



PROSPER
PORTLAND

Building an Equitable Economy

Gustavo J. Cruz, Jr.
Chair

Francesca Gambetti
Commissioner

Alisha Moreland-Capua, 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 July 18, 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=WoTzfC4P3k4>

1. Call to Order and Roll Call

Chair Gustavo Cruz called the meeting to order at approximately 3:04 p.m. Pam Feigenbutz, Prosper Portland Board recording secretary, called the Prosper Portland Board roll:

Chair Gustavo Cruz	PRESENT
Commissioner Francesca Gambetti	PRESENT
Commissioner Alisha Moreland-Capua	PRESENT
Commissioner William Myers	ABSENT
Commissioner Peter Platt	PRESENT

2. Commissioner Reports

Commissioner Platt

- Attended the Hacienda Community Development Corporation Board meeting on June 20

Commissioner Moreland-Capua

- Attended the second edition of My People's Market on June 30
- Participated in the Hill Block Project Working Group on July 11

Chair Cruz

- Attended the second edition of My People's Market on June 30
- Attended a meeting regarding the Harbor of Hope project on July 5

3. Executive Director Report

- Announced Chair Cruz and Commissioner Myers were reappointed by City Council for another three-year term on the Prosper Portland Board of Commissioners
- Attended the annual Good in the Hood Festival June 23
- Attended the 5th Annual Taste of Parkrose on June 23
- On June 27, commemorated Prosper Portland's one-year anniversary with its new name and 60th year as an agency
- Attended the second edition of My People's Market on June 30
- Spoke at the Business for a Better Portland Summer Social event on July 10

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- Spoke at the Construction Careers Pathways Project event on July 12
- Attended the 102nd and Pacific Avenue open house event at the Immigrant and Refugee Community Organization
- Announced that Prosper Portland and the Athletic and Outdoor Young Professionals group will host the Native Creatives event July 19 in partnership with Oregon Native American Chamber and Native America Youth and Family Center
- Noted that a joint meeting of the North/Northeast Community Development Initiative and the North/Northeast Housing Strategy Oversight Committee will be held on July 19
- Stated the Broadway Corridor team will host an open house event on July 25
- Noted Prosper Portland will join Portland Parks & Recreation and Harper’s Playground in celebrating the grand opening of Gateway Discovery Park on August 4
- Announced the Asian Health and Service Center grand opening ceremony will take place on August 8

4. Meeting Minutes

Chair Cruz called for a motion to approve the June 13, 2018, Prosper Portland Board meeting minutes. Commissioner Platt moved and Commissioner Myers seconded the motion.

AYES: Cruz, Gambetti, Moreland-Capua, Platt

NAYS: None

5. Public Comment for Items Not on Agenda

No public testimony was presented.

CONSENT AGENDA

6. **Action Item: Resolution 7278 - Authorizing an Intergovernmental Agreement with the Portland Housing Bureau for the Implementation of the Affordable Housing Set-Aside and for the Purpose of Operating and Administrating the Economic Opportunity Initiative Funding**
7. **Action Item: Resolution 7279 - Authorizing a Subrecipient Contract with Worksystems, Inc to Implement Economic Opportunity Initiative Youth and Workforce Development Services and Community Workforce Navigator Program During Fiscal Year 2018-19**

Chair Cruz called for a motion to approve Resolution 7278 and Resolution 7279; Commissioner Platt moved and Commissioner Gambetti seconded the motion.

AYES: Cruz, Gambetti, Moreland-Capua, Platt

NAYS: None

REGULAR AGENDA

8. Action Item: Election of Officers

Commissioner Platt called for a motion to nominate Board Officers. Commissioner Moreland-Capuia moved to nominate Gustavo Cruz as Chair, William Myers as Vice Chair, and Francesca Gambetti as Treasurer; Commissioner Platt seconded the motion.

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

9. Action Item: Resolution 7281 - Adopting the Ten Year Prosper Portland Financial Sustainability Plan

Prosper Portland staff presenting this item:
Tony Barnes, Finance Manager
Justin Douglas, Policy, Research & Compliance Manager

Mr. Douglas reviewed the process leading up to the vote on the Financial Sustainability Plan (FSP). He recommended Prosper Portland present more frequently to Portland City Council to keep them current on the agency's work. He also described how the FSP and the Strategic Plan work together.

Mr. Barnes provided a broad overview of the FSP and went into detail around each of the four components. He also reviewed two scenarios and shared the risks for each. Mr. Barnes summarized how the new business model would financially sustain the agency.

Executive Director Branam requested the Board to continue asking probing questions and to provide input around which items fall into mission versus program related investments as they relate to financial returns and public benefits in mind.

Chair Cruz called for a motion to approve Resolution 7281; Commissioner Gambetti moved and Commissioner Moreland-Capuia seconded the motion.

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

10. Action Item: Resolution 7282 – Authorizing an Amendment to the Intergovernmental Agreement with the Bureau of Revenue and Financial Services, Procurement Services in an Amount Not to Exceed \$799,100 for Business and Workforce Equity Contract Compliance Services

Prosper Portland staff presenting this item:
John Cardenas, Program Manager
Michael Gurton, Project Manager I

With this action the Board authorized an amendment to the Intergovernmental Agreement (IGA) with the City of Portland Bureau of Revenue and Financial Services, Procurement Services (Bureau). The IGA was first approved in fiscal year (FY) 2012/13 for the Bureau to provide Prosper Portland with business

and workforce equity contract and hiring compliance services; the Bureau has provided these services every year since then.

The IGA amendment continues the services in FY 2018/19 for \$116,700, increasing the cumulative IGA amount to \$799,100, which exceeds the Executive Director's signature authority and requires Prosper Portland Board approval.

Mr. Cardenas introduced the item and provided an overview of the Business and Workforce Equity Programs. He shared the impact of the equity policies and how they support communities of color and women owned businesses. Mr. Cardenas introduced the LCP Tracker, a new workforce compliance monitoring program and B2GNow. The software programs provide quick feedback to data thus ensuring the ability to more quickly on offering assistance.

Mr. Gurton provided a detailed overview of the financial gains and equity impact resulting from the workforce equity compliance program noting that approximately ten-million dollars is going to certified subcontractors.

Mr. Cardenas shared next steps including updating Prosper Portland's Social Equity Administrative Procedures, programs and specifications, addressing the pipeline to construction related careers and exploring the issue of childcare for women and single parents.

Commissioner Moreland-Capuia recommended working in tandem with contractors, larger entities and the state to get more people into the pipeline. She also suggested leveraging existing resources opposed to trying to develop things.

Commissioner Platt emphasized the need to work with community organizations to help spread the word about Prosper Portland's programs. He also suggested creating a reward system for top performers of the Business and Equity Workforce programs.

Chair Cruz called for a motion to approve Resolution 7282; Commissioner Platt moved and Commissioner Moreland-Capuia seconded the motion.

AYES: Cruz, Gambetti, Moreland-Capuia, Platt

NAYS: None

11. Action Item: Resolution 7283 – Authorizing an Option to Sublease 13.7 Acres of Leased Property in the Airport Way Urban Renewal Area to Trammell Crow Portland Development Inc.

Prosper Portland staff presenting this item:

Lisa Abuaf, Development Manager

With this action Board authorized the Executive Director to execute an Option Agreement (Option) for a Sublease of Land between Prosper Portland and Trammell Crow Portland Development, Inc. (Trammell Crow) for Parcels D and E of Cascade Station (Property); Trammell Crow aims to construct approximately 300,000 to 400,000 square feet of build-to-suit commercial office.

Ms. Abuaf noted that the Option Agreement aligns with Prosper Portland’s 2015-2020 Strategic Plan by creating jobs and providing financial returns to the agency. Ms. Abuaf noted that the business and workforce equity policy will be required with construction on the site.

Chair Cruz called forward guests to testify.

Mr. Kirk Olsen, Trammel Crow, noted his work history with the Cascade Station as well as his long history of partnering with Prosper Portland.

Chair Cruz called for a motion to approve Resolution 7283; Commissioner Moreland-Capua moved and Commissioner Gambetti seconded the motion.

AYES: Cruz, Gambetti, Moreland-Capua, Platt

NAYS: None

12. Information Item: Update on the N/NE Community Development Initiative Action Plan

Prosper Portland staff presenting this item:

Tory Campbell, Entrepreneurship & Community Economic Development Manager

Kim Moreland, Project Manager I

Mr. Campbell noted that the Action Plan was derived from a community driven approach to help understand the appropriate ways to implement and utilize the remaining thirty-two million tax increment fund. He noted the plan aligns with Prosper Portland’s Strategic plan. Mr. Campbell continued by sharing lessons learned over the past one and a half years and listed future priorities.

Ms. Moreland provided details regarding accomplishments achieved to date including surpassing original investment targets. Ms. Moreland shared the 2018-19 focus priorities of increasing awareness and access to Prosper Portland’s financial and technical assistance programs. Ms. Moreland also shared that another area of focus is coordinating with the Hill Block Project Working Group.

13. Information Item: Update on the North District Development Agreement

Prosper Portland staff presenting this item:

Lisa Abuaf, Development Manager

Ms. Abuaf provided an update on the discussions with the Zidell family regarding the recent termination of the 2015 development agreement. She provided a history of the work the City has done in the South Waterfront dating back to 1980. Ms. Abuaf continued by reviewing the development agreement timeline, public investment proposal, financial return on investment analysis, and provided next steps.

14. Information Item: Update on the Oregon Harbor of Hope Portland Homeless Navigation Center

Prosper Portland staff presenting this item:

Kyra Straussman, Director of Development & Investment

Ms. Straussman introduced Lisa Mirandas, Executive Director and Operations Manager of Oregon Harbor of Hope (OHOH) and Berk Nelson, Senior Policy Advisor for City of Portland Mayor Ted Wheeler. Ms. Straussman provided an update on the progress of OHOH's Navigation Center. She provided a description of the property and boundaries and shared the tentative plan for the City of Portland Office of Management & Finance to lease the property from Prosper Portland and subsequently sub-lease the property to OHOH.

Ms. Mirandas describe the plan to operate the facility in conjunction with Transition Projects Inc which will operate the Navigation Center while OHOH will provide oversight of overall operations. The initial plan is for a 24-hour all-male facility that will allow pets. OHOH is currently collaborating with several community partners that will each bring their expertise to the center. Admittance to the center will be based upon off-site intakes vs queuing. Ms. Mirandas noted the Navigation Center is temporary assistance to stabilize and transition out.

Mr. Nelson, speaking on behalf of the Mayor, noted that this center is an attempt to address the immediate needs and understands it will not end homelessness but can provide intermediary assistance. He reiterated that this will require public and private collaboration and hopefully become a model nationwide.

Commissioner Moreland-Capuia requested that the following things be considered as the plan comes together, 1) be sure to provide quality provisions of service, 2) mental health assessments, 3) screening for substance abuse and 4) trauma informed care.

Chair Cruz requested Ms. Straussman to return with an update in the fall and to hear more about fundraising efforts.

15. Adjourn:

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 5:17 p.m.

Approved by the Prosper Portland Commission on September 12, 2018



Pam Feigenbutz, Recording Secretary