PROSPER PORTLAND

DATE: August 12, 2026

TO: Board of Commissioners

FROM: Cornell Wesley, Executive Director

SUBJECT: Report Number 26-25

Authorizing an Intergovernmental Agreement with the City of Portland Office of the Chief Financial Officer for Public Finance and Treasury Services

Board action requested and brief description

Adopt Resolution No. 7656

This action by the Prosper Portland Board of Commissioners (Board) will authorize the Executive Director to enter into a five-year intergovernmental agreement (IGA) with the City of Portland (City) Office of the Chief Financial Officer (CFO) to administer all public finance and treasury services for fiscal years (FY) 2026-27 through 2030-31 in an amount not to exceed $1,300,000.

Strategic alignment and outcomes

This administrative action is necessary to implement tax increment-funded projects and programs, supporting City Council (Council) adopted Tax Increment Finance (TIF) district action plans and the City's economic development strategy, Advance Portland.

Background and context

Tax increment financing (TIF) debt is held by the City, rather than Prosper Portland, and therefore the Office of the CFO is required to issue and manage the debt. Furthermore, all treasury (banking and investment) services for Prosper Portland are managed by the City in accordance with the City Charter. This IGA will provide the mechanism through which Prosper Portland will receive all public finance and treasury services and make payment to the City for these services. Public finance services are necessary to implement all TIF-funded projects and programs. Treasury services are required to facilitate Prosper Portland's banking transactions through the City's contract with Wells Fargo and to accrue all interest and investment earnings on cash balances held. The IGA also provides services to support development and formation of any new and amended TIF district plans as directed by the Board and Council, further supporting strategic plans and outcomes. Services include the following for a term through June 30, 2031:

- Debt planning and transaction management;
- Feasibility analyses;

- Special projects assistance;
- Compliance guidance;
- Administration of outside consultant contracts for debt management and related services; and
- Management and support of all banking, merchant card, and investment management services requested by Prosper Portland.

Equity impact

The agreement will facilitate the issuance of all tax increment debt proceeds and total banking and investment services that support all Prosper Portland funds, thereby enabling the work of Advance Portland and creating an inclusive economy for all Portlanders.

Community Participation and Feedback

No specific outreach has taken place as this action is administrative in nature to facilitate resources already identified and programmed in the FY 2026-27 Adopted Budget and Four-Year Forecast.

Budget and Financial Information

Total direct services with the Office of the CFO for managing public finance and treasury services ($1,050,000 out of the total $1,300,000 contract amount) are estimated to range between $150,000 and $250,000 per year; the agreement will include an annual limit that is being finalized with the City based on maximum, potential scope of work within the five-year period. This amount will be included in the final executed agreement. Third party legal and bank fees related to the issuance of tax increment debt are not expected to exceed $250,000 (out of the total $1,300,000 contract amount) over the five-year period of the IGA.

The FY 2026-27 Adopted Budget and four-year forecast through FY 2030-31 includes estimates for public finance and treasury services related to the IGA and will vary annually based on anticipated levels of service each year. The annual amount for direct services for public finance and treasury will be determined as part of the budget process and agreed upon by Prosper Portland and City staff as an annual fee for services, not to exceed $200,000 in any given year. Third party legal and bank fees will differ depending on the level of activity invoiced each year for specific debt issuances.

The budgeted amounts are allocated in multiple areas of the budget. Most public finance, direct services, and third-party estimated costs are budgeted across specific TIF district budgets based on anticipated level of planned debt issuances and outstanding debt management needs. The amounts for treasury services are budgeted as part of the Prosper Portland Finance and Business Operations administrative budget, which is allocated to all funding sources based on the overhead model.

Risk Assessment

There are no significant risks to authorizing the proposed IGA. The IGA is based on intergovernmental agreements that have been used for decades to provide these services for the organization. The IGA formalizes provision of services necessary to facilitate public finance and treasury functions the City performs for Prosper Portland in alignment with the City Charter.

Attachments

None.