



Gustavo J. Cruz, Jr.
Commission Chair

Marcelino J. Alvarez
Commissioner

Felisa Hagins
Commissioner

Serena Stoudamire Wesley
Commissioner

Vacant
Commissioner

Keith Wilson
Mayor

Cornell Wesley
Executive Director

This document represents the official meeting record of the January 14, 2026, Prosper Portland Board of Commissioners (Board) meeting held via Zoom. The full video recording of this meeting can be found at: <https://www.youtube.com/watch?v=-7721VqoqY4>

1. Call to Order and Roll Call

Chair Gustavo Cruz, Jr. called the Board meeting to order at approximately 3:05 p.m. Hannah Studdard, Board recording secretary, called the roll:

Chair Gustavo Cruz, Jr.	PRESENT
Commissioner Marcelino Alvarez	ABSENT
Commissioner Felisa Hagins	PRESENT
Commissioner Stoudamire Wesley	PRESENT

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

- Commissioner Hagins expressed appreciation and solidarity with fellow commissioners and staff of color, acknowledged the racist and personal criticisms faced in public service, emphasized the harm such attacks cause to the community and civic participation, and affirmed the board’s support and commitment to providing a safe and supportive environment.

Commissioner Stoudamire Wesley

- Nothing to report

Chair Cruz

- Nothing to report

3. Executive Director Report

- Executive Director Wesley delivered a keynote address at the Oregon Association of Minority Entrepreneurs (OAME) breakfast, highlighting Prosper Portland’s 25+ year partnership with OAME and appreciation for the opportunity to connect with its members.
- Prosper Portland staff appeared before the City Council Arts and Economy Committee to request a minor amendment to the Enterprise Zone boundary to support a planned

\$100 million Alaska Airlines maintenance hangar investment, projected to create 100+ living-wage jobs; the committee unanimously advanced the request to full City Council for a February vote.

- The Cully TIF District Community Leadership Committee unanimously recommended advancing the first five-year Cully TIF Action Plan to Prosper Portland’s Board and City Council, reflecting over two years of community engagement and proposing more than \$31 million in investments for economic development and affordable housing.
- The Cully TIF process was noted as a model for collaboration in the creation of six new TIF districts, with appreciation expressed for community partners and staff.
- The East Portland TIF Leadership kickoff event (Part Two) was rescheduled and held later that evening, following a pause and moment of silence acknowledging recent federal actions impacting East Portland families.
- Portland Staycation launched a winter edition in partnership with the Portland Winter Light Festival during the first two weekends of February, with an invitation for central city businesses and events to participate.
- The Business Advancement Team announced an upcoming open house and resource fair on January 28 focused on economic development resources for local businesses, featuring partner agencies.
- Staff updates included welcoming Michelle Comer as Project Manager in the Office of Events and Film and Ezra Horak as Human Resources Business Partner.
- Two staff anniversaries were recognized: Mark Padgett and Cary Siemers, each celebrating 25 years of service with Prosper Portland.

4. Meeting Minutes

Chair Cruz called for a motion to approve the December 17, 2025 Prosper Portland Board meeting minutes. Commissioner Hagins moved, and Commissioner Stoudamire Wesley seconded the motion.

AYES: Cruz, Hagins, Stoudamire Wesley
NAYS: None

5. Public Comment for Items Not on Agenda

None provided.

REGULAR AGENDA

6. Action Items: Resolutions 7632, 7633, and 7634 - Adopting a Minor Amendment to the Lloyd-Holladay Urban Renewal Plan, Adopting a Revised Property Plan for 910 NE MLK Jr. Blvd., and Approving the Terms of an Intergovernmental Agreement with Metro to Fund Improvements at 910 NE MLK Jr. Blvd.

Prosper Portland staff presenting this item:

Amy Nagy, Development Manager

Will Thier, Real Estate Manager

Staff presented a proposal requesting three related actions to advance redevelopment of the property at 910 NE MLK Jr. Blvd. The actions enable renovation of the vacant building into a year-round food, beverage, and event venue supporting small businesses, activating the Lloyd District, and complementing the Oregon Convention Center.

Invited testimony was provided by:

- Owen Ronchelli, Executive Director of Go Lloyd, who spoke in support of the project.
- Craig Stroud, with remarks from Cindy Wallace, representing Metro and the Oregon Convention Center, who shared perspectives on the project's benefits.
- Kurt Huffman, representing ChefStable, who answered questions regarding operations and the business model.

The Board considered and adopted a minor amendment to the Lloyd-Holladay Urban Renewal (TIF) Plan to support the project.

The Board adopted a revised property (real estate) plan for the 910 Building, directing staff to proceed with redevelopment of the site.

The Board adopted the proposed terms of an intergovernmental agreement (IGA) with Metro, authorizing a loan to help fund renovation and improvements at 910 NE MLK Jr. Blvd.

Chair Cruz called for a motion to adopt Resolution No. 7632. Commissioner Stoudamire Wesley moved, and Commissioner Hagins seconded the motion.

AYES: Cruz, Hagins, Stoudamire Wesley

NAYS: None

Chair Cruz called for a motion to adopt Resolution No. 7633. Commissioner Hagins moved, and Commissioner Stoudamire Wesley seconded the motion.

AYES: Cruz, Hagins, Stoudamire Wesley

NAYS: None

Chair Cruz called for a motion to adopt Resolution No. 7634. Commissioner Stoudamire Wesley moved, and Commissioner Hagins seconded the motion.

AYES: Cruz, Hagins, Stoudamire Wesley

NAYS: None

7. Action Item: Resolution 7635 – Authorizing the Acquisition of Real Property Located at 125 NW Fourth Avenue

Prosper Portland staff presenting this item:

Will Thier, Real Estate Manager

Onome Egbedi, Real Estate Portfolio Analyst

Staff requested Board approval to acquire Block 33, a surface parking lot at 125 NW 4th Ave. in Old Town/Chinatown. The acquisition supports Advance Portland Objective 3 and continues Prosper Portland’s long-standing investment commitments in Old Town/Chinatown.

The Board considered a purchase price of \$7.25 million, funded through the Strategic Investment Fund (SIF), with closing targeted for February 18, subject to approval.

Invited testimony was provided in support of the acquisition by:

- Lance Orton, Executive Director of City Team
- Matthew Skelton, General Manager at the Hoxton
- Chris Pink, owner of the Paris Theater

With this action, the Board authorized Prosper Portland to acquire Block 33 at 125 NW 4th Ave., enabling near-term improvements to safety, cleanliness, and parking operations in Old Town Chinatown while positioning the site for long-term stewardship, activation, and future development aligned with district priorities.

Chair Cruz called for a motion to adopt Resolution No. 7635. Commissioner Hagins moved, and Commissioner Stoudamire Wesley seconded the motion.

AYES: Cruz, Hagins, Stoudamire Wesley

NAYS: None

At approximately 4:20 p.m., Chair Cruz convened the Executive Session.

EXECUTIVE SESSION

8. The Executive Session was held in accordance with Oregon Revised Statutes 192.660(2)(b) to consult with counsel concerning personnel matters.

9. Adjournment

There being no further business, Chair Cruz adjourned the Board meeting at approximately 4:45 p.m.