SPACC COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

Meeting Details:

Date: October 26, 2026 **Time:** 6pm to 8 pm
Location: Parkrose School District Office Online: Zoom

Attendees (In-Person/Online):

Name	Role	Name	Role
Andrew Campbell	CLC	Raul Preciado Mendez	Portland Housing Bureau (PHB)
Angela Bishop Baker	CLC	Joel De Valcourt	Prosper Portland
Karim Hassanein	CLC Co- Chair	Annette Stanhope	Community Liaison
Lily Burnett	CLC Co- Chair	Angela Nguyen-Ta	Prosper Portland
Lin Felton	CLC	Gene Lee	Facilitator
Oak Sonfist	CLC	Brian Moore	Prosper Portland
Em Winokur	CLC		
Kyna Harris	CLC		
Alexis Millett	CLC		
Christopher Lambert	CLC		
Nic Luland	CLC		

Meeting started at 6:03 pm
Welcome: Agenda Review

Administrative Items

Roll Call

Andrew Campbell	Present
Angela Bishop Baker	Present
Karim Hassanein	Present
Lily Burnett	Present
Lin Felton	Present
Oak Sonfist	Present
Sara Johnson	Absent
Em Winokur	Present
Kyna Harris	Present
Alexis Millett	Present
Christopher Lambert	Present
Nic Luland	Present

Approval of September Meeting Minutes

Em Winokur moved, Kyna Harris Second. Unanimously approved.

Andrew Campbell	Yes
Angela Bishop Baker	Yes
Karim Hassanein	Yes
Lily Burnett	Yes
Lin Felton	Yes
Oak Sonfist	Yes
Sara Johnson	Absent
Em Winokur	Yes
Kyna Harris	Yes
Alexis Millett	Yes
Christopher Lambert	Absent at the time of vote
Nic Luland	Yes

Items of Interest and Updates

CLC Members

Angela Bishop Baker –

- Green Anchors (St. Johns) – Open to providing tours for CLC members
- Rhythm Seed Farm – Looking for a new property in East Portland

Kyna --

- Right from the Start Program– Looking for additional at-home childcare/preschool providers

Lin --

- ODOT Capital Improvement Plan Open House – option for the public to join.

Nic --

- Unified Housing Strategy (UHS) roundtable and questionnaire for the public.

Lily --

- Recapped a tour of a development in progress with Karim and 82nd Ave CLC folks through Home Forward.

City Staff

Portland Housing Bureau --

- Zoom session lunch and learn: UHS, TIF Set-Aside and Social Housing report. Details to come.

Community Liaison

- PBOT Event 2045 TSP Open House, Wednesday, November 4, from 5 PM to 7PM at Historic Parkrose
- District 1 Rental Ripoff Town Hall, Friday, November 6 from 6 pm to7:30 pm

Public Comment

No public comment sign ups.

Expert conversation: Williams and Russell CDC (Tanisha, Azalea)

Gene introduced Tanisha and Azalea (GET LAST NAMES) as expert panel presenters through Williams and Russell CDC (North/Northeast TIF District). Presentation covered the following:

- History of the Albina neighborhood and the creation of the Williams and Russell CDC (W&R)
- Reparative Development
- Preference policy
- Housing and economic development projects through Williams and Russell CDC
    - Projects include homeownership, apartments, and business hub
    - Project renderings, project management of construction and brownfields, and project data and capital stack for current projects.

Discussions and Questions from the CLC:

- Referring to slide on Construction/Operations: Wonders if this is to generate revenue. W&R responded that the information are projections for job generation for the current projects through Williams and Russell.
- What were any limitations (monetary) to the projects? W&R team noted that it is the time and operations take to develop and build the project, both can make a project cost to shift upward.
- For the EcoNorthwest study: What was the cost for the study and was the study funded? W&R shared the cost was around $30,000.
- What is the most strategic place to put the funds from the first five years? W&R shared it is important to hire someone full time who is experienced with government resources and building a capital stack.
- How would large projects be possible in SPACC without a current organization such as Williams and Russell CDC? W&R team shared that there is opportunity to replicate in the SPACC area with an in-house development team.

- Curiosity about the preference policy, any challenges, and suggestions for the future: W&R team shared that the policy has been working well in North/Northeast and the process of how the policy works. The team also shared various challenges such as COVID Pandemic and limited capacity of tools.

TIF Project Seeding Exercise

Gene walked the CLC through the seeding exercise from the previous meeting and how they use the information for activity for the current meeting. The CLC's task is to consider and share what is needed in SPACC on sticky notes (See Attachments).

Recap by group:

- Group 1: Nic Luland, Kyna Harris, Lily Burnett (Attachment A)

- Group 2: Angela Bishop Baker, Lin Felton, Karim Hassanein (Attachment B)

- Group 3: Alex Millet, Andrew Campbell, Em Winokur (Attachment C)

- Group 4 (Online): Christopher Lambert, Oak Sonfist
  Considerations for youth and using the current spaces in the district for engagement for youth and inclusion of Portland-wide projects. Wondering about how to address the safety of people and pedestrian use.

Group reflection:

- The CLC has a lot of overlap on potential priorities.
- Next steps: City staff will capture the information and will start prioritizing the seeds by the CLC.

Engagement update

Annette shared focus group work and extension of the survey. One-on-one meetings with folks who are a part of the focus group work. Requests CLC to share out survey link.

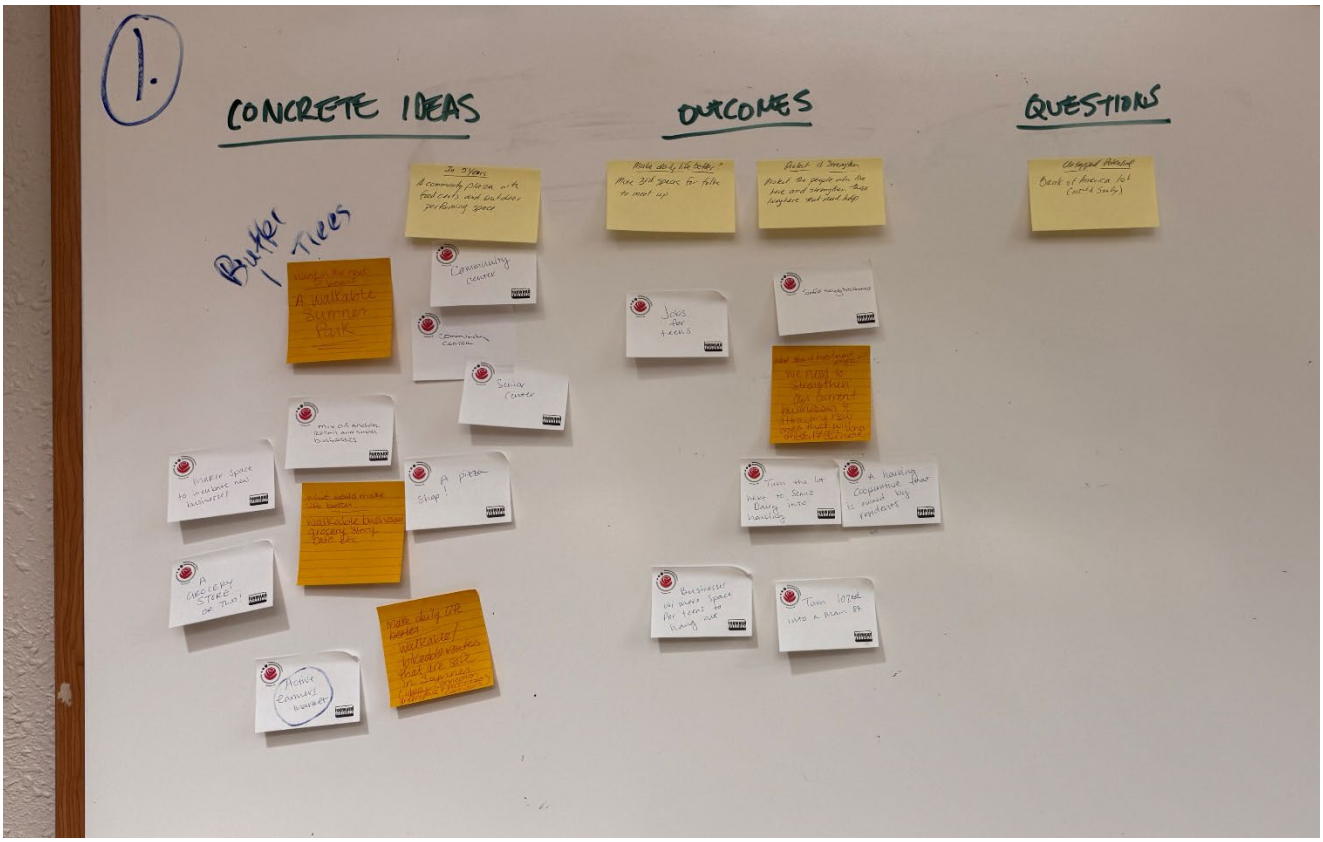
SPACC Meeting will be moved to November 18th.

Meeting Concluded at 8:03pm

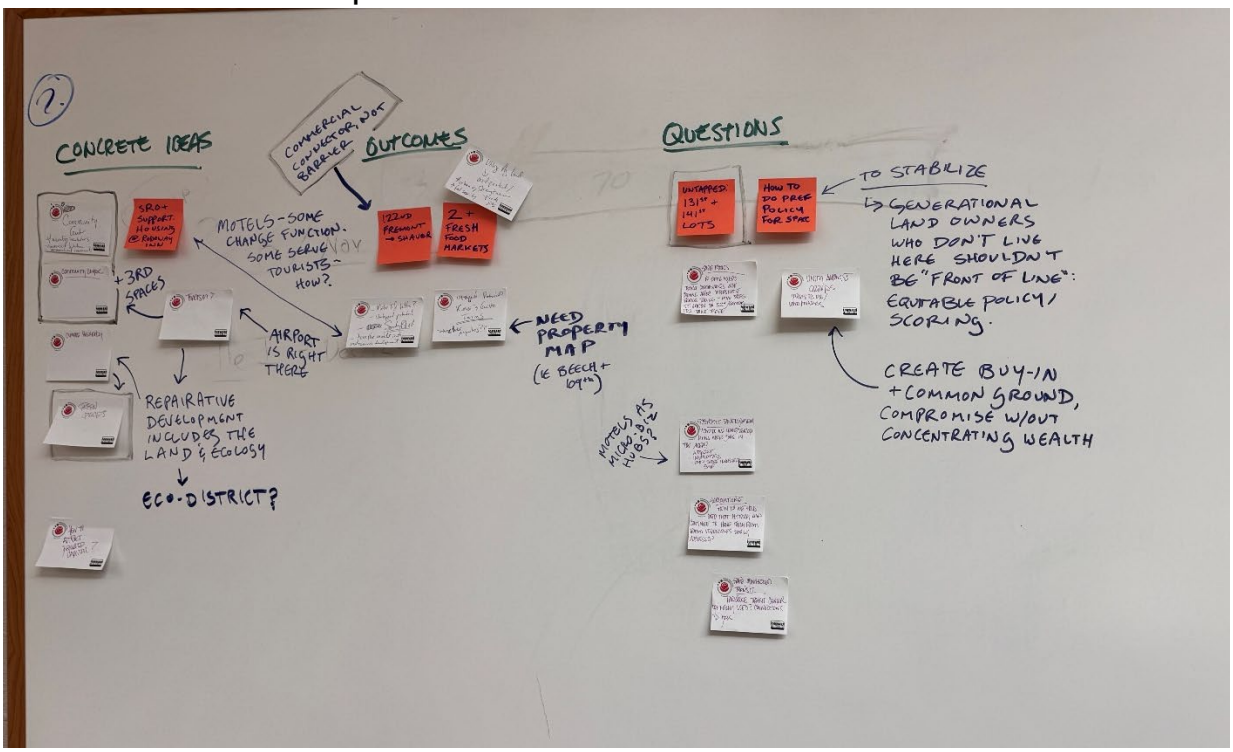
Attachments

Seeding Activity

Attachment A – Group 1



Attachment B – Group 2



Attachment C – Group 3

