



**DATE:** September 10, 2025

**TO:** Board of Commissioners

**FROM:** Cornell Wesley, Executive Director

**SUBJECT:** Report Number 25-30  
Nominating Members to the 82<sup>nd</sup> Avenue Area, East 205, and Sumner-Parkrose-Argay-Columbia Corridor Tax Increment Finance District Community Leadership Committees and Recommending City Council Appointment

#### **BOARD ACTION REQUESTED AND BRIEF DESCRIPTION**

Adopt Resolution Nos. 7623, 7624, 7625

This actions by the Prosper Portland Board of Commissioners (Board) will nominate seven members to Community Leadership Committee (CLC) for each of the three recently adopted East Portland Tax Increment Finance (TIF) districts: 82<sup>nd</sup> Avenue Area, East 205, and Sumner-Parkrose-Argay-Columbia Corridor (SPACC). If nominated, 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.

This action will also delegate future Prosper Portland CLC nominations to the Executive Director, pursuant to the City Council-adopted Charters.

#### **STRATEGIC ALIGNMENT AND OUTCOMES**

The work of these three committees in advising on their respective TIF District Plan investments aligns with Objective 2 of Advance Portland: A Call to Action for Inclusive Economic Growth by promoting equitable wealth creation and ownership opportunities for underserved individuals; and Objective 3 by fostering neighborhood commercial districts and supporting small businesses, particularly along 82<sup>nd</sup> Avenue and east-west intersecting commercial corridors; on NE Sandy Boulevard in SPACC; and on 122<sup>nd</sup> Avenue, 148<sup>th</sup> Avenue, East Burnside Street, SE Division Street, and SE Powell Boulevard in East 205.

#### **BACKGROUND AND CONTEXT**

In early 2022, members of the East Portland Action Plan (EPAP) began convening a group of community organizations, Prosper Portland and Portland Housing Bureau (PHB) staff, and other stakeholders to explore the use of TIF for stabilization and inclusive growth investments in East Portland.

In June 2023, Portland City Council, through Resolution 37623, directed Prosper Portland to "pursue analysis and creation of new Tax Increment Finance districts to advance equitable development and

inclusive growth in East Portland and the Central City.” The resolution further stipulated that the East Portland TIF exploration process shall consider up to 7,500 acres of available land area and up to approximately \$6 billion in available assessed value for up to three new districts, include a potential district along 82<sup>nd</sup> Avenue to support the City’s parallel investments in transportation.

Prosper Portland and PHB staff conducted a roughly 16-month exploration process, which resulted in a set of community co-created recommendations to establish three new TIF districts: 82<sup>nd</sup> Avenue Area, East 205 and SPACC.

On August 2024, through Resolution Nos. 7566, 7567, and 7568, the Board approved the three new East Portland TIF district plans, and in October 2024, through Ordinances 191936, 191937, and 191938, City Council adopted the plans.

Each of the three TIF district plans include a Charter detailing co-creation processes and accountability measures and establishing a CLC to advise the Board and Prosper Portland staff, as well as City Council and staff on plan implementation, providing essential guidance, public recommendations, and oversight.

One of the CLCs’ primary roles will be to work with Prosper Portland and PHB staff to create a five-year action plan that prioritizes TIF investments. Each CLC consists of individuals who either live, work, worship, have children enrolled in school, or have been displaced from within their respective TIF district boundary. All members are expected to represent community interests rather than their own individual interests. Each nominee has a range of professional, lived experience, and technical knowledge to guide and promote implementation of the TIF plan (e.g., affordable housing, economic development, advocacy, or engagement expertise).

As set forth in the Charters, for each CLC, the Board nominates seven individuals for three-year terms, while the City Administrator's Office nominates six individuals for two-year terms. City Council will consider appointing all nominees in October 2025. The Charter allows for the Board to delegate to the Executive Director future Committee nominations.

### **EQUITY IMPACT**

This action will continue to prioritize East Portland community voices in how public resources are invested in a community experiencing displacement and change. Launching the Committees establishes a model for equitable governance, institutionalizing long-term, co-creation partnerships between the City and three East Portland communities supporting economic stabilization and creating opportunities for equitable growth among residents and businesses.

### **COMMUNITY PARTICIPATION AND FEEDBACK**

In March 2025, Prosper Portland staff, PHB staff, and the East Portland Community Liaison developed an initial set of committee-specific application questions, largely modeled on the Cully TIF CLC application. This draft was then shared with the six community volunteers who served on both the East Portland Steering Committee and one of the district-specific working groups, and was refined and finalized after receiving their input. The six questions are outlined below:

1. What excites you about the possibility of serving on this advisory body? If selected and appointed to serve on the committee, what would you hope to accomplish?
2. Please describe your relevant skills, knowledge and lived experience that would serve the advisory body’s ability to meet its mission.
3. Please describe your commitment to working in partnership with the City and community to achieve equitable outcomes that are driven by community-identified needs and priorities. Why is collaboration important for this work?

4. Please describe your experience working in community, diverse groups, or public bodies. Provide an example of a time you contributed to a healthy and productive group conversation in a collaborative, multicultural and/or multilingual setting.
5. Given East Portland’s concentration of Priority Communities,<sup>1</sup> how do you see TIF supporting inclusive growth? TIF can fund things like housing, small business, economic development and community-serving public infrastructure.
6. Scenario: A fellow committee member takes up a lot of meeting time advocating only for the issue in their own community or individual concerns, insisting that their needs take priority over all others. How can you best respond to this situation to help resolve conflicting priorities and find common ground? What might you suggest as a path forward for the committee?

In partnership with the City’s Office of Civic and Community Life Advisory Body Program, staff used these questions to advance a public recruitment process to solicit interest in serving on the Committees. The application was accessible in English, Arabic, Chinese, Karen, Russian, Somali, Spanish, Ukrainian, and Vietnamese from April 24, 2025, to June 16, 2025.

In total, 129 applications were received, with some applicants applying for multiple districts: 61 applications were received for the 82nd Avenue Area committee, 53 for the East 205 committee and 42 for the SPACC committee. The Office of Civic and Community Life considers a successful recruitment one for which at least two applications are received for each available seat. This criterion was met and exceeded for all three districts.

Recruitment efforts for the committees were multi-faceted and included blast emails; a short [YouTube video](#) developed by the East Portland TIF Exploration Community Liaison in partnership with East Portland Neighborhood Prosperity Network (NPN) members; small business canvassing; and staff office hours, one-on-one meetings, attendance at neighborhood association meetings, open houses, and luncheons to support filling out applications. Blast emails reached approximately 200 community members per email. Through this and other in-person efforts, staff were able to interact directly with 460 individuals and businesses. Additionally, an East Portland mailer designed to direct recipients to the East Portland TIF project website and application materials was sent to every residential and commercial address in all three districts, totaling more than 69,000 addresses.

A selection panel for each district scored each applicant pool. As outlined in Attachment A, each selection panel consisted of two to three working group members from each respective exploration process, one Prosper Portland staff person, one PHB staff person, the East Portland TIF Exploration Community-based Liaison, and one to two City Council staff. These selection panels developed selection criteria for each TIF district, reviewed all applicants, and prepared a list of possible nominees.

The selection committee developed criteria for scoring applicants on responses to the six application questions and further discussed general factors they wished to see represented on the committee as a

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<sup>1</sup> While the definition of “Priority Communities” varies slightly among the three East Portland TIF districts, each definition refers to the intended beneficiaries of investments in each TIF district, which are people systemically vulnerable to exclusion due to gentrification and displacement, determined without regard to protected class status in accordance with the City of Portland’s Executive Order EO-2025-01.

whole: expertise and lived experience, geography and demographics. While community members expressed a desire for a diversity of demographics on each committee, staff determined it was not appropriate to determine committee composition on the basis of protected classes. Therefore, conversations focused on expertise, lived experience and geography. In addition, applicant demographic information was not available to the selection panels for consideration during the selection process.

Prosper Portland staff and PHB leadership, in partnership with the Community and Economic Development Service Area Deputy City Administrator (DCA) Donnie Oliveira, reviewed the possible nominees, and the DCA held three “meet and greet” sessions to meet prospective nominees personally. After these sessions, the DCA provided his recommendations to Prosper Portland’s Executive Director, Cornell Wesley, for his consideration (as well as to the City Administrator’s Office for the City’s nomination process). After review and deliberation, Executive Director Wesley has put forward the nominees included in Resolutions 7623, 7624, and 7625 to the Board for their consideration. The full list of both Prosper Portland and the City Administrator’s recommended nominees are included as Attachments B, C, and D.

#### **BUDGET AND FINANCIAL INFORMATION**

There are no budget impacts from this action. Staff time spent selecting and managing the CLCs are funded by the personnel and indirect allocations included in the Fiscal Year 2025-26 Budget and Forecast. Allocations are determined during each annual budget cycle.

#### **RISK ASSESSMENT**

There are no risks to Prosper Portland from this action.

#### **ATTACHMENTS**

- A. Selection Panel Members for Community Leadership Committee Nominations
- B. Recommended 82<sup>nd</sup> Avenue Area Community Leadership Committee Members
- C. Recommended East 205 Community Leadership Committee Members
- D. Recommended SPACC Community Leadership Committee Members

**Selection Panel Members**

<b>Position</b>	<b>82nd Avenue Area</b>	<b>SPACC</b>	<b>East 205</b>
Prosper Portland	Brian Moore	Joel Devalcourt	Anielis Raas
PHB	Mesha Jones	Raul Preciado-Mendez	Raul Preciado-Mendez
Exploration Working Group Member Volunteers	Nancy Chapin Sarah Fisher Duncan Hwang	Sharie Lewis JR Lilly Danell Norby	Annette Mattson Lisha Shrestha
East Portland TIF Community Liaison	Paula Byrd	Paula Byrd	Paula Byrd
City Council Staff	Jamey Evenstar (Councilor Avalos)  Spencer Knowles (Councilor Novick)	Elijah Crawford (Councilor Smith)	Amani Kelekele (Councilor Dunphy)

## RECOMMENDED 82<sup>ND</sup> AVENUE AREA COMMUNITY LEADERSHIP COMMITTEE MEMBERS

Name	Neighborhood/Area	Expertise
<b>PROSPER PORTLAND BOARD NOMINEES</b>		
<b>Pamela Hodge</b>	Brentwood-Darlington	Lower SE Rising, Brentwood-Darlington Neighborhood Association, SE Uplift, RACC, Oregon Health Authority, workforce development
<b>Michael Ong Liu</b>	NW Portland	Business owner (Fubonn), Portland Metro Chamber, Here Together Coalition
<b>Jacob Loeb</b>	Montavilla	82 <sup>nd</sup> Ave Exportation Working Group, 82nd Avenue Business Coalition, METBA, Montavilla Neighborhood Association, Montavilla News
<b>Jorge Melendez</b>	Lents	OHSU, higher education, healthcare, workforce, evaluation
<b>Joshua Pangelinan</b>	Hazelwood	82 <sup>nd</sup> Ave Exploration Working Group, small business owner (Bipartisan Café), METBA
<b>Yamungu Seraya</b>	Centennial	Public health, inclusive engagement with African immigrant/ refugee communities
<b>Stephen Udydz</b>	Jade/Powellhurst-Gilbert	Finance, business consultant, Jade District Steering Committee
<b>CITY ADMINISTRATOR'S OFFICE NOMINEES</b>		
<b>Erika Abdelatif</b>	Roseway	Community-based organizations, Roseway Neighborhood Association, union organizer
<b>Khanh Le</b>	Jade District	Construction, small business, finance, human resources, investment management
<b>Erin Maxey</b>	Montavilla	Community-based organizations, non-profit housing, advocacy for unsheltered neighbors
<b>Aaron Milano</b>	East Tabor	Cross-sector, PGE, Durham Department of Community Development
<b>Theo Hathaway Saner</b>	Madison South	Portland Community Reinvestment Initiatives (PCRI)
<b>Liz Winchester</b>	Lents	ROSE Development Center, housing asset manager

### RECOMMENDED EAST 205 COMMUNITY LEADERSHIP COMMITTEE MEMBERS

Name	Neighborhood/Area	Expertise
<b>PROSPER PORTLAND BOARD NOMINEES</b>		
<b>ShaToyia Bentley</b>	Powellhurst-Gilbert	East Portland TIF Exploration Steering Committee, Ebony Collective, community-based organizations
<b>Tamra Booth</b>	Mill Park	Portland Public Schools Budget Director, finance/education/community advocate
<b>Olena Borova</b>	Powellhurst-Gilbert	Community Investment Trust (Plaza 122), real estate, small business, inclusive engagement with immigrant communities
<b>Daniel Carillo</b>	Centennial	NAYA - Multnomah Stability Initiative Housing Advocate, supportive services
<b>Terrence Hayes</b>	Powellhurst-Gilbert	Restore Nuisance Abatement, small business owner, gun violence prevention
<b>David Linn</b>	Centennial	Board of Speech Language and Pathology, Centennial School Board, Neighborhood Emergency Team (NET)
<b>Kristin Romaine</b>	Mill Park	Executive Director - Scuola Italiana di Portland, advocate, philanthropic fundraiser
<b>CITY ADMINISTRATOR'S OFFICE NOMINEES</b>		
<b>John Ayers (Wes)</b>	Grant Park	Affordable housing, development, real estate/architect/builder
<b>Parker Fitzpatrick</b>	Hazelwood	Small business worker, community volunteer
<b>Eric Knox</b>	Argay Terrace	Founder and Executive Director -HOLLA School and HOLLA mentors
<b>Andy Miller</b>	North Tabor	East Portland TIF Exploration Steering Committee, Executive Director- Our Just Future
<b>Margurite Teresa Weeks</b>	Hazelwood	Paralegal, Public member of Oregon's Council on Court Procedures, workforce, paralegal
<b>Karen Wolfgang</b>	Centennial	East 205 Working Group, CO2 Foundation, Executive Director - Centennial Neighborhood Association, former business owner

### RECOMMENDED SPACC COMMUNITY LEADERSHIP COMMITTEE MEMBERS

Name	Neighborhood/Area	Expertise
<b>PROSPER PORTLAND BOARD NOMINEES</b>		
<b>Andrew Campbell</b>	Parkrose	Community based organizations, advocacy
<b>Alexis Elias</b>	Camas, WA	Columbia Corridor Association, community-based organizations
<b>Kyna L. Harris</b>	Argay Terrace	Small business owner, healthcare, early childhood education
<b>Christopher Lambert</b>	Kearns	Program Services Director, youth mentorship with community previously incarcerated and impacted by the criminal justice system
<b>Alexis (Alex) Millett</b>	Argay Terrace	Business consultant/advisor, financial expertise
<b>Oak Sonfist</b>	Parkrose	Healthcare, medical student
<b>Emily Winokur</b>	Sumner	Parkrose High School librarian, union representative, workforce, educator
<b>CITY ADMINISTRATOR'S OFFICE NOMINEES</b>		
<b>Angela Bishop Baker</b>	Parkrose	Small business owner, affordable homebuyer program
<b>Lily Burnett</b>	Russell	Small business owners/workers
<b>Lin Felton</b>	Argay Terrace	SPACC Exploration Working Group, Argay Terrace Neighborhood Association, community advocate
<b>Karim Hassanein</b>	Parkrose	Architect, community-based organizations
<b>Sara Joy Johnson</b>	University Park	Housing and homeownership support, home repair, community-based organizations
<b>Nicole Luland</b>	Sumner	Construction, small business, finance, human resources, investment management