This document represents the official meeting record of the May 9, 2018 Prosper Portland Board of Commissioners (Board) meeting held at 222 NW Fifth Ave., Portland, OR 97209. The full video recording of this meeting can be found at: https://www.youtube.com/watch?v=1_d1gCIxQOU

1. **Call to Order and Roll Call**

Chair Gustavo Cruz called the meeting to order at approximately 3:50 p.m. Anne Crispino-Taylor, substitute Prosper Portland Board recording secretary, called the Prosper Portland Board roll:

- Chair Gustavo Cruz: PRESENT
- Commissioner Francesca Gambetti: PRESENT
- Commissioner Alisha Moreland-Capuia: PRESENT
- Commissioner William Myers: PRESENT
- Commissioner Peter Platt: PRESENT

2. **Commissioner Reports**

**Commissioner Platt**
- Attended the Hacienda Community Development Corporation Board meeting on May 4

**Commissioner Gambetti**
- Attended the opening of Natural Grocers on April 17
- Participated in the developer interviews for the ODOT blocks on April 25
- Attended the fund raiser event for the Open School on May 2

**Commissioner Myers**
- Attended the State of the City: Address on April 12
- Attended the State of the City: Conversation on April 13
- Attended the opening of Natural Grocers on April 17

**Commissioner Moreland-Capuia**
- Attended the opening of Natural Grocers on April 17

**Chair Cruz**
- Attended the State of the City: Conversation on April 13
- Attended the NW District Association Board Meeting on April 16
- Attended the Hispanic Metropolitan Chamber of Commerce Board meeting on April 17
- Attended the Natural Grocers Ribbon Cutting ceremony on April 18
- Attended the Portland Business Alliance Annual meeting on May 1

3. **Executive Director Report**

- Prosper Portland was a sponsor of the Opportunity Youth Job Fair on April 13
Spoke at the two Natural Grocers events on April 17 and 18  
Attended the TechTown Roundtable on April 20  
Welcomed new leaders to the Portland region at a New Market Leaders reception hosted by Greater Portland Inc. on April 26  
Attended the Portland Business Alliance Annual meeting on May 1  
Met with Congresswoman Suzanne Bonamici on May 2  
Prosper Portland was a proud sponsor of the 34th annual Cinco de Mayo Fiesta presented by the Portland Guadalajara Sister City Association  
Earlier today, presented the Proposed Budget to City Council  
Prosper Portland staff participated in three days of Racial Equity Training during the month of April  

4. Meeting Minutes  
Chair Cruz called for a motion to approve the April 11, 2018, Prosper Portland Board meeting minutes. Commissioner Platt moved and Commissioner Myers seconded the motion.  

AYES: Cruz, Gambetti, Myers, Moreland-Capuia, Platt  
NAYS: None  

5. Public Comment for Items Not on Agenda  
Chair Cruz called forward guests to testify.  

Mara Zepeda, Board Chair, Business for a Better Portland provided a copy of a Call to Action letter submitted to Portland Mayor Ted Wheeler and the Portland City Council by 125 Portland businesses on April 30, 2018 in support of Prosper Portland’s proposed budget. (See attachment 1.)  

CONSENT AGENDA  

6. Action Item: Resolution 7271 - Authorizing Signatories for the U.S. Economic Development Administration Loan Program  
Chair Cruz called for a motion to approve Resolution 7271; Commissioner Moreland-Capuia moved and Commissioner Gambetti seconded the motion.  

AYES: Cruz, Gambetti, Myers, Moreland-Capuia, Platt  
NAYS: None  

REGULAR AGENDA  

7. Information Item: Update on the Evaluation and Selection of Beam Development for Redevelopment of the ODOT Blocks in the Central Eastside Urban Renewal Area  
Prosper Portland staff presenting this item:  
Lisa Abuaf, Development Manager  
Alison Wicks, Project Coordinator II
Ms. Abuaf introduced the item and provided a historical overview of the acquisition of the ODOT Blocks property. Ms. Abuaf detailed how, when developed, the property will be an economic development engine and job center for the Central Eastside. Ms. Abuaf also noted the project’s alignment with Prosper Portland’s 2015-2020 Strategic Plan, including affordable industrial space and job creation.

Ms. Wicks provided information around the main goals for acquiring the property, the project timeline and shared about the collaborative stakeholder process which resulted in the selection of Beam Development as the preferred development partner. Ms. Wicks noted that some of the project’s goals have come at odds with one another and asked the commissioners to state their priorities.

Chair Cruz called forward guests to testify.

Jonathan Malsin, Beam Development, shared that his firm is very passionate about working with small businesses and building relationships with entrepreneurs and helping them grow. Mr. Maslin noted that partnering with Colas Construction helps drive their equity outcomes.

Andrew Colas, Colas Construction, spoke in support of working with Beam Development on the project.

Jessy Ledesma, Beam Development, spoke in reference to the challenges of maximizing density and providing affordable industrial space.

8. Information Item: Update on the Prosperity Investment Program

Prosper Portland staff presenting this item:
Tory Campbell, Entrepreneurship & Community Economic Development Manager
Sue Lewis, Project Coordinator II

Mr. Campbell introduced the item and provided an overview of the Prosperity Investment Program (PIP) and its accomplishments. Mr. Campbell referred to the action plans that guide businesses and emphasized the positive impact of the relationship managers who work closely with each business.

Ms. Lewis provided data around program investment and leverage as well as the equity impact of the program.

Chair Cruz called forward guests to testify.

HongAnh Nguyen, owner of the Cha Lua Deli and accompanied by her mother, told her story of coming to the United States, obtaining an education and opening a family business utilizing the PIP Grant.

9. Adjourn:

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 4:57 p.m.

Approved by the Prosper Portland Commission on June 13, 2018

Pam Mcek, Recording Secretary
Dear Mayor Wheeler and Portland City Council:

As detailed in a recent report from the Oregon Office of Economic Analysis, while the Portland region has thrived economically, there have been no real income gains in East Portland since 2005. Our city boasts the fourth highest concentration of small businesses in the country. Yet despite this astonishing growth, too many business owners are being left behind.

In 2016, the median white family held ten times as much net wealth as the median black family, and more than eight times as much wealth as the median Latino family. Business ownership drives much of the disparity in multigenerational wealth. Research shows that gains in employment and income show little progress in erasing these differences.

Business for a Better Portland members believe that our city thrives when everyone is given equal access to economic opportunity. Investing in underrepresented business owners is one of the most promising paths to creating economic mobility — something that’s inextricably tied to solving the city’s most pressing challenges, including affordable housing. When diverse business owners thrive, the overall economy thrives — and local communities that have been shut out of economic growth share in the beneficial impacts of that growth. We believe the strongest economy is one that lifts all communities up, erasing the disparities that have too often plagued Oregon.

Recognizing the need to build an economy that lifts up all communities, Mayor Wheeler convened a Council of Economic Advisors in 2017 that included over 40 community leaders. In partnership with Worksystems and Prosper Portland, the Council recommended $900K in spending to support efforts in workforce development, youth skills training, and access to capital for women and minorities.

Prosper Portland, the main bureau responsible for ensuring that public dollars are invested to create equitably distributed economic opportunity, submitted an additional budget request of $1.8MM. The funding will go to support small businesses through innovative, grassroots programs like the Inclusive Business Resource Network. It will also increase workforce development and foster growth at the neighborhood business level. Funding these programs and leveraging the City’s investment to secure private and philanthropic funding will create a model for public/private partnerships in the years to come. Most importantly, it is a signal to
marginalized communities that they have a place in the future of Portland, that they are valued members of our City, and that they will not be left behind.

As business owners who have benefited from countless opportunities not afforded to historically disadvantaged communities, we call on the Mayor and Council to fund the full requests advised by the Council for Economic Advisors, and submitted by Prosper Portland. In this time of unprecedented economic growth, business owners must stand together to ensure that everyone shares in the prosperity created.

Respectfully,

Noah Oken-Berg & Erin Hunt  
CEO & Co-Founder  President & Co-Founder  
Above the Fray Design, Inc.

Mia Allen  
Owner - Film Director  
Alight Films

Rebecca Alexander  
Co-Founder & CEO  
AllGo

Anna Hutson  
Founder & CEO  
Avenue

Phil Barber  
Director of Operations  
Axiom Event Productions

Chris Adamo  
Chief Business Officer  
Brigdeliner

Leslie Carlson  
Principal  
Brink Communications

Sean Igo & Craig Olson  
Co-Owners  
CANOE  
Bridgid Blackburn  
Co-Owner  
Cargo Inc

Bill Hart  
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Carleton Hart Architecture

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