

DRAFT CULLY COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

Meeting Details:

Date: June 24, 2026

Time: 6 pm to 8 pm

Location: munk-ye?lan Saxali

Online: Zoom

Attendees:

Name	Role	Name	Role
Elizabeth De Jesus Lopez	CLC	Brian Moore	Prosper Portland
Jorge Sanchez Bautista	CLC (Co-Chair)	Angela Nguyen-Ta	Prosper Portland
Julia Tienson	CLC	Sarah Harpole	Prosper Portland
Towanda Perry	CLC		
Vena Rainwater	CLC		
Sky Waters	CLC		
Andre Broadus	CLC		

Meeting Minutes:

Meeting Commenced at 6:15pm

1. Roll Call & Icebreaker

Brian Moore (Prosper Portland) reviewed the agenda and conducted roll call of CLC members.

2. Confirm May Minutes, Announcements

Approve Meeting Minutes

Approval of meeting minutes began at 6:23 pm; minutes approved as amended at 6:25 pm

Proposed changes:

- Vena Rainwater (CLC): Include City's next step work in ensuring language reflects the desire from the CLC not revisit language

Announcements

Cully Fest pre-event - Tuesday July 7th

Movie in the Park - Friday July 17th

Mamook Block Party - Saturday Aug 29th

NAYA's Powwow - Saturday Sep 12th

Cully Fest - Saturday Sep 19th

3. Refresher from Last Time

Brian recapped items of discussion and next steps from the May CLC meeting.

4. Prosper Portland Grant Priority Implementation

Brian responded to the questions as presented in the recap.

Question 1: The Priority Industry Business path is a narrow path for qualification.

Questions and Discussions by CLC:

- Allocation for PIP
- Vena: What is the limit for PIP grant? Sarah Harpole (Prosper Portland) responded.

Question 2: Prosper Portland is working with NAYA (NPN) to review the guidelines and discovered that there would be few businesses that would qualify for PIP.

Prosper Portland Grant Programs

Questions and Discussions by CLC:

- Julia Tienson (CLC): Is there any wiggle room for home-based businesses to move into brick and mortar? Brian responded that Prosper Portland's Office of Small Business will work with the TIF team to determine how home-based businesses can be supported.
- Lease agreement terms in the district and use of ACT

- Andre Broadus (CLC): Are property owners allowed to apply to ACT? Brian shared that the requirement is that property owners would need to have an active lease. Sarah also responded.
- Vena: How does PIP program matching work? Brian responded with the grant is a \$1:\$3 match, for every dollar that the business owner pays, Prosper would grant \$3.
- Towanda Perry (CLC) shared perspective as a business owner and the benefits of the Prosper programming.

Different paths to grant resources

Brian shared that there are three paths, two are narrow: Priority Industry business and vulnerable/displaced business owners. The next step is for the CLC to determine what kinds of businesses could qualify under the Action Plan alignment.

Questions and Discussions by the CLC:

- Vena: How can CLC deliberately support community members who are at risk? Would like the Action Plan alignment criteria to be smaller [broader]? Brian responded.
- Julia: Is there a way to address the barriers while working to ensure that the money does go out to community? Brian responded.
- Andre: agrees with Vena and Julia. Identified the need for balance being too narrow and reaching the community.
- Sky: Narrow alignment may create issues in bringing money out to community for stabilization.

Action Plan Alignment Criteria

Question presented for the CLC: Once the criteria begins to come together, what should a business be required to demonstrate that they qualify?

Brian shared examples from other TIF districts for the CLC to consider. The CLC could pull from the example's direction or use the Cully TIF Action Plan.

Jorge added a potential example of specifying criteria could be a local hire requirement from the business owner.

Vena shared concerns with past TIF/URA (urban renewal area) projects in the city. Sarah and Brian clarified that the programs used in prior districts are not the same as Prosper Portland has now as the current programs are in response to gentrification of the North/Northeast. The criteria is now set in place to focus on stabilization. Sky added to the exploration process and the restructuring of the TIF process.

CLC reviewed PIP/ACT Guideline, presented at the May meeting. Brian discussed with the CLC the previously developed alignment with adopted Cully TIF Action Plan.

Questions and discussions by CLC:

- Discussion regarding simplifying requirements to limit barriers to apply.
- Brian proposed to the CLC to consider how should businesses be prioritized? For example, through number of years in district or businesses in district before a certain date?
- Andre shared the minimum requirements for current but provides additional opportunities for new businesses.
- Vena is comfortable with the previously drafted criteria and CLC should review potential exceptions
- Jorge confirmed with CLC that they are comfortable moving forward with the drafted criteria and more time to test businesses against the criteria to determine eligibility. Staff to provide examples of businesses to CLC to review.
- Brian shared that staff could adopt criteria provided so far and Prosper could do a market survey to help inform a potential targeted list and update the guidelines after one year. Tenure of business needs to be established.
 - Jorge asked if the guidelines could be updated during the 5 year action plan. Brian confirmed.

- Brian proposed to use the proposed guidelines now with a tenure date as of 6/24/2026 and guidelines to be reviewed and updated after one year with survey
 - Sky has no preference on tenure date
 - Vena would like tenure to be today's date
 - Andre has no preference on tenure
 - Towanda has no preference but 10 years is a long time
 - Julia agrees with Vena
 - Elizabeth notes that 10 years is a long time, would like to support businesses in Cully

The CLC have consensus on the PIP/CLG guidelines to be proposed as drafted. Tenure of the businesses will be as of June 24th, 2026.

Guidelines are to be reviewed after one year with a market study.

Prosper Portland to work on the setting up the grant guidelines, aiming to go live in the summer.

Community Livability Grant to be reviewed in July's meeting.

CLC requests updates on:

- PHB side of the funds. Brian to check with PHB.
- Land banking progress. Prosper and PHB to develop a workplan

5. Public Comment

Aide Ki – Shared concerns regarding the timing of the public comment period, decision making process, lack of community representation/feedback, pace of Concerning the CLC making decisions and process that do not represent the diverse community.

6. Feedback Loop & Next Steps

Jorge reviewed the next steps which include:

- July 22nd meeting
 - Review CLG
 - Bylaws review
- Prosper Portland/PHB Next Steps:
 - PIP/ACT Guidelines as per recommended by CLC

- Develop workplan from Prosper/PHB
- Prosper Portland develop market study
- Updates from PHB on funds and programs

Meeting adjourned at 8:19 pm

DRAFT