

Gustavo J. Cruz, Jr.
Chair

Marcelino Alvarez
Commissioner

Felisa Hagins
Commissioner

Michi Slick
Commissioner

Vacant
Commissioner

Keith Wilson
Mayor

Cornell Wesley
Executive Director

This document represents the official meeting record of the September 10, 2025, 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=NzSTPLB4d7c>

1. Call to Order and Roll Call

Chair Gustavo Cruz, Jr. called the Board meeting to order at approximately 3:06 p.m. Pam Feigenbutz, Board recording secretary, called the roll:

Chair Gustavo Cruz, Jr.	PRESENT Via Zoom
Commissioner Marcelino Alvarez	PRESENT
Commissioner Felisa Hagins	PRESENT Via Zoom
Commissioner Michi Slick	PRESENT
Commissioner Vacant	

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 Hagins

- Nothing to report

Commissioner Slick

- Nothing to report

Commissioner Alvarez

- Nothing to report

Chair Cruz

- Nothing to report

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3. Executive Director Report

- Participating in an interview on KGW Straight Talk program on September 11
- Attending and speaking at the Hispanic Metropolitan Chamber's Annual Noche Bella event on September 12
- Attending the grand opening of Weir Esco's new Global Headquarters in Northwest Portland on September 23
- Announced and invited all to join the PDX Staycation event September 12-14
- Shared the Portland Institute for Contemporary Art's Time-Based Art Festival is underway and runs through September 14
- Invited folks to go to Pioneer Courthouse Square on September 20 for the Bounty of Umatilla County: Farm to Square event.

4. Meeting Minutes

Chair Cruz called for a motion to approve the July 9, 2025, 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

Mr. David Fredrickson, owner of Figure Plant LLC, expressed concerns about Prosper Portland's approach to negotiations for his business's expansion and potential purchase of the Nelson Building in the Kenton neighborhood. Staff will follow up with Mr. Fredrickson and provide additional information to the Board.

CONSENT AGENDA

6. Action Item: Resolution 7619 - Amend Authorization of Short-Term Interfund Operating Loans for the Period of July 1, 2025, to June 30, 2026

Chair Cruz called for a motion to approve Resolutions No. 7619, Commissioner Slick moved, and Commissioner Hagins seconded the motion.

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

7. Action Item: Resolution 7620 - Appointing Cornell Wesley as Manager of 9101 Foster, LLC

Chair Cruz called for a motion to approve Resolutions No. 7615, Commissioner Slick moved, and Commissioner Hagins seconded the motion.

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

REGULAR AGENDA

8. Action Item: Resolution 7621 - Adopting Revised Prosperity Investment Program Guidelines

Prosper Portland staff presenting this item:

Amy Nagy, Development Manager

Sharon Smith, Project Manager I

With this action, the Board approved revised Prosperity Investment Program (PIP) guidelines (Guidelines). The Guidelines will direct Prosper Portland's investment of grant dollars to business and property owners within the City of Portland's Tax Increment Finance districts.

Ms. Nagy provided a brief overview of the place-based grant programs, including PIP and Community Livability Grants (CLG).

Ms. Smith presented the proposed guideline revisions to the programs, such as expanding eligibility criteria, increasing grant amounts, and streamlining the application process. Grant recipients from the past five years were surveyed to inform the updates.

Ms. Smith noted the revisions aim to better support small businesses and community organizations in TIF districts while maintaining program effectiveness. Ms. Smith highlighted the success of existing programs and the need for updates to address current economic challenges and improve internal processes.

Chair Cruz invited forth guest testimony.

Mathew Jordan, Sr. Building Manager, Center for Philanthropy, stated the PIP award allowed him to make updates to his building making it more accessible and safer for tenants on the 2nd floor.

Nicholas Pelster, Skaters for Portland Skateparks and PSU student, shared his experience having received the CLG award and noted the grant will help to build a new skate park.

Chair Cruz invited forth public testimony.

Mathew Claudel, No Vacancy Project and small business owner, spoke in support of the PIP guideline revisions, noting the changes open opportunities and bridge current gaps.

Chair Cruz called for a motion to approve Resolution No. 7621, Commissioner Alvarez moved, and Commissioner Slick seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

9. Action Item: Resolution 7622 - Adopting Revised Community Livability Grant Program Guidelines

Prosper Portland staff presenting this item:

Amy Nagy, Development Manager

Sharon Smith, Project Manager I

With this action, the Board approved revised Community Livability Grant program guidelines. The Guidelines direct Prosper Portland's investment of grant dollars to community-based organizations and other eligible entities within the City of Portland's Tax Increment Finance districts. The updates to the CLG Guidelines clarify eligibility conditions, establish limits on cost areas, institute a match from the grantee after a grant threshold has been reached, and streamline the evaluation criteria and process language.

Chair Cruz called for a motion to approve Resolutions No. 7622, Commissioner Slick moved, and Commissioner Alvarez seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

**10. Action Item: Resolution 7623, 7624, 7625 - Nominating Members to East Portland TIF Districts
Community Leadership Committees**

Prosper Portland staff presenting this item:

Lisa Abuaf, Director of Development & Investment

Kathryn Hartinger, Project Manager I

Joel Devalcourt, Project Manager I

Anielis Raas, Project Manager I

With this action, the Board nominated seven members to a Community Leadership Committee (CLC) for each of the three recently adopted East Portland Tax Increment Finance (TIF) districts: 82nd Avenue Area, East 205, and Sumner-Parkrose-Argay-Columbia Corridor. Portland City Council will consider appointing these three sets of seven individuals, for a total of 21 nominations from Prosper Portland, and three sets of six others nominated by the City Administrator's Office to serve on 13-person committees and fulfill obligations as outlined in each TIF district's respective Community Governance Charter (Charter).

These Charters were adopted by City Council in October 2024 as components of the three TIF district plans. Each CLC will advise on implementation of its respective TIF district plan, providing essential guidance, public recommendations, and implementation oversight.

These actions delegate future Prosper Portland CLC nominations to the Executive Director, pursuant to the City Council-adopted Charters.

Ms. Abuaf presented details on the recruitment process, the roles of the committees, and the CLC evaluation process.

Ms. Hartinger, Ms. Raas, and Mr. Devalcourt individually listed the priorities for each of the three respective TIF districts, including but not limited to, homeownership, retail development, and recreational spaces.

Mr. Devalcourt noted next steps involve final approval by City Council in October, followed by kickoff meetings and the development of five-year action plans for each district.

Chair Cruz called for a motion to approve Resolutions No. 7623, Commissioner Slick moved, and Commissioner Hagins seconded the motion.

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

Chair Cruz called for a motion to approve Resolutions No. 7624, Commissioner Alvarez moved, and Commissioner Slick seconded the motion.

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

Chair Cruz called for a motion to approve Resolutions No. 7625, Commissioner Slick moved, and Commissioner Hagins seconded the motion.

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

11. Action Item: Resolution 7626 - Authorizing a Personal Services Contract with Commercial and Residential Management Group

Prosper Portland staff presenting this item:
Ember Breckenridge, Project Manager II

With this action, the Board authorized a personal services contract (Contract) between 9101 Foster LLC and Commercial and Residential Management Group (CRMG) to operate and manage Lents Commons. The Contract allows CRMG to operate and manage Lents Commons on behalf of 9101 Foster LLC, including entering various subcontracts for maintenance of Lents Commons, at an estimated amount of \$4,430,425 over a five-year period. The estimate includes CRMG's 5% management fee calculated from the effective gross income over the term of the Contract.

Ms. Breckenridge presented details on the contract, highlighting CRMG's experience and goals for maintaining 100% occupancy, competitive market rents, and financial performance.

Commissioner Hagins requested that staff work with tenants to assess whether Prosper Portland is pricing people out.

Chair Cruz called for a motion to approve Resolutions No. 7626, Commissioner Slick moved, and Commissioner Alvarez seconded the motion.

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

At approximately 4:17 p.m., Chair Cruz Adjourned the Prosper Portland Board Meeting and Convened the Portland Community Investment Fund Governing Board Meeting

12. Action Item: Resolution PCIF 8 - Appointing Cornell Wesley President of PCIF

Prosper Portland staff presenting this item:

Casey Edmondson, Deputy General Counsel

Mr. Edmondson described the organization's creation and purpose, which is to apply for New Market Tax Credits on behalf of Portland projects. The Resolution is an administrative action to appoint Executive Director Wesley to the role of President of the public benefit corporation.

Chair Cruz called for a motion to approve Resolutions PCIF No. 8, Commissioner Hagins moved, and Commissioner Alvarez seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick

NAYS: None

13. Adjourn

There being no further business, Chair Cruz adjourned the Board meeting at approximately 5:00 p.m.