

**Lloyd-Holladay TIF Action Plan
Working Group Meeting #9
700 NE Multnomah St 3rd Floor Conference Room
May 6, 2026, 3:00 – 4:00 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 three different grant program scenarios
- Questions about next steps?

DECISIONS or RECOMMENDATIONS TO BE VOTED ON

- Approval of investment strategy (*Working Group agreed to postpone vote to follow up meeting*)

UPCOMING MILESTONES

- Follow up meeting: May 2026 - virtual
- Next Working Group meeting: late August/early September

Meeting Summary

(See also meeting presentation)

Welcome, Introductions

- Kiana Ballo (Prosper Portland) welcomed people to the meeting and reviewed the agenda.
- Kiana walked through the meeting agreements and reminded members to raise their name tent before speaking.

Public Comment

- None

Process Refresh

Kiana 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.

Working Group 2026 Timeline:

- Summer: provide updated TIF forecast and report on launch of the program
- Fall: additional update on implementation and investment activity
- Winter: updated budget and next steps

Kiana requested that members think about outreach and business engagement to move quickly for July.

Strategy & Scenario Considerations

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

Julieanna Elegant (Prosper Portland) provided information on the Office of Small Business's outreach to Lloyd Center tenants to provide support for businesses navigating next steps. There are a number of businesses that have already found new locations, and there are several businesses that are in the process of securing space in the district.

Kiana presented three grant program scenarios for consideration and opened the floor to Working Group members to discuss and ask questions about the different programs.

1. Relocation Grants (Special, limited time grant program)
 - a. Highlighted parameters around grants with options to adjust amount, retroactive costs, and eligibility requirements
2. Attraction/Retention (PIP Grants)
3. Co-location (ACT Grant)
4. Scenario discussion:
 - a. Keith Jones asked if there are any businesses committed to Lloyd.
 - a. Julieanna Elegant (Prosper Portland) replied that there are a few looking around the district, the list has been fluctuating but there has been interest from Lloyd Center tenants.
 - b. Matthew Henderson asked what first come first serve grants means.
 - a. Kiana responded that it means grants are awarded based on order of applications submitted, as long as applications meet grant requirements.
 - b. Matthew expressed concern around people either not knowing about the opportunity or needing to frantically apply once the application is open.
 - c. Kiana agreed those are challenges but the first come first served award is the quickest way to get grant dollars awarded and there are

time sensitive needs in the district. The other option is to have a committee review and recommend applications which is a longer process. This group can consider this option if there is interest.

- c. Matthew Henderson asked if he had a conflict of interest since he is a member of the Working Group.
 - a. Amy noted several people on the committee may have conflicts of interest but could still be eligible to apply for grant funds.
- d. Owen Ronchelli discussed that all of the funds going to a single business is inadequate. It would be nice to office beyond Lloyd Mall tenants. Scenario 2 seems like a better fit, to target 2-4 businesses and get them the most funding we can and secure a 3-year lease.
- e. Joshua Baker posed questions for lease terms.
 - a. Kiana replied that 3-year lease term is standard for Prosper Portland Grant. Scenario 1 could consider 2-year lease since it is a more flexible program and lower grant award.
- f. Julieanna noted that amount/type of space available in the district has been misaligned with mall tenants' needs.
- g. Minyana Bishop mentioned that tenants are moving to Vancouver or Clackamas. The district could benefit from childcare services and funding for childcare services is tight.
- h. Keith expressed preference leaning toward scenario 2.
- i. Julieanna noted the appeal of being able to cover moving costs businesses (scenario 1) she has been working with.
- j. Joey Shoemaker posed the question about who the group aims to serve - like scenario 1.
- k. Alison Wicks clarified timing for investment for these dollars. Prosper confirmed it should be spent in a year. Alison said that with that, Scenario 3 is likely not plausible.
- l. Alison asked if there are other groups to reach out to about these scenarios.
 - a. Kiana mentioned the value of the working group's knowledge and having context for the full process.
 - b. Amy asked working group members to help with outreach to the people they know in the district and bring back perspective to the next meeting.
- m. Joshua posed if making Scenario 1 available to tenants only through September and then opening it up to all applicants.
- n. Working Group discussed Revised Scenario 1 for further consideration:
 - a. Make retroactive for 90 days

- b. Mall tenants only until September 1
- c. Nonprofits eligible?

Vote on Grant Implementation Strategy

Working Group members agreed to hold off on a vote for the implementation strategy to allow for greater participation from members who are not present and for more time to consider the options. The Working Group members agreed to meet again the following week virtually to continue the conversation and hold a vote.

Kiana stated if there are not enough members present at the follow up meeting, the official vote will be held via email.

Identified Next Steps

Working Group to reconvene the following week virtually to finalize implementation strategy.

1. Schedule a follow up meeting or email with revised scenario 1 and scenario 2 for full group to review and vote on.
2. Kiana will reach out to Working Group with help with outreach. Launch the program on July 1.
3. Will re-convene in late August/early September.

Attendance

Lloyd-Holladay Working Group

Keith Jones	X
Owen Ronchelli	X
Ziggy Lopuszynski	
Julie Gustafson	
Tom Kilbane	X (Joey Shoemaker attended as alternate)
Willie Levenson	
Khanh Tran	
Emily Mandic	
Kurt Craeger	
Alison Wicks	X
Steve Day	
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	
Ariel Broyles	X
Tony Barnes	
Julieanna Elegant	X
Michael Buonocore	