



PROSPER
PORTLAND

Building an Equitable Economy

Gustavo J. Cruz, Jr.
Chair

Francesca Gambetti
Commissioner

Alisha Moreland-
Capuia, M.D.
Commissioner

William Myers
Commissioner

Peter Platt
Commissioner

Ted Wheeler
Mayor

Kimberly Branam
Executive Director

This document represents the official meeting record of the June 13, 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=3xVDk0ZD5q0>

1. Call to Order and Roll Call

Chair Gustavo Cruz called the meeting to order at approximately 2:58 p.m. Pam Micek, 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	TELEPHONE
Commissioner Peter Platt	PRESENT

2. Commissioner Reports

Commissioner Moreland-Capuia

- Attended the Celebrate Trade event on May 16
- Attended the Hill Block Project Working Group meetings on both May 9 and June 6

Chair Cruz

- Attended the 30th annual Oregon Association of Minority Entrepreneurs Luncheon and Trade Show on May 10
- Attended the Hispanic Metropolitan Chamber of Commerce Annual Scholarship Luncheon on May 11
- Attended the Hispanic Metropolitan Chamber of Commerce Board meeting on May 15
- Attended the City Club Gala on May 16
- Attended the Northwest District Association annual membership meeting on May 21
- Attended the Mayor's Council of Economic Advisors quarterly meeting on June 1
- Attended the Catholic Charities "Everyone Comes from Somewhere" brunch on June 3
- Attended a Prosper Portland audit liaison meeting on June 4
- Attended the AutoDesk grand opening in the Towne Storage Building in the Central Eastside on June 6

3. Executive Director Report

- Attended the Hill Block Project Working Group meetings on both May 9 and June 6
- Attended the groundbreaking ceremony for REDD East on May 16
- Attended the City Club Gala on May 16

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- Attended the Broadway Corridor Steering Committee on May 22
- Attended the Fair Housing Council of Oregon’s Historic Bus Tour on May 23
- Prosper Portland sponsored the Asian Pacific American Network of Oregon Voices of Change dinner on May 19
- Prosper Portland sponsored the annual PGE Diversity Summit on May 23
- Prosper Portland sponsored the Black United Fund Scholarship luncheon on May 24
- Participated in the Oregon Association of Minority Entrepreneurs “Coffee & Issues” event alongside Hill Block partner Dr. George Brown
- Attended the Mayor’s quarterly meeting of the Council of Economic Advisors on June 1
- Spoke at the opening of the Chinatown Museum on June 7
- Spoke as a panelist at the PGE Board of Directors event on June 11
- Prosper Portland sponsored the Coalition of Communities of Color Summer Soiree on June 12
- Presenting at the Constructing Hope Open House on June 19
- Prosper Portland is hosting a meet-and-greet with the selected developer of Centennial Mills, Lynd Development Company, on June 19
- The next meeting of the North/Northeast Community Development Initiative is set for June 21 from 6-8 p.m. at the Billy Webb Elks Lodge
- Prosper Portland will sponsor the 5th Annual Taste of Parkrose, on June 23 at Rossi Farms

4. Meeting Minutes

Chair Cruz called for a motion to approve the May 9, 2018, Prosper Portland Board meeting minutes. Commissioner Moreland-Capuia moved and Commissioner Platt seconded the motion.

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

5. Public Comment for Items Not on Agenda

No public testimony was presented

CONSENT AGENDA

6. Action Item: Resolution 7273 – Authorizing a \$125,000 Grant to Greater Portland Inc.

Chair Cruz called for a motion to approve Resolution 7273; Commissioner Gambetti moved and Commissioner Moreland-Capuia seconded the motion.

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

7. Action Item: Resolution 7274 – Authorizing Short-Term Interfund Operating Loans Not to Exceed \$1,000,000 from Specified Funds to the Community Development Block Grant – Economic Opportunity Initiative Fund and Neighborhood Prosperity Initiative Urban Renewal Area Funds from July 1, 2018, to June 30, 2019

Chair Cruz called for a motion to approve Resolution 7274; Commissioner Moreland-Capua moved and Commissioner Platt seconded the motion.

AYES: Cruz, Gambetti, Moreland-Capua, Myers, Platt

NAYS: None

8. Action Item: Resolution 7275 – Approving and Ratifying a Regional Infrastructure Fund Application to Support Hacienda Community Development Corporation’s Proposed Las Adelitas Project

Chair Cruz called for a motion to approve Resolution 7275; Commissioner Moreland-Capua moved and Commissioner Gambetti seconded the motion.

AYES: Cruz, Gambetti, Moreland-Capua, Myers

NAYS: None

ABSTENTIONS: Platt

Commissioner Platt abstained from the vote though legal counsel informed him that no conflict existed with his role as Board Chair for Hacienda Community Development Corporation.

At approximately 3:10 p.m. Chair Cruz called the Prosper Portland Board meeting into recess and David Berringer, Chair of the Tax Supervising and Conservation Commission (TSCC) convened the TSCC Public Hearing.

9. Information Item: Tax Supervising and Conservation Commission Public Hearing on and Certification of the Fiscal Year 2018-19 Approved Budget

TSCC staff presenting this item:

David Berringer, TSCC Chair

TSCC Commissioners: Brendan Watkins, James Ofsink, Margo Norton, Mark Wubbold, and Craig Gibbons

At approximately 3:42 p.m., TSCC Chair David Berringer adjourned the TSCC public hearing and Prosper Portland Chair Cruz called for a break.

At approximately, 3:47 p.m., Chair Cruz called the Prosper Portland Board back from recess.

10. Action Item: Resolution 7276 – Adopting the Annual Budget of Prosper Portland for the Fiscal Year Beginning July 1, 2018, and Ending June 30, 2019; and Making Appropriations

Prosper Portland staff presenting this item:

Tony Barnes, Finance Manager

With this action, the Board formally adopted Prosper Portland’s fiscal year (FY) 2018-19 Recommended Budget, effective July 1, 2018. The Prosper Portland Board’s adoption of the FY 2018-19 Recommended Budget represents the final phase of the FY 2018-19 budget process, which began in November 2017.

Mr. Barnes reviewed the final City of Portland General Fund cut and add packages and compared the previous year's total funding. In addition, Mr. Barnes reviewed adjustments made to various line items.

Chair Cruz called for a motion to approve Resolution 7276; Commissioner Gambetti moved and Commissioner Moreland-Capuia seconded the motion.

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

11. Action Item: Resolution 7277 - Adopting Rules for the Affordable Commercial Space Program

Prosper Portland staff presenting this item:
Kyra Straussman, Director of Development & Investment
Alison Wicks, Project Coordinator II

With this action, the Board adopted administrative rules for the Affordable Commercial Space Program. This action provides Prosper Portland with program oversight and administration of a brand new City of Portland initiative aimed at incentivizing the provision of affordable commercial space in development projects in Commercial Mixed-Use zones.

Ms. Straussman introduced the item and acknowledged the assistance of Barry Manning, Senior Planner from the Bureau of Planning and Services.

Ms. Wicks reviewed the Affordable Commercial Framework (Framework) which was last shared with the Board in November 2017. She reminded the Board that the Framework is a comprehensive framework to address city-wide issues of commercial affordability and is structured around three different tools. Ms. Wicks stated that staff are piloting the Framework in four different projects. Ms. Wicks continued by outlining the five goals of the Affordable Commercial Space Bonus Program and provided an overview of the qualifications while noting that the program is not mandatory.

Chair Cruz called forward guests to testify.

Teresa St. Martin, member of the Planning and Sustainability Commission, complimented Ms. Wicks for gathering a diverse group of people whom contributed multiple perspectives and provided valuable input.

Chair Cruz called for a motion to approve Resolution 7277; Commissioner Moreland-Capuia moved and Commissioner Platt seconded the motion.

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

12. Information Item: Update on Asset Management Activities

Prosper Portland staff presenting this item:
Amy Edwards, Asset & Investment Manger

Ms. Edwards provided a progress report on the approaches, activities and systems governing management of Prosper Portland-owned real estate. Ms. Edwards anticipates returning to the Prosper Portland Board in fall 2018 to seek approval of proposed changes to real estate and asset management policies.

At approximately, 4:40 p.m., Commissioner Platt departed the meeting.

At approximately 4:48 p.m. Chair Cruz adjourned the Prosper Portland Board meeting and convened the Portland Community Investment Fund (PCIF) Governing Board meeting.

13. Action Item: Authorizing an Application to the Community Development Financial Institutions Fund for an Allocation of New Markets Tax Credits; Appointing John B. Wasserman as Secretary and General Counsel; Addressing Certain Matters in Connection with the Operational and Administrative Functions of Portland Community Investment Fund

Prosper Portland staff presenting this item:

Justin Douglas, Policy Manager

John Wasserman, Associate General Counsel

At approximately 5:03 p.m., PCIF Governing Board Chair Cruz adjourned the PCIF Governing Board meeting and reconvened the Prosper Portland Board meeting.

14. Adjourn:

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 5:04 p.m.