

## **Central City TIF Exploration**

### **Working Group Meeting #1**

**Prosper Portland, 220 NW Second Avenue, 1<sup>st</sup> Floor – Commission Conference Room**

**June 11, 2025, 2:00 – 4:00 pm**

#### **MEETING PURPOSE**

The purpose of the meeting is to:

- Review Public Official & Conflict of Interest requirements
- Provide an overview of TIF uses and limitations
- Familiarize Working Group members with each other and the work ahead

#### **MEETING MATERIALS**

- Conflict of Interest Forms

#### **DECISIONS or RECOMMENDATIONS TO BE VOTED ON**

- None

#### **UPCOMING MILESTONES**

- June 26<sup>th</sup>: Second All District Working Group Meeting
- July: Launch individual district processes

#### **Meeting Summary**

(See also meeting presentation)

#### **Welcome, Introductions & Working Group Agreements**

- Introductions
  - Lisa Abuaf (Prosper Portland) and Helmi Hisserich (Portland Housing Bureau) provided a welcome with opening remarks and introductions
- Lisa reviewed the purpose of the meeting and role of the ad hoc working groups, including working group operating agreements, and public participation guidelines.
- Working Group members did rounds of introductions at their tables.

#### **Public Comment**

- None

#### **Public Officials & Conflict of Interest**

- Hope Whitney (Prosper Portland) presented on public official responsibilities regarding the following:
  - Communications, documentation created by working group and members are subject to public request
  - Conflict of interest in practice.
  - Conflict of interest forms were provide in the meeting as well as via email.

## TIF 101

- Kiana Ballo (Prosper Portland) shared a TIF introduction on the following:
  - What is TIF and how it is funded
  - TIF funding is limited to physical improvement and related investments.
  - Examples of Prosper Portland TIF investment
- Josh Roper (Portland Housing Bureau) presented on how TIF funds are used for affordable housing:
  - Examples of TIF funded affordable housing projects
  - Overview of housing production and policy

## Exploration Overview & District Priorities

- Sarah Harpole (Prosper Portland) provided overview of TIF exploration process starting with the City Council direction for the three Central City TIF districts.
- Helmi presented on the Central City Investment Priorities and the fixed percent that is allocated for affordable housing, which is under Portland Housing Bureau's purview. Economic and urban development, and infrastructure falls under Prosper Portland's scope.
  - *Question:* Does every action plan need to have the same percentage allocations as the TIF plan?
  - *Response:* Action Plans do not have a set amount that must be met every five years so long as the action plans are within the amount allocated in the district plan.
  - Helmi highlighted the set-aside fund and affordable housing policies.
- Sarah highlighted each TIF district with its priorities and community interest/feedback
  - *Question:* How will you know what opportunities are out there that could use TIF funding? Green Loop for example.
  - *Response to question:* A Technical Advisory Committee comprised of City Bureau staff will be convened and can provide insight to planned capital improvements and other project plans. The Green Loop is an example that crosses all three new TIF districts.
- *Small Group Break Out Discussion:* 10 minutes for Working Groups to split into district specific conversations to ask questions and share observations about their district.

## Introduction to Action Planning

- Kiana presented on action planning purpose. The long-term outcomes and priorities comes from the TIF District Plan and near term outcomes and priorities will be outlined in the Action Plan. Once the Action Plan is approved by each Working Group, the Prosper Portland Board of Commissioners, and Portland City Council, it is up Prosper Portland and Portland Housing Bureau to implement and report on outcomes.
  - Items and elements that goes into an Action Plan.

- Working group role and expected goals for upcoming meetings.
- *Small Group Break Out Discussion*: 10 minutes for Working Group to split into district specific conversations to ask questions and share observations about Action Plans and process.

### **Next Steps & Closing**

- Sarah provided a wrap up and list of next steps for the Working Group.

## Attendance

Westside Working Group		Present
Sydney Mead, Downtown Clean & Safe		y
Vanessa Sturgeon, TMT Development / PMC		Y
Diana Stuart, DNA		
Matthew Claudel, OTCA		y
Peter Andrews, Melvin Mark		
Randall Friesen, Columbia Pacific Building and Construction Trades Council		y
Elizabeth Nye, Lan Su		
Cody McNeal, Unico		y
Giovanni Bautista, resident / Metro housing policy analyst		y
Beth Burns, pear		y
Jessica Elkan, James Beard		
Angel Medina, Republica / Todos Media		
Jennifer Cole, PNCA		y
Alisha Sullivan, Winter Lights Festival		y
Alan Jones, Jones Architecture		
Jennifer Polver, Pioneer Courthouse Square		y
Lloyd-Holladay Working Group		
Keith Jones, Lloyd ESD		y
Owen Ronchelli, Go Lloyd		y
Ziggy Lopuszynski, LCA		
Julie Gustafson, NEBBA		
Tom Kilbane, URG		Y (represented by Joey Shoemaker)
Willie Levenson, Human Access Project		y
Khanh Tran, NAMC		y
Emily Mandic, AAT		y
Kurt Craeger, Holy Rosary		y
Alison Wicks, Metro		y
Steve Day, Pacific Corp		y
Matthew Henderson, Virtua Gallery @ Lloyd Center		y
Debbie Kitchen, Central Eastside Together		y
Kristin Leiber, Lloyd Ecodistrict		y
Minyana Bishop, IRCO, resident		
Jona Davis, NE Coalition		y
Central Eastside Corridor Working Group		
Mike Larkin, CET		y
Carolyn Holcomb, CEIC		
Mark Linehan, HAND		y
Michael Woods, Buckman Community Association		
Leah Nanpei, VP, Real Estate and Facilities OMSI		y
Tiffany Conklin, Portland Street Art Alliance		y
Lluvia Merello, Indigenous Marketplace		y
Matt Fairris, BAE		y

Jill Sherman, Edlen & Co / OMSI	
Ty Brown, REACH CDC	
Dietrich Wieland, Mackenzie	
Eric Hoffman, SUM Design Studio / CET	y
Chelsea Rooklyn, Killian Pacific, Willamette Light Brigade Board	y
Hovering Laplante, Sweet & Salty PDX	y
Amanda Lucier, property owner / photojournalist	y