

**Lloyd-Holladay TIF Action Plan
Working Group Meeting #9 Follow Up
Virtual via Microsoft Teams
May 13, 2026, 1:00 – 2:00 pm**

MEETING PURPOSE

The purpose of the meeting is to:

- Confirm and approve investment strategy
- Identified next steps

MEETING MATERIALS

- Meeting slides

INPUT SOUGHT

- Input regarding grant program scenarios

DECISIONS or RECOMMENDATIONS TO BE VOTED ON

- Approval of investment strategy

UPCOMING MILESTONES

- Next Working Group Meeting: late August/early September 2026

Meeting Summary

(See also meeting presentation)

Welcome, Introductions

- Kiana Ballo (Prosper Portland) welcomed people to the meeting and reviewed the agenda.

Public Comment

- None

Process Refresh

Kiana Ballo reviewed the Working Group timeline, the City of Portland budget timeline, and the agreed upon investment priorities to provide context for the implementation strategy discussion.

Strategy & Scenario Considerations

Kiana Ballo shared an update on the Lloyd Center timeline. The mall is to close August 8th with mall tenants ceasing operations by August 31.

Kiana Ballo presented three grant program scenarios for consideration and reviewed where the working group conversation left off in the previous meeting.

Ziggy Lopuszynski expressed approval for revised scenario 1.

Kurt Creager asked when the program would launch.

Kiana Ballo replied that the goal would be to launch on July 1.

Joshua Baker asked to clarify what first come, first served means for grant applications.

Kiana Ballo responded that as long as applicants meet the grant requirements, awards will be approved in order of application.

Matt Henderson voiced concern around first come first served applications creating a stressful situation for applicants.

Kiana Ballo mentioned that no matter the grant approval process, inevitably some businesses will not receive be awarded a grant.

Julieanna Elegant (Prosper Portland) discussed that based on her outreach to Lloyd Center tenants, it seems unlikely there would be more than seven businesses applying right away.

Steve Day asked what the grant requirements are.

Kiana Ballo replied that the requirements include City of Portland and State of Oregon business registration/license, must have at least 2 years of business experience, must be in the process of securing a lease or has secured a lease in the Lloyd-Holladay TIF district, property receiving improvements are up to date on taxes, and grant funded move/improvements can be completed in 12 months.

Julie Gustafson discussed scenarios for application review.

Amy Nagy (Prosper Portland) mentioned that if there is a shift to reviewing a pool of applications instead of rolling applications, there will need to be more criteria to differentiate and select applicants for award. Need to get grant dollars out in a way that also meets business needs.

Steve Day asked if \$25,000 was enough of a grant award to make a difference.

Julieanna Elegant replied that many tenants are looking for low intervention, turnkey spaces but there are a couple that could use more money. It depends on priority to connect to more businesses or to provide more support for a few businesses.

Amy Nagy added that small business owners tend to be nimble and able to stretch dollars.

Minyana Bishop stated that \$25,000 would help many folks who are looking for a new space.

Joey Shoemaker shared appreciation for the adjustments to scenario one and the ability to move quickly to help businesses transition successfully.

Matt Henderson asked if there could be a weeklong window to get businesses intent to apply to adjust the number of grants available.

Kiana Ballo responded that there isn't flexibility in getting this one-off grant program approved to change the number of grants available/amount per grant on that timeline.

Julieanna Elegant added that people would have to wait longer and there are only a few looking in the district currently.

Matt Henderson replied that there could be more businesses interested in the district if they knew about the grant program.

Amy Nagy responded that outreach and program marketing will be a part of the strategy once the budget is approved. There could be a mailing list for interested businesses, for example.

Vote on Grant Implementation Strategy

Working Group members present voted to approve the revised scenario 1 grant program:

Alison Wicks, Steve Day, Joey Shoemaker, Julie Gustafson, Keith Jones, Kurt Creager, Minyana Bishop, and Ziggy Lopuszynski voted to approve.

Joshua Baker and Matt Henderson abstained from the vote.

Prosper Portland will move forward with the revised scenario 1 grant program, Lloyd Holladay Relocation grants.

Identified Next Steps

Working Group to reconvene in late August/early September around grant implementation and TIF forecast updates.

Attendance

Lloyd-Holladay Working Group

Keith Jones	X
Owen Ronchelli	
Ziggy Lopuszynski	X
Julie Gustafson	X
Tom Kilbane	X (Joey Shoemaker attended as alternate)
Willie Levenson	
Khanh Tran	
Emily Mandic	
Kurt Creager	X
Alison Wicks	X
Steve Day	X
Matthew Henderson	X
Debbie Kitchen	
Kristin Leiber	X (Joshua Baker attended as alternate)
Minyana Bishop	X
Jona Davis	

Guests & Staff

Amy Nagy	X
Sarah Harpole	
Kiana Ballo	X
Jessica Conner	
Josh Roper	
Gwen Thompson	
Thuan Duong	
Kate Piper	
Bev Keagbine	
Kara Hamilton	
Tanya Wolfersberger	
Uma Krishnan	
Julianne Elegant	X
Tony Barnes	
Sarah King	
Michael Buonocore	