



Gustavo J. Cruz, Jr.
Commission Chair

Marcelino J. Alvarez
Commissioner

Felisa Hagins
Commissioner

Serena Stoudamire Wesley
Commissioner

Eric Cress
Commissioner

Keith Wilson
Mayor

Cornell Wesley
Executive Director

This document represents the official meeting record of the April 15, 2026, Prosper Portland Board of Commissioners (Board) meeting held in person and via Zoom. The full video recording of this meeting can be found at:

<https://www.youtube.com/live/0Dj45zD6gvM?si=mqlqgGM0BSOyH8D4>

1. Call to Order and Roll Call

Chair Gustavo Cruz, Jr. called the Board meeting to order at approximately 3:03 p.m. Hannah Studdard, Board recording secretary, called the roll:

Chair Gustavo Cruz, Jr.	PRESENT
Commissioner Marcelino Alvarez	PRESENT
Commissioner Eric Cress	PRESENT
Commissioner Felisa Hagins	PRESENT
Commissioner Stoudamire Wesley	PRESENT

Chair Cruz read the following statement: "As required by State law, Prosper Portland has provided an opportunity for the public to access and attend this meeting in person; there is also a YouTube live stream video of the meeting, and the public has had the opportunity to arrange in advance to provide virtual testimony. At this time, the public may provide written testimony to the Commission by emailing ProsperCommissioners@ProsperPortland.us."

2. Commissioner Reports

Commissioner Alvarez

- Nothing to report.

Commissioner Cress

- Nothing to report.

Commissioner Hagins

- Nothing to report.

Commissioner Stoudamire Wesley

- Nothing to report.

Chair Cruz

- Nothing to report.

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3. Executive Director Report

- Executive Director Cornell Wesley acknowledged the recent decision to lay off 9 employees (approximately 10% of staff) by the end of FY 2025–26, citing reduced ongoing General Fund support, delayed Strategic Investment Fund returns, and slower-than-anticipated growth in new Tax Increment Districts. He expressed appreciation for professionalism of staff and leadership of the Board during this period.
- Attended the April 8 ribbon-cutting for the Upstart Collective in Big Pink with Mayor Wilson, Councilor Zimmerman, and Prosper Portland staff.
- Participated in the Division Midway Alliance “Entrepreneurs in Action” event on April 10 and engaged with East Portland civic leaders.
- Attended the first meeting of the City Life Committee; acknowledged Amy Nagy’s presentation on the Cully TIF Action Plan process.
- Participated in a panel discussion on April 15 co-presented by the Black American Chamber and Brown Hope, focused on access to capital, technical assistance, gentrification, and community wellness.
- Noted that the Portland Panorama Film Festival is underway through Sunday, April 19; thanked Elyse Taylor Liburd and the Prosper Portland Film & Events team for supporting the 11-day festival.
- Will attend Mayor Wilson’s State of the City address on Friday, April 17.
- Provided updates on loan and grant programs, including:
 - Post-Production Grant closes tomorrow;
 - Middle-Income Multifamily Housing Construction Loan launched last week, with \$9.5 million allocated; first-consideration applications due May 4;
 - Vibrant Districts Grant awarded nearly \$150,000 across 17 business districts; and
 - Uniquely Portland Grant has issued 24 grants to date and is expected to exceed 70 grants by year-end, totaling more than \$800,000 and leveraging over \$19 million in local spending.

4. Meeting Minutes

Chair Cruz called for a motion to approve the March 11, 2026 Prosper Portland Board meeting minutes. Commissioner Hagins moved, and Commissioners Cress and Stoudamire Wesley seconded the motion.

AYES: Cruz, Alvarez, Cress, Hagins, Stoudamire Wesley
NAYS: None

5. Public Comment for Items Not on Agenda

None provided.

CONSENT AGENDA

6. **Action Item: Resolution 7641 – Increasing the Executive Director’s Expenditure Authority for the Limited Purpose of Awarding a Professional Service Contract of Paying Permitting Expenses Related to the Renovation and Operation of the 910 NE MLK Building Food Hall on the Property Located at 910 NE Martin Luther King Jr. Blvd. in the Lloyd-Holladay Tax Increment Finance District**

7. **Action Item: Resolution 7642 – Amend Authorization of Short-Term Interfund Operating Loans for the Period of July 1, 2025, to June 30, 2026**

Chair Cruz called for a vote to approve Resolutions 7641 and 7642. Commissioner Hagins moved, and Commissioner Cress seconded.

AYES: Cruz, Alvarez, Cress, Hagins, Stoudamire Wesley

NAYS: None

REGULAR AGENDA

8. **Information Item: Business Oregon Presentation**

Invited testimony was provided by:

Sophorn Cheang, Director of Business Oregon

Jeff Hampton, Regional Development Officer of Business Oregon

Melisa Drugge, Regional Development Officer of Business Oregon

Prosper Portland staff presenting this item:

Andrew Fitzpatrick, Director of Economic Development

Business Oregon leaders, Director Sophorn Cheang, Regional Development Officers Jeff Hampton and Melisa Drugge, along with Prosper Portland Director of Economic Development Andrew Fitzpatrick, provided an overview of collaboration between the two agencies.

The presentation highlighted joint work on traded sector growth, business retention and expansion, recruitment, export assistance, and alignment with Portland’s industry cluster priorities.

Business Oregon shared updates on the Governor’s Prosperity Roadmap and the development of a statewide economic development strategy, with recommendations expected in June 2026.

Business Oregon reported significant recent joint investment activity with Prosper Portland and announced additional regional staffing capacity to support the metro area.

Prosper Portland Commissioners discussed interagency coordination, economic-impact modeling, data-sharing, Senate Bill 1507 implications, and Business Oregon's role in future legislative analysis.

Business Oregon committed to continued collaboration and future updates.

9. Action Item: Resolution 7643 – Adopting Budget Amendment No. 2 for the Fiscal Year Beginning July 1, 2025, and Ending June 30, 2026; and Making Appropriations

Prosper Portland staff presenting this item:

Tony Barnes, Chief Financial Officer

Courtney Cohn, Interim Principal Budget Analyst

CFO Tony Barnes and Principal Budget Analyst Courtney Cohn presented Resolution 7643, Budget Amendment No. 2 for FY 2025–26.

Budget revisions are required under ORS 294 to adjust expenditure appropriations by fund and must be approved by the Board.

This amendment aligns current-year appropriations with the forthcoming FY 2026–27 proposed budget, including carryovers for capital projects, grants, contract revenues, TIF district budgets, and updated year-end revenue estimates.

Key resource adjustments include decreased fees and charges due to Portland Clean Energy Fund timing; reduced state and local grants for OMSI and Broadway Corridor; increased interest income; updated TIF debt proceeds; and property income adjustments related to delayed real estate sales.

Expenditure adjustments include increases to Administration and Infrastructure, and decreases in Economic Development, Housing, and Property Redevelopment due to project timelines shifting into the next fiscal year.

Major capital carryovers include Old Town investments, 910 NE MLK development, PSU University Place, Central Eastside Workshop Blocks, Gateway 102nd & Pacific, the SIF investment strategy, and Portland Clean Energy Fund allocations.

Staff described interfund transfer changes, including closing the Business Management Fund and consolidating cash into the General Fund, as well as reallocating Broadway Corridor environmental funds into the Westside TIF Fund.

Staff recommended removal of planned transfers from sunseting Central Eastside and Lents districts to the Strategic Investment Fund to preserve flexibility due to delayed revenue in new TIF districts.

Commissioners expressed appreciation for the clarity of the presentation and thanked staff for annual budget alignment work, noting the importance of these adjustments to prepare for the next fiscal cycle.

Chair Cruz called for a vote to approve Resolution 7643. Commissioner Hagins moved, and Commissioner Cress seconded.

AYES: Cruz, Alvarez, Cress, Hagins, Stoudamire Wesley

NAYS: None

ADJOURN PROSPER PORTLAND BOARD MEETING, CONVENE EXECUTIVE SESSION

10. Executive Session

Executive Session held pursuant to ORS 192.660(2)(e), to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

11. Adjournment

There being no further business, Chair Cruz adjourned the Board meeting at approximately 4:30 p.m.

Approved by the Prosper Portland Commission on May 13, 2026



Hannah Studdard, Recording Secretary