

**Central Eastside Corridor TIF Action Plan  
Working Group Meeting #6  
RiverEast Center, 1515 SE Water Ave Suite 100  
October 22, 2025, 3:30 – 5:00 pm**

**MEETING PURPOSE**

The purpose of the meeting is to:

- Review final budget
- Discuss priorities for small business support
- Discuss governance models

**MEETING MATERIALS**

- Meeting slides

**INPUT SOUGHT**

- Confirmation of budget recommendations
- Priorities for small business support
- Approach for on-going governance

**DECISIONS or RECOMMENDATIONS TO BE VOTED ON**

- Final Budget
- Governance Approach

**UPCOMING MILESTONES**

- Next Working Group Meeting: Wednesday, December 3, 3:30 – 5:00, Location TBD

**Meeting Summary**

(See also meeting presentation)

**Welcome, Introductions**

- Amy Nagy (Prosper Portland) welcomed people to the meeting and reviewed the agenda.

**Public Comment**

- None

## **Final Budget Review**

Jessi Conner (Portland Housing Bureau) and Amy Nagy (Prosper Portland) presented the final budget with some slight adjustments from the last meeting to net out operational funds and reflect actual funds available for district investment.

## **Small Business Support Priorities**

Amy Nagy asked the working group about any directives they would like to see in the Action Plan to help prioritize how small business support funds are spent and described how priorities can be used as criteria when vetting grant applications.

- Incubation to new businesses to the area in the form of micro grants
  - Not necessarily seeing micro biz, larger and in need of buildout support
  - May not be a great fit for the district/area
  - Other levers available to pull
- Maintain/preserve biz that are already here/have been here for a certain period and/or preserving industrial space
- LTBOs renting
- Focus on major corridors/fill empty store fronts
- See a min number of biz supported
- Retention-
  - COP/BPS Legacy Biz Program definition
- Geographic preference?
- Biz viability/impact/what are we trying to create in the district & how does the biz support that. Can the biz contribute to the eco-system
  - PP does not provide underwriting directly
  - Owner operated business limitation and/or lease-term tied. At least 3-years left on lease
  - Job-retention and a report back from biz on how grant will help them with expansion and/or retention (jobs).
  - Place-based jobs
- Companies & businesses that attract/bring people to the district
- Permanent improvements to the space that serves current and future tenants

## **Governance**

Amy Nagy outlined governance and engagement needs and methods for input. Amy shared three potential governance scenarios and asked the Working Group members to discuss their preferences and vote on a preferred approach.

- **Ad Hoc Engagement & Reporting**
  - Quarterly meetings of an advisory group
    - PHB/PP Report back to advisory group on what's going on currently
    - Convene meetings based initiatives/areas of interest
- Set a charter to define cadence, etc.
- Scenario 1: Ad Hoc Engagement
- **Scenario 2A: Action Plan Committee**
  - Either start with it or move into it with current group
    - Year 4 on when there's more money in the district
- **Scenario 1 into 2A**
- **Scenario 2A only with less frequent meetings**
  - **Budget**
  - **Initiatives/sub-committees**
  - **2x/year or flexible on # of times/year based on changing conditions etc**

## **Attendance**

### **Central Eastside Corridor Working Group**

Mike Larkin, CET	X
Carolyn Holcomb, CEIC	X
Mark Linehan, HAND	X
Michael Woods, Buckman Community Association	X
Leah Nanpei, VP, Real Estate and Facilities OMSI	X
Tiffany Conklin, Portland Street Art Alliance	X
Lluvia Merello, Indigenous Marketplace	Absent
Matt Fairris, BAE	X
Jill Sherman, Edlen & Co / OMSI	X
Ty Brown, REACH CDC	Absent
Dietrich Wieland, Mackenzie	X
Eric Hoffman, SUM Design Studio / CET	X
Chelsea Rooklyn, Killian Pacific, Willamette Light Brigade Board	X
Hovering Laplante, Sweet & Salty PDX	Absent
Amanda Lucier, property owner / photojournalist	X
<b>Guests &amp; Staff</b>	
Amy Nagy	X
Paul Gagliardi	Absent
Kiana Ballo	Absent
Jessica Conner	X
Josh Roper	
Gwen Thompson	

Thuan Duong	
Nick Olson	
Danell Norby	
Paul Jefferys	X