for-profit sectors for over 40 years. His special focus is on developing economic opportunities for disadvantaged communities.

P.O. Black Family Village proposes a financial center with a bank and three retail spaces as an economic anchor for the community, prioritizing banking and entrepreneurship opportunities for the neighborhood. It would be an honor to name this financial center after Carl Talton, who has done much to lift up disadvantaged communities.

In addition to the financial center, P.O. Black Family Village will create over 100 jobs in banking, retail, education and recreation.

SUMMARY

The P.O. Black Family Village will provide the three pillars of Education, Recreation and Jobs for a community that is rapidly developing and in need of basic services. With this proposal, P.O. Black Family Village hopes to provide an anchor for the Cully neighborhood that will promote community, connection, and recognize the cultural richness of Cully.

Mary-Ann Schwab City Council Testimony Script

Good evening, Mayor Wheeler and Portland's Commissioners,

My name is Mary-Ann Schwab. I am a retired school secretary and longtime resident of the Sunnyside neighborhood. I am here tonight to speak about something of great importance to me, and has been for a long time: the long-awaited community center for SE Portland next to the old Washington High School. In fact, the last time I was in your office, Mayor Wheeler, was to speak on this same issue, and nothing much has happened since.

This community center has been long-awaited and badly needed. There is currently no full-service community center easily accessible to most SE Portland residents. In 1991, the Buckman Neighborhood Plan identified a need for such a full-service community, a proposal which received public support and was later included in the Portland Parks & Recreation's Parks 2020 Vision. In 2003, Parks & Rec. decided based on citizen feedback to use some of the property near Washington High School. Another Project Advisory Committee, which I served on, unanimously decided in 2010 to recommend building the center on the field next to the school. And the city even had a land use proposal for the two-story, 60,000 square foot center, complete with outdoor open spaces, parking, an indoor pool, as well as exercise, activity, meeting, and class rooms approved in 2012, with a total projected cost of \$48 million dollars.

However, the field next to the old Washington High School lies as vacant as it did all those years ago. Put simply, there has not been any progress since. Currently, the area set aside for the park lies vacant, and is listed on Google Maps a "Washington High School Dog Park" even though the area is not, in fact, a dog park. Why? The project has been stalled ever since it was decided in 2010 not to seek a bond measure that would be necessary to fund the project, even though that potential bond measure received strong support from the citizens and city government officials on the Project Advisory Committee I served on. As we all know, Portland Park & Rec. has historically struggled with insufficient funding to operate, maintain, and grow its vital parks system, a problem that will only become worse once the Parks Local Option Levy expires without being renewed or the department receives funding to replace it.

This project has been a dream of SE Portland for many years. Southeast Uplift, a non-profit which serves the area's community and neighborhoods, even described it in 2015 as a promise now unmet for over three decades. I am asking you in hopes that the city can finally include funding for this promised community center in the next twenty year funding plan, and that the city take the kind of action necessary to properly fund the parks system, so that children in Southeast Portland don't have to wait another twenty years.

Best Regards,

A handwritten signature in black ink that reads "Mary-Ann Schwab". The signature is written in a cursive style and is positioned above a solid horizontal line.

Mary-Ann Schwab

Sunnyside Neighborhood Association Resident

<https://www.portland.gov/council/agenda/2024/5/22#toc-wednesday-may-22-2024-9-30-am->

From: [Harry Armstrong](#)
To: [Prosper-SM Commissioners](#)
Subject: Testimony for Board of Commissioners Meeting 8/28
Date: Wednesday, August 28, 2024 9:08:41 AM

You don't often get email from harry@harrys-room.com. [Learn why this is important](#)

Dear Prosper Portland Commissioners,

Hello, my name is Harry Armstrong. I am an entrepreneur, a native Oregonian, and the owner of Harry's Room. Harry's Room, a business that provides design services and experiences for residential, retail, and hospitality spaces. My business, along with several other small businesses, is currently a tenant in the Falcon Building, where we have been since August 2021. I am writing to address my concerns, as well as those of the other tenants, regarding the proposed construction loan for the office-to-residential conversion project.

After reading Report Number 24-36, I recognize the potential advantages of converting office space to residential units, such as increased building occupancy and community revitalization. I am willing to collaborate and support projects that align with my business goals and the well being of the tenant community.

However, I am concerned that the construction project may disrupt the daily operations of Harry's Room and other small businesses in the building. The potential noise, dust, and restricted access during the construction phase are significant worries. Additionally, I am concerned about possible rent increases post-conversion and how they might affect small businesses already operating on tight margins. I request clear communication regarding the project timeline and believe that regular updates are necessary for tenants to plan and mitigate any potential negative impacts.

To minimize disruption, I propose adjusting construction hours, phasing work to maintain access, or offering temporary rent relief during construction. Additionally, I suggest a discussion between tenants and management to address long term plans and ensure the project aligns with the interests of all stakeholders.

In summary, my concerns revolve around the negative impact this construction project could have on Harry's Room and the other small businesses currently occupying the Falcon Building. These include restricted access, the noisy and messy environment that comes with heavy construction, and the possibility of rent increases. I am willing to meet and discuss my concerns in more detail and to work together towards a solution that benefits all stakeholders. Thank you for your time and consideration of the concerns of myself and the other tenants in the Falcon Building.

Sincerely,
Harry Armstrong
Owner, Harry's Room
&
Falcon Building Tenants:
Vallon Nye-Felt
Kelly Madden

Harry Armstrong (he/him)
Owner, Harry's Room
www.harrys-room.com
(503)453-0464
Portland,OR

August 28, 2024

Board of Commissioners
Prosper Portland
222 SW 5th Avenue
Portland, Oregon 97209

Attachment 4
Page 1 of 2

ITEM # 14
PUBLIC
TESTIMONY

Re: Approval Process for TIF Districts

Dear Prosper Portland Board of Commissioners:

On behalf of the Northwest Community Conservancy ("NWCC") and the Pearl district businesses and residents we would like to formally lodge a challenge to the TIF district committee process used to recommend new TIF districts to Portland's City Council for approval this fall. A number of issues have come to our attention that question why a majority of the Pearl district was excluded from the Westside TIF district. They include;

1. The Pearl district was not represented in the process and should have been
2. The data used was flawed because the committee didn't understand the true business and other issues facing the Pearl district
3. The committee selectively included parts of the Pearl district (North Park blocks, Powell's Book building, Doc Martin shoes building) in the Westside TIF district and didn't fairly consider other areas in the Pearl district, or solicit local input
4. The Pearl district has been systematically excluded from Central City actions despite the Governor's task force saying we all should be included (leaders in the Pearl district had to intervene to get City business tax credit extended to the Pearl district in February 2024)
5. The new TIF districts are forward looking, not based on what was previously done
6. With 115 street level commercial vacancies, one of the highest rates in the City, businesses suffering 10-30% sales declines since 2019, City imposed regulations hurting businesses, property values down 20-30%, no meaningful City marketing to benefit the Central City, and minimal services being provided to the Pearl district, the City can't afford for areas like the Pearl district to struggle economically

7. Prosper Portland just provided us data that shows the Pearl district area that was requested of the committee to be included in the proposed Westside TIF district was valued at four times the assessed value as the included Westside TIF properties, despite over one-half of the properties being older sites

8. Since NWCC is investing \$1 million annually in community resources to effectively and humanely deal with homelessness, drugs, mental health issues, vandalism and crime, we think it makes a strong case to be included in the Westside TIF district plan for the Pearl district. NWCC is doing the City's and County's work in the Pearl district to improve safety, livability and business outcomes, in addition to residents and businesses paying high taxes and getting low service levels. NWCC has been more effective at less cost than government resources, and report accountability metrics monthly

We request your reconsideration of our request to include the portion of the Pearl district we proposed in the Westside TIF district. We look forward to discussing this with you further.



Ken Thrasher
NWCC Board Chair
Ken.thrasher49@gmail.com
503-887-8099 cell

From: [DeKlyen, Dana](#)
To: [Douglas, Justin](#); [Feigenbutz, Pam](#)
Cc: [Hartinger, Kathryn](#); [Gonzalez, Roger](#); [Ballo, Kiana](#); [Branam, Kimberly](#); [Abuaf, Lisa](#)
Subject: Fwd: Update: RE: Testimony request for 8/28 meeting
Date: Wednesday, August 28, 2024 4:52:56 PM
Attachments: [image005.png](#)
[image007.png](#)
[image009.png](#)
[image012.png](#)
[image010.png](#)
[image006.png](#)
[image001.png](#)
[image004.png](#)
[image008.png](#)
[image002.png](#)
[image011.png](#)
[image003.png](#)

For the record

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From: Karen Wolfgang <karen.wolfgang@gmail.com>
Sent: Wednesday, August 28, 2024 2:45 PM
To: DeKlyen, Dana <DeKlyenD@ProsperPortland.us>
Subject: Re: FW: Update: RE: Testimony request for 8/28 meeting

Hi, I'm having a family emergency and can't testify in person. So sorry.

Good afternoon, Chair Cruz, Commissioners and Executive Director Branam.

My name is Karen Wolfgang. I was a member of the exploratory committee for East of 205 TIF — big thank you to the Prosper staff who made that happen, especially Paula Byrd and Dana DeKlyen, and to Lisa Abuaf for making the time to attend our TIF Bus Tour!

I play several roles in my community: I'm Neighborhood Emergency Team Co-Team Leader, at-large member of the neighborhood association board, Thrive East PDX Vision Team member, and instigator of the Centennial Community Resilience Network (CCRN). AND I'm working with a small group to start a coffee shop, because we don't have one. (That's right: 25,000 residents in our neighborhood, zero sit down coffee shops!)

We are aiming to provide this community space because our kids need a safe place to go, and because we adults need a community hub where we can overlap and coordinate our efforts. We've investigated three separate vacant spaces for this project, each of which would serve our community better as something more than an empty shell. We are getting closer, but it's a heavy lift for this already overcommitted team!

Meanwhile, CCRN has a grant application in to Urban Sustainability Directors Network, thanks to efforts of the awesome Michelle DePass, for five buildings in the neighborhood to have an energy analysis done by Burch. This is in preparation for pursuing additional

resources for everything from functioning HVAC, in more than one case, to solar with battery backup. And we're waiting to hear from ODHS about our resilience hub grant application, too. Busy busy.

We don't have a business association here. We don't fit into one of the NPIs. We don't have any connections to big top-down efforts like Advance Portland. We're doing this on our own. But maybe we don't have to.

We are one of many groups trying to do what we can to improve our community, working from the ground up. TIF dollars might be able to help us do what we want to do. But the dollars alone won't do it. We are already stretching to make this happen, and there are pieces of the puzzle we simply don't have. We need Prosper's help because y'all are thinking about the bigger picture, and we need to ENSURE that what's bubbling up from the community can connect with the resources that TIF brings. That's not just automagically going to happen. So.

I want to leave you with the following:

- **We CANNOT just TALK about anti-displacement:** we need accessible, thoughtful mechanisms in place to keep folks stable here, and to welcome lots of newcomers as climate migration continues.
- **TIF will not create coherence:** community visioning and ongoing coordination between community entities are required.
- **We need to collaborate to invest in community leadership capacity development** for the CLCs and beyond.
- **TIF ought to come along with other support** (community ownership models, transition strategies for underutilized buildings, connections with owners and developers) **which elevate the work that's already underway and make it easier to move community projects forward.**

The TIF plan document says what CAN be done, but it doesn't say what WILL be done. We'll need to keep gathering and processing community feedback, using consistent two-way communication, to chart the course of our next 30 years: sticks and bricks and well beyond.

As my partner puts it, "it's not just about the pieces – it's about how they get put together." I look forward to collaborating to put the pieces together here in a way that truly serves us, long-term, as a resilient community.

Thank you all.

Karen Wolfgang
503-704-9427

On Thu, Aug 22, 2024 at 11:31 AM DeKlyen, Dana <DeKlyenD@prosperportland.us> wrote:

Hi Karen,

I wanted to ensure you saw this updated expected time frame for the TIF district Board Item. Thank you for your continued support and interest in testifying. I look for to seeing/hearing your comments. Please let me know if you have any questions.

Thanks



Dana DeKlyen

NPN Program Manager

c: 503-539-8455

w: prosperportland.us e: deklyend@prosperportland.us



From: Prosper-SM Commissioners <ProsperCommissioners@ProsperPortland.us>
Sent: Tuesday, August 20, 2024 2:27 PM
To: Prosper-SM Commissioners <ProsperCommissioners@ProsperPortland.us>; Karen Wolfgang <karen.wolfgang@gmail.com>
Cc: Douglas, Justin <DouglasJ@ProsperPortland.us>; DeKlyen, Dana <DeKlyenD@ProsperPortland.us>
Subject: Update: RE: Testimony request for 8/28 meeting

Hi Karen, forgive me, I provided instruction for providing public testimony vs during the TIF item. Therefore, the timing will be a bit different. The TIF item is scheduled to occur

between 3:15-5:00pm. You are welcome to watch via YouTube (see link below) until the item is called during the above time frame. Please feel free to turn on your camera once you hear the item called. The agenda will be posted [here](#) on Monday, 8/26.

Thank you,

Pam



Pam Feigenbutz

Sr. Executive Assistant to the Executive Director
Executive Department

PROSPER PORTLAND

p: 503-823-3224

a: [220 NW 2nd Ave.](#), Suite 200, Portland OR 97209

w: prosperportland.us e: Feigenbutzp@prosperportland.us



From: Prosper-SM Commissioners <ProsperCommissioners@ProsperPortland.us>

Sent: Tuesday, August 20, 2024 2:07 PM

To: Karen Wolfgang <karen.wolfgang@gmail.com>

Cc: Douglas, Justin <DouglasJ@ProsperPortland.us>; DeKlyen, Dana <DeKlyenD@ProsperPortland.us>; Prosper-SM Commissioners <ProsperCommissioners@ProsperPortland.us>

Subject: RE: Testimony request for 8/28 meeting

Good afternoon, Karen, thank you for your email, we look forward to hearing from you on August 28. Please see the following instructions for providing virtual testimony.

The board meeting is scheduled to meet Wednesday, August 28 from 2:00-6:15 pm. Public testimony is scheduled to commence at approximately **2:14**. You will have **3 minutes** to testify which will be on display as a timer.

Addressing the Board:

- If you are comfortable doing so, you may address the Board as follows: *Good afternoon, Chair Cruz, Commissioners and Executive Director Branam, my name is ___ and I am with ___ and I am here to ___*: (*The main goal here is to let the Board know who you are, who you are with/representing, and why you are here.)

Joining the meeting via Zoom:

- Use the Zoom link below to join the meeting any time after 2pm.

- Please be sure to **mute your microphone** upon joining if it isn't already, and
- Please remain **off-camera** until public testimony is called at approximately 2:14.
 - Once your item is called, feel free to turn on your camera and *introduce yourself.
 - After you have finished testifying and questions have been answered, please **mute** both your audio and camera. You are welcome to continue observing the meeting at our [Prosper Portland YouTube Channel](#) or **simply sign off**.
 - Zoom link (available at the bottom of this message)

Join Zoom Meeting:

<https://us06web.zoom.us/j/81546388320?pwd=bgz0zlllyNKbWa1DzQ9gNPYXK5nkqiL.1>

Meeting ID: 815 4638 8320

Passcode: 739940

Thank you,

Pam



Pam Feigenbutz

Sr. Executive Assistant to the Executive Director
Executive Department

PROSPER PORTLAND

p: 503-823-3224

a: [220 NW 2nd Ave.](#), Suite 200, Portland OR 97209

w: prosperportland.us e: Feigenbutzp@prosperportland.us



From: Karen Wolfgang <karen.wolfgang@gmail.com>

Sent: Tuesday, August 20, 2024 12:35 PM

To: Prosper-SM Commissioners <ProsperCommissioners@ProsperPortland.us>; DeKlyen, Dana <DeKlyenD@ProsperPortland.us>

Subject: Testimony request for 8/28 meeting

Hi. Karen Wolfgang here, member of the exploration committee for the East of 205 TIF.

I would like to provide testimony virtually at the meeting on the 28th, if possible.

Thank you!

Karen

Karen Wolfgang

503-704-9427

From: [Paulette Rossi](#)
To: [Prosper-SM Commissioners](#)
Subject: written testimony August 28 meeting
Date: Sunday, August 18, 2024 7:30:29 AM

You don't often get email from sparklehappiness22@gmail.com. [Learn why this is important](#)

Hello please submit my witten testimony on the Sumner Parkrose Argay Columbia Corridor TIF.

Paykette Rossi
3710 NE 147th
Portland Oregon 97230
503 475 2132

I was born into my home 71 years ago so I have seen the Argay Terrace neighborhood grow up from the cabbage, and berry patches. One in thirteen homes has an in-ground swim pool and over fifty percent have professional yard services. Realtors use our ethnic diversity as a selling point as well as our two parks. In our neighborhood are the fire training center, the first and still busy Costco and the soon to be LB Logistics distribution center built to silver green building standards. We have numerous small businesses including a bank, vet, hair and nail salons, restaurants, liquor store.....

Argay Terrance does not meet the legal definition of Blight to be placed in an urban renewal district and our demographics prove it.

Why should residents in our small Parkrose School District pay for another school to cover the increased density of a urban renewal district?

Why should we risk resident displacement?

Why should we risk gentrification?

And, yes the Oregon Revised Statures allow for the "threat of condemnation" of property.

Remove the Argay Terrace neighborhood.

Prosper Portland Commission Meeting
August 28, 2024

PUBLIC TESTIMONY
Anyeley Hallova, Founder, Adre

For the record, my name is Anjelica Rives, my address is 4713 N Albina, I am a Development Manager with Adre. I am testifying on behalf of my boss Anyeley Hallova, the founder of Adre who could not be here today.

Adre is an equity-centered real estate development company that develops mixed-use developments, affordable homes, and facilities for mission-driven organizations. The company creates social, environmental, and economic benefits for Black, Indigenous and people of color (BIPOC).

—
Chair Cruz and fellow Commissioners,

I am testifying on **Item #17** *“Adopting Hiring Standards, Criteria, and Policy Directives for the Prosper Portland Executive Director Recruitment”*.

I understand there are some in the business community that say that Prosper should go back to the “good old days” and focus solely on real estate projects THAT are not centered in shared economic prosperity goals. And then there are others that say we should concentrate on social equity goals at the expense of realizing built projects.

I would propose that we have the ability to do BOTH in this great City of Portland. **How?** By partnering with, supporting, and sufficiently funding equity-centered real estate development projects with economic development objectives.

As you consider who the next Executive Director of Prosper will be, please consider the following:

- 1) **Operations Experience:** experience to structure the organization for effectiveness by hiring talent with real estate transaction experience AND talent with experience in delivering economic development initiatives and social-equity goals.
- 2) **Risk Taking & Entrepreneurial:** an individual who will be empowered to act with intention and purpose on delivering measurable economic development outcomes in addition to real estate projects that advance our collective shared economic goals. This means minimizing bureaucracy and encouraging innovation.

- 3) **Partnership Building:** ability to make effective partnerships with the private, nonprofit, academic, and philanthropic sector. This person is a collaborator, team player, and innovator who can break down government silos and ineffectualness.

- 4) **Accountability:** to deliver on promises to community, specifically communities of color who have been economically disadvantaged and marginalized due to historic and ongoing actions by the City.

I do not believe the person needs to have real development expertise but they need to know enough about economic development, real estate, financing, and/or how "effective government" can work to put the right people in place to get transactions and initiatives done at all levels.

The person should be a good leader, direct and transparent communicator, and an individual who can empower their staff to maximize their skills and talents. Most of all the person has to BELIEVE and be passionate about social equity outcomes; because that is NOT something you can learn on the job while leading in this area.

I look forward to meeting you during your September board meeting. Thank you for your consideration and your service for the community.

—

Prosper Portland Commission Meeting
August 28, 2024

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Anyeley Hallová, Founder, Adre

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