



N/NE Community Development Initiative: Cultural Business Hub Subcommittee Meeting #1 – July 27, 2017

Prosper Portland ~ 222 NW 5th Ave ~ 6:00 p.m.

Members present: Vicki Guinn, Jennifer Huang, Irene Minnieweather, Leesha Posey, Chonitia Smith

Members not present: Randy Mattson, Khanh Le, Maurice Rahming

Prosper Portland Staff Present: Bobby Lee, Tory Campbell, Kimberly Moreland, Yvonne Lu

Summary of action items:

- Tory Campbell and Kimberly Moreland provided background on the Cultural Business Hub (CBH) and how it relates to the N/NE Community Development Initiative Action Plan. For reference:
<http://prosperportland.us/portfolio-items/north-ne-community-development-initiative/>
 - \$1.5 million of the \$9.25 million that is earmarked for Supporting Business Ownership & Growth is also available to assist the CBH
- Tory Campbell and Kimberly Moreland led a discussion on what is needed of the CBH developer/property:
 - A space that is accessible to the intended community, the one that we are trying to serve
 - Can this project become a destination that will draw visitors? Is there a model in another city that was successful? San Antonio, Texas – For reference: <http://centrosanantonio.org/main/zona-cultural>
 - The project/property should have cross appeal and be able to appeal to multiple communities
 - Can we create a minority developer collaborative? Can the community be invested in the property? Mercy Corps' Community Investment Trust (CIT) as a potential model? For reference: <https://www.mercycorpsnw.org/community/investment-trust/>
 - Can the CBH project follow the Vanport Square model, and be a business condominium? For reference: <http://www.unitedfundadvisors.com/portfolio-items/vanport-square/>
 - Can we use this money to strengthen an existing CBH?
 - Location of the project is key to the project's success
 - Could we draft a process that shows a CBA (community benefit agreement)/wishes and connect it to the \$4.5 million?
 - Could we use this opportunity to grow/provide mentorship to a developer of color, help a developer to build the capacity for a project such as the CBH?
 - How do we help groom or prepare a developer/small business owner for the Notice of Funds (NOFA) for the new project?
- Prosper Portland to review the subcommittee's ideas to sort out what makes sense, and what is realistic
- Kimberly Moreland went over the CBH subcommittee's role and responsibilities:
 - Help develop the Scope of Work (SOW) for either a NOFA, a Request for Proposals (RFP), or a Request for Qualifications (RFQ), and decide which method to utilize in moving forward with the CBH
 - Review the CBH submitted proposals once the SOW/NOFA/RFP/RFQ is determined
 - Make recommendation for Prosper Portland leadership
- Kimberly Moreland proposed that the CBH subcommittee meet an additional 3-4 times
 - Meeting #2: Date/Time TBD- Draft a CBH SOW (finalization of SOW could be done via email with group)
 - Meeting #3: Date/Time TBD- Review the proposals
 - Meeting #4: Date/Time TBD- Interview development teams and make final recommendations

Meeting adjourned at 7:40pm.