

**PROSPER PORTLAND**

Portland, Oregon

**RESOLUTION NO. 7623**

**NOMINATING MEMBERS TO THE 82<sup>nd</sup> AVENUE AREA TAX INCREMENT  
FINANCE DISTRICT COMMUNITY LEADERSHIP COMMITTEE AND  
RECOMMENDING CITY COUNCIL APPOINTMENT**

**WHEREAS**, on April 26, 2023, Portland City Council through Resolution 37617 adopted Advance Portland: A Call to Action for Inclusive Economic Growth, a citywide strategy with an objective to foster neighborhood commercial districts;

**WHEREAS**, the strategy directed staff to return to City Council within 90 days of Advance Portland's approval to launch a TIF district exploration process, with early priority on East Portland (including 82nd Avenue) and concurrent focus on Central City;

**WHEREAS**, on June 28, 2023, through Resolution No. 37623, Portland City Council ("City Council") directed Prosper Portland and the Portland Housing Bureau to conduct an exploration, in partnership with community, of the use of Tax Increment Financing (TIF) as a tool for stabilization, equitable development and inclusive growth, as well as the potential creation of new TIF districts in East Portland and the Central City to advance these objectives;

**WHEREAS**, on August 28, 2024, through Resolution No. 7566, the Prosper Portland Board of Commissioners ("Board") approved the 82<sup>nd</sup> Avenue Area Tax Increment Finance ("TIF") District Plan and forwarded it to Portland City Council ("City Council") with a recommendation for adoption;

**WHEREAS**, on October 30, 2024, through Ordinance 191936, the City Council adopted the 82<sup>nd</sup> Avenue Area TIF District Plan;

**WHEREAS**, the 82<sup>nd</sup> Avenue Area TIF District Community Governance Charter ("Charter") calls for establishing an 82<sup>nd</sup> Avenue Area TIF District Community Leadership Committee ("Committee") to advise Prosper Portland and City of Portland ("City") staff, City Council, and the Board on implementation of the 82<sup>nd</sup> Avenue Area TIF Plan by providing essential guidance, public recommendations, and oversight of implementation;

**WHEREAS**, Prosper Portland and Portland Housing Bureau staff conducted a public recruitment process for community members interested in serving on the Committee and worked with a selection panel to recommend nominations;

**WHEREAS**, Committee recommendations on 82<sup>nd</sup> Avenue Area TIF District Plan implementation are non-binding guidance to decision makers, and it is the intent that recommendations be treated as important and used to shape and guide implementation;

**WHEREAS,** the Committee will advise City Council and the Prosper Portland Board directly on certain decisions and is a public body pursuant to Oregon Revised Statutes Chapter 192; and

**WHEREAS,** the Charter specifies the Prosper Portland Board will nominate, or delegate to the Executive Director, seven Committee members of the Committee's thirteen members for initial three-year terms, and the City Administrator's Office will nominate six Committee members for initial two-year terms.

**NOW, THEREFORE, BE IT RESOLVED,** that the Prosper Portland Board nominates the seven community members listed in Exhibit A to serve on Committee, recommending confirmation by City Council;

**BE IT FURTHER RESOLVED,** that the Prosper Portland Board hereby delegates any future Committee nominations to the Executive Director; and

**BE IT FURTHER RESOLVED,** that with the affirmative vote of no fewer than four commissioners for this resolution and of all those present, this resolution will become effective immediately upon its adoption, and otherwise it will take effect thirty days after adoption.

Adopted by the Prosper Portland Commission on

September 10, 2025



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Pam Feigenbutz, Recording Secretary

## **82<sup>nd</sup> AVENUE AREA TIF DISTRICT COMMUNITY LEADERSHIP COMMITTEE NOMINATIONS**

### **Pamela Hodge Bio**

Pamela (Pam) is a long-time resident of Brentwood-Darlington, where she grew up during the 1960s and '70s, a time when the neighborhood was commonly referred to as "felony flats." Her deep ties to the area have informed her decades of civic engagement and community advocacy. Pam served on the Lower SE Rising Area Plan Project Advisory Committee and is a former board member of SE Uplift. Pam brings more than 40 years of professional and volunteer experience across all levels of government and within the nonprofit sector. Her diverse background includes roles as an affirmative action recruiter, human resources manager, legislative aide, and client relationship manager. Pam is recognized for her strategic and visionary thinking, as well as her ability to navigate complex systems and foster collaboration. Pam remains committed to equitable, community-driven development and continues to be an active voice for thoughtful planning and inclusive engagement in Southeast Portland.

### **Pamela Hodge Statement of Interest**

"As a current long-term resident of Brentwood-Darlington, former member of the Lower SE Rising Area Plan Project Advisory Committee, and former board member for SE Uplift, I am excited about the possibility that investments within the TIF District may help realize the Lower SE Rising Area plan and aid the Brentwood-Darlington neighborhood, in particular (as well as the greater geographic area contained within the TIF.) Both BD and the greater TIF area have diverse (priority) populations. TIF investment initiatives should reflect their needs. I am excited about the opportunity to make that happen as a member of the TIF advisory body."

### **Michael Ong Liu Bio**

Michael is an accountant by profession and has managed their family's grocery store at Fubonn Shopping Center for the past 20 years. Deeply invested in the future of 82nd Avenue, he has demonstrated a long-standing commitment to community and regional development. Michael currently serves as Chair of the Portland Metro Chamber. Michael has also contributed to a range of civic and policy initiatives, including serving on the Here Together Coalition, the Gold Ribbon Multnomah County Library Bond Committee, the Metro Tri-City Planning Board, and the 82nd Avenue Steering Committee focused on the development of Bus Rapid Transit. His combined experience in business, finance, and public service informs his practical and collaborative approach to economic development, transportation planning, and community engagement across East Portland and the broader region.

### **Michael Ong Liu Statement of Interest**

"I was born and raised in Portland. When my family had the opportunity back in 2004 to purchase the old PCC campus, we did not hesitate. 82nd Ave is a culturally diverse area and was ideal for the International Community Marketplace we envisioned. We have spent the last 20 years promoting the great restaurants, markets and businesses up and down 82nd Ave. Being on the TIF committee will allow me to continue promoting this up-and-coming part of town that will only get better with PBOT taking responsibility and turning 82nd Ave into the civic corridor we all want to see. Being able to direct

the funds to help enhance the area will be another key driver that enhances the experience of those visiting 82nd Ave.”

#### **Jacob Loeb Bio**

Jacob is a 20-year resident of Montavilla, living just outside the 82nd Avenue TIF boundary. He is the owner and editor of Montavilla News, a local publication covering events and businesses in East Portland. Through his reporting, Jacob has built strong connections with residents and business owners, offering a unique perspective on community needs and priorities that often go beyond traditional association work. Jacob has served on the 82nd Avenue Business Association’s Board for the past four years and has also held board positions with the Montavilla/East Tabor Business Association and the Montavilla Neighborhood Association. In addition to his professional and civic roles, Jacob actively leads volunteer efforts with SOLVE Oregon and collaborates with other community groups to support neighborhood cleanups and local initiatives. His deep local knowledge and hands-on involvement reflect a long-standing commitment to the vitality and well-being of the Montavilla and East Portland communities.

#### **Jacob Loeb Statement of Interest**

“I participated in the 82nd Avenue TIF Working Group and attended many of the community outreach events during the investigation process. I hope that my continued participation can help support this TIF district during its start-up years so it can successfully reach its goals of improving the community without causing displacement to the diverse community that built 82nd Avenue over the last 100 years.”

#### **Jorge Melendez Bio**

Jorge brings more than 20 years of professional leadership and management experience in healthcare, education and community strategy, combined with a lifelong commitment to service in East Portland. He currently serves as Director of Quality & Value-Based Programs at Oregon Health & Science University Health Services, where he leads system-wide initiatives that integrate health and demographic data to improve outcomes for Medicaid and Medicare populations. Jorge is a graduate of Warner Pacific University and volunteers with his church congregation, helping coordinate community outreach, support families facing Social Drivers of Health and build trust among culturally diverse neighbors.

#### **Jorge Melendez Statement of Interest**

“I am excited about the opportunity to serve a community I have been connected to for most of my life. What draws me to this advisory body is the focus on preventing displacement while supporting equitable development. As a long-time resident and professional who has worked in healthcare leadership and DEI consulting, I’ve witnessed how well-intended investments can unintentionally push out the very communities they aim to help. I’ve spent over 20 years leading strategic initiatives that center equity, reduce disparities and engage underserved populations, particularly in Medicaid and under-resourced neighborhoods. Being part of a co-creation process that elevates lived experience, fosters local leadership and directs resources where they are most needed aligns deeply with my values.

I see this as a way to give back to the very community that helped shape me. My hope is to ensure that development in East Portland reflects not just economic goals, but also justice, sustainability and generational opportunity.”

#### **Joshua Pangelinan Bio**

Joshua was raised in a multi-cultural, multi-ethnic, multi-generational household within the boundaries of the 82nd Avenue TIF district, making the corridor his lifelong home. He now owns and operates Bipartisan Café in Montavilla, giving him direct insight into the challenges faced by local businesses. Joshua served on the 82nd Avenue Area TIF District Working Group and is an active member of the Montavilla East Tabor Business Association (METBA), where he supports community engagement initiatives. In addition to his local involvement, Joshua has worked as an operations consultant for numerous for-profit businesses in Portland and across the country, helping improve efficiency and sustainability. Joshua brings a deep personal connection to the area, a strong understanding of the small business landscape, and a broad perspective shaped by both lived experience and professional expertise. He aims to contribute to equitable development that reflects the needs and strengths of the 82nd Avenue community.

#### **Joshua Pangelinan Statement of Interest**

"I am excited by the opportunity to help guide the investments being made in this underserved area of East Portland. While my lived experience and gained knowledge is not universal, I do hope that I can tap these and offer them to the committee in an effort to better represent the values of the community at large."

#### **Yamungu Seraya Bio**

Yamungu brings lived experience as a refugee and African immigrant, along with professional expertise from their work with the Multnomah County Health Department supporting African communities. They have a strong background in advocacy, leadership, public systems, policy, and culturally responsive engagement. Over the years, Yamungu has worked to build bridges between communities and institutions, ensuring that African voices are represented in decision-making processes. Yamungu has led and contributed to initiatives focused on health equity, immigrant and refugee support, and systems change. Their approach centers on inclusive, respectful collaboration as a key strategy for advancing equitable outcomes across diverse communities.

#### **Yamungu Seraya Statement of Interest**

"As a young Black African immigrant and refugee, I'm excited to serve on this advisory body because it offers a meaningful opportunity to co-create policies that reflect and uplift marginalized communities. The Committee's commitment to shared leadership, equity, and transparency aligns with my passion for ensuring that African immigrant and refugee voices shape public investments and community development. I see this role as a way to build trust, promote accountability, and drive lasting, inclusive change."

### **Stephen Udycz Bio**

My name is Stephen Udycz. I grew up in Cleveland, Ohio, and have lived in Portland for 25 years. My wife Brooke & I have been restoring our 1920s house in the Jade District the last 16 years (a block off 82nd and Powell). Our 11-year-old attends Bridger/CSS, and I head up the bottle drive for their PTA. I've been a part of the Jade district since its founding (but took a small break for child rearing from 2014-2019). I currently sit as the Chair of the Jade District Committee and help the Jade district manager Alisa with her amazing efforts. I currently work for a Financial Institution as a Quantitative Finance and Data Analyst, and have my master's degree in business administration.

### **Stephen Udycz Statement of Interest**

"With the NPIs being sunset, I want to bring my experience in navigating TIFF and Revenue share to the upcoming committees. Having lived along 82nd for such an extended period of time, I've developed a network of business and neighborhood connections to draw upon for feedback on our process development. My focus will be on the process of TIFF/Revenue share application and funding, with the hope of making it easier for businesses to find information and apply. "



## RESOLUTION NO. 7623

### RESOLUTION TITLE:

NOMINATING MEMBERS TO THE 82nd AVENUE AREA TAX INCREMENT FINANCE DISTRICT  
COMMUNITY LEADERSHIP COMMITTEE AND RECOMMENDING CITY COUNCIL APPOINTMENT


Adopted by the Prosper Portland Commission on September 10, 2025

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Gustavo J. Cruz, Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Marcelino J. Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Felisa Hagins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Michi Slick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda				

### CERTIFICATION

The undersigned hereby certifies that:

*The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Prosper Portland Commission and as duly recorded in the official minutes of the meeting.*

	<b>Date:</b>  September 19, 2025
<b>Pam Feigenbutz, Recording Secretary</b>	