



PROSPER
PORTLAND

Building an Equitable Economy

**N/NE Community Development Initiative Oversight Committee –
October 5, 2017**

AGENDA

Welcome

Tory Campbell, Prosper Portland

Committee Charter Review & Discussion

Dr. Steven Holt

Conflict of Interest/Public Meetings

Wayne Shammel, Prosper Portland

Subcommittee Report Outs

Cultural Business Hub: Leesha Posey, Oversight Committee

Business Navigator: Amanda Park, Prosper Portland & Felicia Thomas-Wells, MESO

Hill Block/ICURA Amendment Subcommittee

Subcommittee Report Out: Jennifer Huang, Oversight Committee

Project Update: Tory Campbell, Prosper Portland & Brian Terrett, Legacy Health

Next Steps

Dr. Steven Holt

CHARTER ELEMENTS

- Background
- Committee Scope
 - Ensure accountability for implementation of the N/NE Community Development Initiative Action Plan
 - Review, advise and monitor investments according to the strategic policy areas, timelines, metrics, and allocation amounts outlined in the Action Plan
 - Recommend adjustments of the Action Plan investment allocation amounts to take advantage of opportunities to promote wealth creation and/or to place resources where demand and the market conditions are the strongest.

CHARTER ELEMENTS

- **Member Responsibilities**

- **Meeting Participation**

- Prepare for, attend and actively participate in Committee meetings
- Notify the Prosper Portland project manager in advance of meeting absences.

- **Recommendation to Prosper Portland Executive Director or Board of Commissioners**

- Review & provide feedback regarding quarterly updates on the allocations of TIF funds in the various investment categories outlined in the Action Plan.
- Review Notification of Funding Availability (NOFA) for TIF-sponsored programs within the ICURA.
- Review Community Livability Grant applications for the Interstate Corridor URA.
- Advise about key issues relating to Action Plan implementation including, but not limited to: outreach to intended beneficiaries, partnerships with community based organizations and leaders, and Prosper Portland products.

- **Oversight Reporting**

- Provide an annual update of the Action Plan implementation to the Portland City Council and/or the Prosper Portland Board of Commissioners.

CHARTER ELEMENTS

- **Meetings & Quorum**

- All meetings of this committee are considered public meetings.
- The Committee will provide meeting notices, keep records, and abide by all standards and practices required of public meetings and public bodies by law.
- A quorum is present when a minimum of eight (8) voting members is in attendance at the meeting.

- **Decision Making Process**

- Recommendations should represent a broad base of collective wisdom about what will best serve our City.
- The committee will work by consensus in making decisions or in developing recommendations to be forwarded to the appropriate individual or body. If consensus is not possible, the committee will allow for a simple majority vote by verbal assent to provide the basis for a decision.

EXAMPLE CHARTER LANGUAGE

	N/NE CDI Oversight Committee <i>(Prosper Portland)</i>	Broadway Corridor Steering Committee <i>(Prosper Portland)</i>
Scope/Purpose	<p>Ensure accountability on implementation of N/NE Community Development Initiative Action Plan</p> <p>Review/advise/monitor investments according to Action Plan</p> <p>Adjustments to Action Plan investment allocation amounts</p>	<p>Advise Prosper Portland, PHB, and Mayor’s Office on goals and implementation strategies for the development of the Broadway Corridor including:</p> <ul style="list-style-type: none"> - Diverse and meaningful community engagement, especially reaching communities of color - Evaluation criteria and selection of development partner(s) - Community benefits - How to reconcile competing goals and conflicting input and recommend priorities

EXAMPLE CHARTER LANGUAGE *(cont)*

	N/NE CDI Oversight Committee <i>(Prosper Portland)</i>	Broadway Corridor Steering Committee <i>(Prosper Portland)</i>
Responsibilities	<p>Meeting preparation, attendance and preparation</p> <p>Recommendations to Prosper Portland on:</p> <ul style="list-style-type: none"> - Quarterly updates - Notification of Funding Availability (NOFA) - Community Livability Grant applications - Key issues relating to Action Plan implementation. <p>Oversight Reporting</p>	<p>Meeting preparation, attendance and preparation</p> <p>Recommendations to Prosper Portland, PHB and Mayor’s Office regarding priorities for:</p> <ul style="list-style-type: none"> - Solicitation for a development team - Community Benefits Agreement - Development planning including a Master Plan - Development Agreement - Oversight structure for ensuring accountability <p>Committee may be asked to provide input and to provide testimony to decision making bodies.</p>

EXAMPLE CHARTER LANGUAGE *(cont)*

	N/NE CDI Oversight Committee <i>(Prosper Portland)</i>	Broadway Corridor Steering Committee <i>(Prosper Portland)</i>
Meetings & Quorum	<p>Committee meetings are considered public meetings</p> <p>A quorum is present when a minimum of eight (8) voting members is in attendance</p>	<p>The Steering Committee will be supported by four co-chairs.</p> <p>Committee meetings are open to the public and will provide time for public comment.</p> <p>Members shall receive information necessary to act on agenda items and minutes a week in advance.</p> <p>Hard copies of meeting materials will be made available at the meeting upon request.</p> <p>Prosper Portland will provide administrative support and project/program/policy expertise as appropriate.</p>

EXAMPLE CHARTER LANGUAGE *(cont)*

	N/NE CDI Oversight Committee <i>(Prosper Portland)</i>	Broadway Corridor Steering Committee <i>(Prosper Portland)</i>
Decision Making Process	<p>Recommendations should represent a broad base of collective wisdom.</p> <p>Committee will work by consensus in making decisions or developing recommendations.</p> <p>If consensus is not possible, the committee will allow for a simple majority vote by verbal assent.</p>	<p>Recommendations should represent a broad base of collective wisdom.</p> <p>Committee will work to develop consensus around recommendations to be forwarded to the Executive Committee.</p> <p>If consensus is not possible, the Steering Committee co-chairs will utilize a weighted vote. If this is not possible, the co-chairs will call for a two-thirds majority vote. Outstanding concerns and minority opinions will be identified and communicated.</p> <p>Alternates and absent members may not participate in Steering Committee votes.</p>

CONFLICTS OF INTEREST

- Oversight Committee members are “public officials” in their Committee role and owe a duty of loyalty to the citizens of Portland.
- Members and their families are not to receive, *or appear to receive*, financial benefit, directly or indirectly, related to the work of the Oversight Committee or its recommendations
- Must disclose any actual or potential conflict of interest on an ongoing basis
- May not accept gifts or meals or event tickets or other items of value from any person or entity which may have a financial interest related to the work of the Committee.
- Consider the *appearance of a conflict of interest*, and consult Prosper Portland staff if you have any questions *before* proceeding with Committee business, even if you think there is only a possibility of the appearance of a conflict of interest.

PUBLIC RECORDS

- Any written record of Oversight Committee actions, deliberations or communications (including emails and text messages), are discoverable public records, even if they are in or on your personal notes or devices.
- Public records are subject to storage and retention requirements.
- Prosper Portland staff will retain and store public records for the Oversight Committee, but Committee members are responsible for providing copies of any applicable document or communication to the Prosper Portland staff.
- Consult Prosper Portland staff if you have any question whether or not a particular document or communication is a public record.

PUBLIC MEETINGS

- All meetings of the Oversight Committee are open to the public, but the public does not have a right to participate in the meeting other than by permission of the presiding officer.
- All Oversight Committee meetings must be recorded to give a true reflection of the matters discussed at the meeting and the views of the participants. Minimum requirements for the minutes of public meetings include who was present, the substance of discussions and the results of any vote.
- All official actions of the Oversight Committee, including final recommendations, must be by open public vote (no proxies or absentee voting).
- Subcommittee meetings of the Oversight Committee are not considered public meetings provided that less than a majority of the Oversight Committee is present and any recommendations that come out of a subcommittee meeting are made by the Subcommittee members as individual recommendations, not as a group decision.
- Consult Prosper Portland staff if you have any question regarding public meetings requirements.

SUBCOMMITTEE REPORT OUTS

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Next Steps

Dr. Steven Holt

HILL BLOCK



PROCESS TO DATE

- N/NE CDI URA Amendment Subcommittee Sept. 12
- N/NE Housing Strategy Oversight Committee Sept. 14
- N/NE CDI URA Amendment Subcommittee Oct. 2
- N/NE CDI Oversight Committee meeting Oct. 5
- Prosper Portland Board meetings Oct. 25, Nov. 8
- Discussions with community members
 - *Individual discussions* Ongoing
 - *Portland African American Leadership Forum* Sept. 25
 - *Legacy Emanuel Community Partnership Committee* Oct. 5

SUBCOMMITTEE DISCUSSION MTG #1

September 12, 2017

- Key information/technical clarifications :
 - Inclusion of the Hill Block amendment area does not guarantee any TIF funding to the project
 - Amended properties do not necessarily have to be adjacent in order to be considered but an amendment area is usually contiguous to the ICURA boundary via a street, other properties, etc.
 - Inclusion should be evaluated by consistency with the goals set forward by the original plan
 - Set aside TIF dollars administered by PHB are not the same as the \$32 million TIF dollars administered by Prosper Portland
 - There are additional properties for future amendment discussion (N. Fessenden corridor, various single family homes adjacent to the boundary, and new affordable and mixed-income homeownership opportunities)
- Subcommittee discussion:
 - Significant concern about process transparency and decisions about the project coming from the top down versus bottom up.
 - Background on how the partnership between Legacy Health, Prosper Portland and City of Portland arose.
 - “Who is the community?” when seeking input on Hill Block and the N/NE work
 - Questions regarding Legacy Health’s goals and intentions for the site
 - If the Hill Block property is not added, then how could affordable housing occur on the site?
 - Importance of community engagement in the ICURA process
 - Ensuring the Hill Block project aligns with original ICURA goals (affordable housing, affordable community-based businesses, and wealth creation)

SUBCOMMITTEE DISCUSSION MTG #2

October 2, 2017

- Dr. Holt reviewed the role of a facilitator and key elements of the Oversight Committee Charter.
- Tory reviewed FAQs from the previous meeting:
 - URA Amendment processes
 - A URA amendment does not commit any TIF funding
- Tory and Vicki discussed different community & development processes that would occur if the Hill Block property is amended into the ICURA or is not amended into the ICURA.
- Subcommittee input/discussion:
 - Request for the full Oversight Committee to review and discuss the Charter in detail, including when Committee is providing input, recommending, or making a decision; the Committee's voting processes; and the role of a Chair.
 - Request for the full Oversight Committee to receive additional guidance regarding what constitutes a public Committee and public record.
 - The Subcommittee identified and requested response to 3 key issues and recommended sharing the responses as part of the full Oversight Committee meeting.

FAQs & CLARIFICATIONS

- The Hill Block site (N. Russell and Williams) is owned by Legacy Health and is not currently within the ICURA
- As part of a collaborative project, Legacy Health will participate in the community led process; directly fund any medical facilities to be included as part of redevelopment; and contribute the Hill Block site to the project.
- Amending the URA does not commit any Interstate URA TIF to the project
- The Interstate URA Plan defines two kinds of amendment processes
 - Minor changes (e.g. adding <1% of the existing URA area) can be approved by the Prosper Portland Commission.
 - Major changes (e.g. adding land >1% of the existing URA) require significant public notice and approval by the Portland City Council.
- If the URA is amended to include the site, any TIF would have to be supported by the respective Oversight Committees and align with existing plans:
 - N/NE Housing Strategy
 - N/NE Community Development Initiative Action Plan

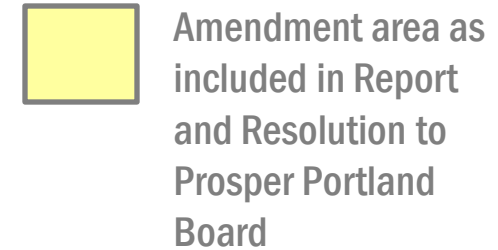
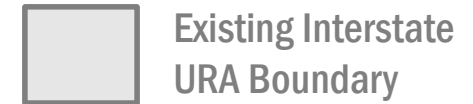
KEY CONSIDERATIONS/ISSUES

- What happens if the Hill Block is not amended into the ICURA & what will Legacy Health do with the land?
 - Legacy Health will proceed with it's vision for a project that supports community benefit objectives
- What is the size/parcel proposed to be included in the Hill Block URA amendment and are there other amendment area options?
 - Ranges from 4.2 acres to 8.5 acres, depending on amendment scenario
- How much of the Hill Block development program would Legacy want to utilize for their medical use?
 - Approx. 30,000 to 35,000 square feet, with final amount to be determined through community process

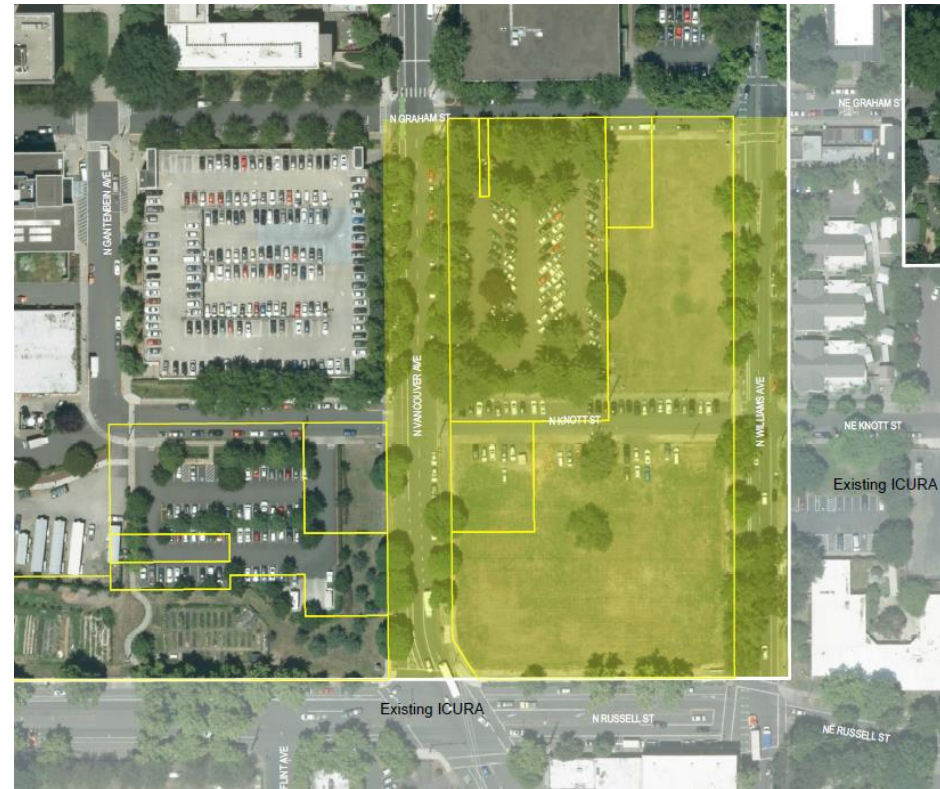
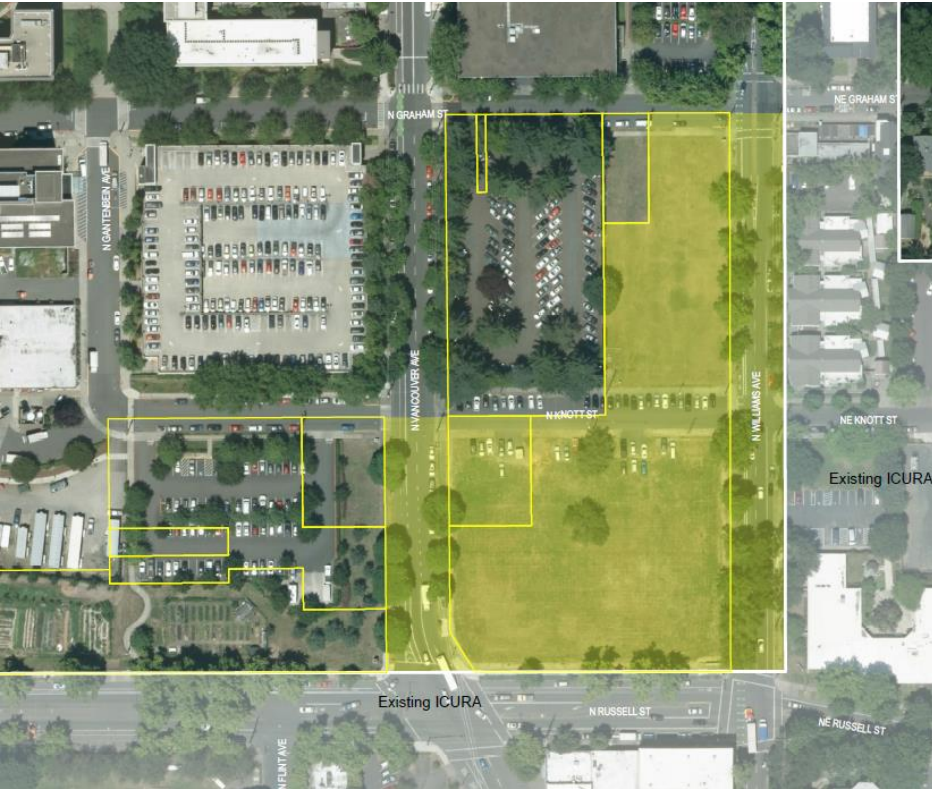
WHAT HAPPENS IF THE SITE IS OR IS NOT AMENDED INTO THE URA?

	Site is within the ICURA	Site is not within the ICURA
Community process	Project Working Group led community outreach Process can be funded with TIF	Legacy Health convened Advisory Committee made up of representatives from key community groups
Predevelopment activities (<i>design, programming</i>)	Project Working Group led Activities can be funded with TIF	Legacy Health would partner with community-based development entities and/or Community Development Corporations Activities funded by community-based development partner
Affordable housing	ICURA set aside TIF resources available with support of N/NE Housing Strategy Oversight Committee	Limited to potentially no resources available (<i>Low Income Housing Tax Credits; bond allocation or Construction Excise Tax with support of PHB and PHB's Bond Oversight Committee</i>)
Economic development	ICURA non set aside TIF resources available with support of N/NE CDI Oversight Committee	Limited to no resources available (<i>Foundation grants; General Funds with support of City</i>)
Land transfer	From Legacy Health to identified community-based development partner within a community benefit agreement framework	From Legacy Health to identified community-based, non-profit organization

WHAT IS THE PROPOSED AMENDMENT AREA AND ARE THERE OTHER OPTIONS?



ARE THERE OTHER AMENDMENT AREA OPTIONS?



Property tax lots



Existing Interstate
URA Boundary



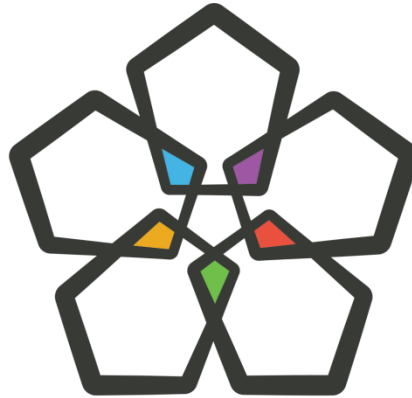
Alternative ICURA
amendment areas

LEGACY HEALTH DEVELOPMENT GOALS

- Develop a facility that:
 - Honors the heritage of the African American community
 - Houses programs that create wealth & prosperity
 - Provides space for the community to meet
 - Carries on the healing mission of Legacy
 - » Residents Clinic to serve vulnerable populations
 - » Ambulatory Surgery Center for outpatient procedures
 - » Family House
 - Space for families of regional patients

COMMITTEE ROLES & RESPONSIBILITIES

- **Recommendation**
 - Discussion and recommendation to Prosper Portland Board on URA amendment.
 - N/NE CDI Oversight Committee recommendations should represent a broad base of collective wisdom about what will best serve our City.
 - The Committee will work by consensus in making decisions or in developing recommendations. If consensus is not possible, the committee will allow for a simple majority vote by verbal assent to provide the basis for a decision.
- **Input**
 - Community process and next steps on Hill Block project



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