

CULLY COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

Meeting Details:

Date: February 25, 2026

Time: 6 pm to 8 pm

Location: munk-ye?lan Saxali

Online: Zoom

Attendees:

Name	Role	Name	Role
Jorge Sanchez Bautista	CLC (Co-Chair)	Leslie Goodlow	Portland Housing Bureau
Ginger Rogers	CLC (Co-Chair)	Kathryn Hartinger	Prosper Portland
Andre Broadous	CLC	Brian Moore	Prosper Portland
Elizabeth De Jesus Lopez	CLC	Angela Nguyen- Ta	Prosper Portland
Gary Hollands	CLC		
Cecelia Lente	CLC		
Julia Tienson	CLC		
Sky Waters	CLC		
Vena Rainwater*	<i>*Nominated CLC member, Pending Council Confirmation on March 11</i>		

Meeting Minutes:

Meeting Commenced at 6:17 pm

1. Roll Call & Icebreaker

Ginger Rogers (CLC) began roll call. The CLC and staff responded with what they are most looking forward to as the warm weather approaches.

2. Confirm January Meeting Minutes

The CLC confirmed the January meeting minutes.

3. Refresher/Announcements

Jorge Sanchez Bautista (CLC) reviewed last month's meeting refresher.

4. Legislative Updates

Brian Moore (Prosper Portland) provided updates on the legislative process as of February 25 with an overview of the Prosper Portland Board and Arts and Economy (A&E) Committee. Brian recapped the feedback from the City Councilors at A&E and the questions surrounding administrative costs. The Action Plan is on track to move to full City Council as early as next week.

The CLC had questions the following:

- Reasons for City Councilors voted "No" on the Cully Action plan?
- What would happen if the Action Plan did not receive City Council approval?
- Portland Housing Bureau's budget and funds reported in the news? Leslie Goodlow (PHB) clarified the money that was originally flagged was due to changes to a budgeting process and PHB's funds have been audited 15 times without a finding.

Prosper Portland is providing a memorandum regarding the administrative costs ahead of the full City Council meeting. The CLC may have an opportunity to review the details of the memorandum.

Administrative Costs and Budget

Brian reviewed the five-year financial forecast which also includes the current year for both Prosper Portland and Portland Housing Bureau.

Discussion from the CLC regarding the Administrative Cost and Budget are as follows:

- Current information is helpful however, finds it might be more helpful if there was a year by year breakdown.
- Review the overall costs for a project or specific work.
- Clarity on the separation between PHB and Prosper Portland's budget costs.

- Would extra admin funds can go towards the TIF funds or to the admin fund? Leslie clarified that the Portland Housing Bureau bills Prosper Portland as work that is completed. The administrative cost for PHB is an average for the estimated work over the life of the Action Plan. Lisa added that the admin number will reduce over time to maintain staff. Additionally, the money that does not get used goes into contingency as it must legally remain in Cully TIF.

Staff noted there is an IGA (Intergovernmental Agreement) that speaks to how TIF funds are split. Lisa expanded on how the TIF funds are used and budgeted between the City, PHB, and Prosper Portland.

Additionally, Lisa noted that the City budgets from year to year and forecasted dollars are from models. Prosper Portland will develop budget scheduling for the current year and forecast for following years. Staff can share an estimated table including additional information that the Councilors asked for.

Sky asked if the table currently shown to the CLC was presented to the Committee and Lisa noted that it was not and there is more information needed. Leslie noted that costs are all estimates and could be used by other districts' data could be used as an example to show cost breakdown.

5. Meeting Cadence

Kathryn reviewed the current meeting cadence and proposed a new cadence once the Action Plan is approved and meetings moving forward starting in June.

The CLC would like to go with the meeting cadence proposal.

6. Affordable Housing Priorities

Leslie presented the Affordable Housing Priorities to determine split for Priority One and Two. Priority Three: The priority is currently needing

to be developed before implementation. Priority Four: The dollars are currently split 50/50.

Portland Housing Bureau's original proposal was a 50/50 split for Priority One and Two.

Discussion from the CLC are as follows:

- Request to review the economic and housing status for the CLC to review before deciding on the split of the dollar amounts in Priority One and Priority Two.
- Could the CLC determine 50/50 for now and shift later?
- CLC members would like to know when the decision needs to be made by.
- Members noted that in Priority One, the CLC would need to make a decision on how it would look right now for the Cully community (wealth building or community benefit).
- Questions if \$100k is enough and concerns about the current state of the economy. Brian added that there is current technical assistance to help support with home purchase and requirements, including educational courses on homeownership.

Priority 1: Proposal One 50/50 Recommendation

Proposal One: 50/50 Split on Priority One for DPAL and NOFA.

CLC Name	Yes	No
Jorge Sanchez Bautista	X	
Ginger Rogers	X	
Andre Broadous	X	
Elizabeth De Jesus Lopez	X	
Gary Hollands	X	
Cecelia Lente	X	
Julia Tienson	X	
Sky Waters	X	

Proposal One passes.

7. Grant priorities: PIP, CLG, ACT

The CLC will cover this topic at the next meeting.

8. Public Comment

Ben: Community Arts Space in Cully and aiming to build Athletic space nearby.

9. Feedback Loop & Next Steps

Meeting adjourned at 8:09 pm