

# Lloyd-Holladay TIF Working Group Meeting

Spring 2026



# Agenda



- Welcome & Introduction
- Process Refresh
- Strategy & Scenario Discussion
- Vote on Grant Implementation Strategy
- Next Steps & Working Group Reconvening

# Operating Agreements



Active participation

Share the mic – and use your name tent

Question the problem vs. the individual

Permission to make mistakes

Intent vs. impact

Lead with curiosity

Experience discomfort

Expect and accept non-closure

# Public Participation Guidelines



Working Group meetings are open to the public

Public invited to comment at start of meeting

Public and staff asked to observe and listen for the remainder of the meeting

Reserve discussion / questions / activity participation to members only



# Process Refresh

# Working Group 2026 Timeline



*City Council works toward finalizing FY 26/27 budget*

**Working Group meets discuss proposed City Council budget and refine implementation strategy**

*State/County finalize Certified Frozen Base with updated utility values*

*FY 26/27 budgeted resources available July 1*

**Discuss updated financial model and budget forecasts; Launch program if resources are allocated**

**Provide update on implementation and investment activity**

*Prosper receives annual updated tax rolls from the County*

**Meet to discuss updated financial outlook and Action Planning status; Provide update regarding investment activity**

# Budget Process Update



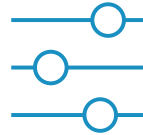
*April 22 – May 20*

**City Council  
Budget Work  
Sessions**



*May 18 - 20*

**City Council  
Approves  
Prosper Portland  
Budget**



*June 1*

**Technical  
adjustments  
made to budget  
(no more than  
10%)**



*June 10 - 17*

**City Council  
adopts City  
Budget**



*June 17*

**Tax Supervising  
hearing and  
budget adoption  
by Prosper  
Portland Board**



*July 1*

**Budgeted  
resources  
become available**

# Lloyd-Holladay Investment Priorities

FY 26/27 = \$153,000

Goal	Action	Outcome
<p>Retain, stabilize, and grow small businesses</p>	<p>Provide grants to small businesses for TIF-eligible improvements, with an emphasis on <b>retaining and growing existing businesses</b> within the District, such as the tenants of the Lloyd Center Mall.</p> <p>For new businesses, prioritize <b>ground floor active uses that drive foot traffic in the district.</b></p> <p>Partner with the <b>Office of Small Business</b> and existing organizations in the area including the Lloyd Enhanced Services District and Northeast Broadway Business Association <b>to identify strategic and feasible opportunities.</b></p> <p>Additionally explore opportunities to support <b>demising of larger-format spaces</b> to better support small businesses and create opportunities for co-location as revenues increase.</p>	<p>2-3 Small Business Grants</p>



# Strategy & Scenario Considerations

# Lloyd Center Business Status

- Mall closure announced for August 8
- Businesses to cease operations by August 31
- Several businesses already relocated or looking outside of Lloyd district
- Office of Small Business identified list of potential feasible businesses confirmed to be looking for space in the district



# Strategy Discussion Considerations

Which program is the best fit for current business needs?

What are the specific priorities for investment?



# Scenario 1: Relocation Grants

Limited edition grant program lasting until earlier of funds run out or August 30.

Designed to support Lloyd Mall tenants moving into ground floor commercial spaces in the district.

First come, first served.

*Is this the right amount of funding per grant/number of grants?*

*Consider eligible expenses retroactive for Lloyd Center tenants relocating the district for up to 90 days prior to July 1?*

**\$153,000**

6 – 7 Grants to Lloyd Tenants

Up to \$25,000 per grant

Reimbursable grant for eligible expenses including moving costs, signage, paint, and permitting

Improvements to be completed within 6 months of grant award

Requires an executed lease with 3-year term in Lloyd-Holladay TIF District

# Scenario 2: Attraction/Retention (PIP Grants)

Established grant program to businesses or property owners for tenant improvements to commercial and multi-family buildings.

Can be used to retain or attract businesses to the district.

## *Proposed district specific priorities*

- Ground floor active uses that drive foot traffic in the district

**\$153,000**

2 – 4 Grants to businesses

Up to \$75,000 award per grant with required 25% match from applicant (average award \$45,000)

Eligible expenses include approved physical improvements and predevelopment work

Eligible projects must not have started yet, can be completed in 12 months, and require at least a 3-year lease

Grants evaluated based on eligibility criteria and district priorities

# Scenario 3: Co-Location (ACT Grant)

Established program for property owners offering below-market rents to tenants in exchange for tenant improvement dollars

Applicants must be in the process of securing a lease and have been in business for at least 2 years.

Requires an established partnership between businesses looking to collocate, property owner willing to discount the lease rate, and an outline of necessary costs and additional funds for improvements at grant agreement execution.

## *Proposed district specific priorities*

- Use to demise a large format space to co-locate several businesses
- Ground floor active uses that drive foot traffic in the district

**\$153,000**

1 Grant for selected proposal

Eligible expenses include approved physical improvements and predevelopment work with a majority of funds used for tenant specific improvements

Requires minimum 3-year lease

Grant award considers the rent discount provided by the property owner and the tenant improvement subsidy needed

Grants evaluated based on eligibility criteria in program guidelines and district priorities

# Scenario Discussion

## Scenario 1

6 – 7

*Relocation Grants*  
Smallest \$ per grant  
Focus Lloyd Mall  
Tenants only  
Most businesses &  
storefronts served  
Moving costs & tenant  
improvements

## Scenario 2

2 – 4

*PIP Grants*  
Medium \$ per grant  
Business Recruitment  
or Retention  
Multiple businesses &  
storefronts served  
Tenant improvements  
w/ required match

## Scenario 3

1

*ACT Grant*  
Largest \$ per grant  
Business Co-Location  
One storefront &  
potential for multiple  
businesses served  
Tenant improvements  
w/ discounted rent

# Where we left off:

## Scenario 1: Relocation Grants

- 6 - 7 grants up to \$25,000 each
- Eligible expenses include moving costs and tenant improvements
  - *Moving costs capped at \$5,000*
- Eligible expenses include retroactive expenses up to 90 days *prior to signed grant contract*
- Decrease required lease length to 2 years instead of 3
- Reserved for Lloyd Center tenants through Sept 1, then open to any applicants
- First come first served based on applications that meet grant requirements
- Include provisions for non-profits
  - *Up to 2 non-profit awards available*

# Vote on Preferred Scenario

Need to confirm scenario for implementation strategy today.

Program will be selected by majority vote.





# Next Steps

# Next Steps

1

**Prosper to incorporate feedback in implementation strategy & finalize investment program**

2

**Budget Final on June 17**  
**Coordinate with partners on business outreach**

3

**FY26/27 Resources become available July 1**  
**Prosper to launch program**

4

**Funds Distributed**

5

**Working Group Meeting to provide report on implementation and updated frozen base**  
**Plan for end of August / early September**



**Questions?**