



**DATE:** April 15, 2026  
**TO:** Board of Commissioners  
**FROM:** Cornell Wesley, Executive Director  
**SUBJECT:** Report Number 26-08

Increasing the Executive Director's Expenditure Authority for the Limited Purposes of Awarding a Professional Services Contract and of Paying Permitting Expenses Related to the Renovation and Operation of the 910 MLK Building Food Hall on the Property Located at 910 NE Martin Luther King Jr. Blvd. in the Lloyd-Holladay Tax Increment Finance District

## Board action requested and brief description

Adopt Resolution No. 7641

If approved, this action by the Prosper Portland Board of Commissioners (Board) will increase the Executive Director's expenditure authority to \$750,000 for the limited purpose of awarding a professional services contract for design, engineering, and construction management services, in addition to up to \$750,000 for municipal permitting fees and charges related to the 910 MLK Building Food Hall (Project) in the Lloyd-Holladay Tax Increment Finance (TIF) District.

## Strategic alignment and outcomes

As outlined in previous Board actions, the renovation and repositioning of the 910 NE MLK Building aligns with agency strategic priorities, including Advance Portland Objective 3, to foster a vibrant Central City through retaining and increasing commercial activity and supporting small businesses within the Central City. Repositioning a long vacant property enables Prosper Portland to support activation of a key underutilized site adjacent to the Oregon Convention Center (OCC), which directly supports Advance Portland Outcome 3.4, to strategically activate properties in support of regional anchors like the OCC.

## Background and context

As outlined in Board Report 26-01, dated January 14, 2026, the renovation and repositioning of the 910 MLK Building as a food hall, bar, music venue, and meeting space was unanimously supported by the Lloyd-Holladay TIF District working group. On January 14, 2026, through Resolutions 7632 and 7633, the Board authorized the inclusion of the Project in the Lloyd-Holladay Urban Renewal Plan and approved the revised Property Plan for 910 NE MLK while reviewing the Design and Construction Plan, Operations Plan, and Financing Plan for the Project.

Preliminary schematic designs have been completed for the building and food cart area. Further development of the design is required to complete a full set of construction drawings. Through

the competitive bid process, Prosper Portland has awarded WORKS Partnership Architecture, LLP the design scope for the project. In parallel with completing the permit set and following a direction from the Board through Resolution No. 7636 on February 11, 2026, Prosper Portland will pursue a Construction Manager/General Contractor (CM/GC) contract through a competitive Request for Proposals process. Staff anticipate returning to the Board for CM/GC contract approval in summer 2026.

## Equity impact

This project, as previously approved by the Board, will adhere to Prosper Portland's equity policies and, consistent with ORS 279C.800 et seq., will adhere to Oregon prevailing wage law.

## Community Participation and Feedback

There was no specific community engagement related to this action. However, this action and the related Board Action on January 14, 2026, follow several years of public engagement and market analysis through the Lloyd-Holladay TIF District working group. This action also follows substantial public engagement and in discussion with members of Go Lloyd, the Lloyd Enhanced Services District, and Metro as part of the Central City Tax Increment Finance (TIF) district exploration process, it was identified that the lack of diverse food, drink, and entertainment venues in the immediate vicinity of the Oregon Convention Center was a significant gap in creating an inviting complete neighborhood in that part of the district.

## Budget and Financial Information

There are no direct budgetary impacts from this proposed action. The budget for expenses related to the 910 MLK Building Food Hall was authorized by the Board pursuant to Resolution No. 7632 on January 14, 2026. Budget adjustments are reflected in the FY 2025-26 Revised Budget No. 2.

## Risk Assessment

There are no risks associated with increasing the Executive Director's expenditure authority for this limited purpose. Should the Board choose not to approve this action, staff would return to the Board with multiple actions to authorize invoices for permitting or authorize a professional services contract that exceed the Executive Director's \$500,000 expenditure authority.

## Attachments

If related to a specific property, insert an aerial and/or map showing the outline of the site (do not use red lines). Street names and any other labels should be legible. Use [portlandmaps.com](http://portlandmaps.com) for maps.

- A. Project Summary
- B. Lloyd-Holladay TIF District Budget

## Project Summary: 910 MLK Building Food Hall



Current Project Site



Project as Proposed

<b>Project Name:</b>	910 MLK Building Food Hall
<b>Location:</b>	910 NE MLK Jr. Blvd. between NE Holladay and Pacific Streets and NE Grand Ave and MLK Jr. Blvd.
<b>TIF District:</b>	Lloyd-Holladay Tax Increment Finance District
<b>Current Phase:</b>	Design and Financing
<b>Next Milestone:</b>	Select CM/GC from RFP solicitation
<b>Construction Timeline:</b>	Design review spring 2026; start construction fall 2026
<b>Completion Target:</b>	Summer 2027

## TIF Fund Financial Summary

### Fund Summary

#### Total Resources and Requirements

<b>Lloyd-Holladay TIF Fund</b>	<b>Revised 2 FY 2025- 26</b>
<b>Resources</b>	
<b>Revenue</b>	
Interest on Investments	0
Transfers In	5,319,641
<b>Total Revenue</b>	<b>5,319,641</b>
<b>Total Resources</b>	<b>5,319,641</b>
<b>Requirements</b>	
<b>Administration</b>	
A00847-Debt Management & Legal-LH	115
<b>Administration Total</b>	<b>115</b>
<b>Economic Development</b>	
<b>Community Economic Development</b>	
A00826-Community Development-LH	6,000
<b>Economic Development Total</b>	<b>6,000</b>
<b>Property Redevelopment</b>	
<b>Real Estate Management</b>	
A00306-910 NE MLK Building-CNV	1,077,157
<b>Real Estate Predevelopment</b>	
A00306-910 NE MLK Building-CNV	795,907
<b>Property Redevelopment Total</b>	<b>1,873,064</b>
<b>Total Program Expenditures</b>	<b>1,879,179</b>
Personnel Services	62,167
<b>Total Fund Expenditures</b>	<b>1,941,346</b>
Interfund Transfers - Indirect Charges	54,707
Reserved For Future Expenditures	3,323,588
<b>Total Fund Requirements</b>	<b>5,319,641</b>