



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 April 10, 2019, Prosper Portland Board of Commissioners (Board) meeting held at 222 NW Fifth Ave., Portland, OR 97209.

The video recording of the **regular** Board meeting can be found at:

<https://www.youtube.com/watch?v=1iJBC8Ei-7U> and the video recording of the **Work Session** can be found at: <https://www.youtube.com/watch?v=r0MnwEQVgRA>

## 1. Call to Order and Roll Call

Chair Gustavo Cruz called the meeting to order at approximately 3:05 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-Capuia	PRESENT
Commissioner William Myers	*See Notes
Commissioner Peter Platt	PRESENT

\*Commissioner Myers joined by telephone at 4:13 p.m.

## 2. Commissioner Reports

Commissioner Platt

- Attended a Portland Design Week event on April 8

Commissioner Gambetti

- Attended the 100 Multnomah Building Project meeting on April 4
- Attended the Broadway Corridor Executive Committee on April 9

Chair Cruz

- Attended the Portland Means Progress Early Adopter event on March 13
- Attended Portland Center Stage Board meeting on March 20
- Attended Northwest Neighborhood Cultural Center Board meeting on April 8

## 3. Executive Director Report

- On March 13 a gathering at Uncorked Studios welcomed the Early Adopter businesses that have committed to Portland Means Progress
- Joined Multnomah County Chair Deborah Kafoury and spoke at the opening of the Gladys McCoy Health Department Headquarters grand opening on March 20
- Attending the April 12 City Club luncheon featuring Chair Deborah Kafoury delivering her "State of the County" address

222 NW Fifth Avenue  
Portland, OR  
97209-3859

503-823-3200 Main  
503-823-3368 Fax  
503-823-3366 TTY

- Attending the Oregon Technology Awards on April 17
- Invited everyone to attend the Opportunity Youth Job Fair on April 19
- Announced the fourth edition of My People’s Market scheduled for June 1

#### 4. Meeting Minutes

Chair Cruz called for a motion to approve the February 13, 2019 Prosper Portland Board meeting minutes. Commissioner Moreland-Capuia moved and Commissioner Platt seconded the motion.

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

#### 5. Public Comment for Items Not on Agenda

Len Michon, President, South Portland Neighborhood Association. Testified on spending priorities for the North Macadam Urban Renewal Area (URA) Budget and requested negotiations with the Zidell family be restarted. (See Attachment A.)

Nick Christensen, Lents resident, noted the Lents Urban Renewal Plan was created to provide a blend of market rate and affordable housing.

Rebecca Binford, Lents resident, spoke in support of balanced affordable and market rate housing.

Robert Schultz, member Lents Neighborhood Association, spoke against supporting low-income housing in the Lents area at this time.

Annette Mattson, former member of Lents Urban Renewal Advisory Committee, spoke in favor of mixed income housing.

#### REGULAR AGENDA

#### 6. Action Item: Resolution 7306 – Adopting the Tenth Amendment to the Amended and Restated Interstate Corridor Urban Renewal Plan

Prosper Portland Staff and guests presenting this item:

*Robert Smith, Project Manager I*

*Leslie Goodlow, Portland Housing Bureau, Business Operations, Manager II*

*Dr. Steven Holt, Chair North/Northeast Neighborhood Housing Strategy Oversight Committee*

With this action, the Board adopted the Tenth Amendment to the Amended and Restated Interstate Corridor Urban Renewal Area Plan (URA Plan). As approved, the URA Plan boundary will be expanded to include 5.57 acres of land allowing the City of Portland Housing Bureau (PHB) to invest tax increment financing resources into community-serving projects that deliver on PHB’s North/Northeast Neighborhood Housing Strategy.

Mr. Smith described the alignment with Prosper Portland’s Strategic Plan and provided a high-level overview of the amended area.

Dr. Holt described the work of the North/Northeast Neighborhood Housing Strategy Oversight Committee and its primary focus in four concentrated areas.

Ms. Goodlow shared the results of PHB's quarterly reporting and the progress of the North/Northeast preference policy.

Dr. Holt spoke in favor of securing land when it becomes available for future opportunities for homeownership and wealth creation.

Chair Cruz called for a motion to approve Resolution 7306; Commissioner Moreland-Capua moved and Commissioner Gambetti seconded the motion.

AYES: Cruz, Gambetti, Moreland-Capua, Platt

NAYS: None

## **7. Information Item: Update on Fiscal Year 2019/20 Budget Process**

Prosper Portland Staff presenting this item:

*Tony Barnes, Finance Manager*

Mr. Barnes provided an update on the fiscal year (FY) 2019/20 budget development process. He noted that the City Budget Office's recommended General Fund allocation for Prosper Portland were approximately \$1,700,000 less than the agency had requested in its Requested Budget. Mr. Barnes reviewed the Broadway Corridor River District forecast noting an anticipated deficit in the five-year forecast after which he shared some options the finance department is considering.

Commissioner Moreland-Capua suggested looking into renegotiating payment terms to the River District Line of Credit.

Mr. Barnes noted that staff will finalize the Proposed Budget in April and present to the Portland City Council (City Council), acting as the Prosper Portland Budget Committee, on May 9, 2019. City Council is expected to approve the Proposed Budget on May 22, 2019. Staff will seek the Prosper Portland Board's adoption of the City Council-approved Proposed Budget at its June 12, 2019 meeting.

At approximately 4:05 p.m. Chair Cruz adjourned the Prosper Portland Board Meeting and convened the Prosper Portland Board Work Session.

## **8. Work Session: Lents Town Center Phase II**

Prosper Portland Staff and guests presenting this item:

*Lisa Abuaf, Director of Investment & Development*

*Laura Alsenas, Senior Business Finance Officer*

*Alison Wicks, Project Manager I*

*Karl Dinkelspiel, Supervisor II, Portland Housing Bureau*

Ms. Wicks reviewed the Lents Town Center Five-Year Action Plan (Action Plan), public engagement process thus far, and public benefits proposed for Phase II of the Action Plan.

Commissioner Moreland-Capuia asked how many small businesses exist in Lents noting her interest in supporting the existing businesses to help them thrive; Ms. Wicks stated that she will follow-up with Commissioner Moreland-Capuia with the numbers.

Mr. Dinkelspiel provided an update on PHB's work thus far and their priorities.

Chair Cruz invited forward public testimony.

Cora Potter, Lents resident, testified that the community wants fresh food and a central place to gather.

Katie Pena, Lents homeowner, testified in favor of market rate housing and a grocery store.

Barbara Bader testified in favor of a grocery store and an open plaza.

Rebecca Binford, Lents resident, shared her experience of homelessness for a period of time in Lents.

Sabina Urdes shared concerns that portions of the Lents community aren't being reached or included in the conversations impacting the neighborhood.

Richard Schultz, member Lents Neighborhood Association, stated diverse voices are missing from the conversations.

Commissioner Moreland-Capuia asked Ms. Urdes what people need, to which Ms. Urdes responded, that people are afraid of losing their homes and many people may not even know these conversations are happening.

At approximately 5:10 p.m. Chair Cruz adjourned the Prosper Portland Board Work Session and convened the Prosper Portland Board Executive Session.

## **9. Executive Session**

The Executive Session is Held in Accordance with Oregon Revised Statutes 192.660(2)(e) to Conduct Deliberations Concerning the Negotiations of Real Property Transactions.

## **10. Adjourn**

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 6:30 p.m.



## South Portland Neighborhood Association

7688 SW Capitol Highway, Portland, OR 97219 (503) 823-4592

[www.southportlandna.org](http://www.southportlandna.org)

Prosper Portland  
Board of Commissions

April 9, 2019

RE: North Macadam Urban Renewal Area Budget Proposal Fiscal Year 2019-2020

Chairman Cruz & Members of the Board:

On April 3 our board received a presentation on the budget for the North Macadam Urban Renewal Area. In response the following reflects the spending priorities of our neighborhood for the remaining available funding in this District. Thank you in advance for considering our views.

South Portland's top priority has long been to use TIF funds to complete SW Bond Avenue and the greenway in the Zidell property (North section). While we understand that the negotiations have stalled, we encourage both Prosper Portland and the Zidell family to restart the discussion. Redevelopment of this property holds the greatest promise for bringing more housing (including affordable housing), office space & related jobs, parks, a major section of the greenway and needed amenities such as a grocery store to the district, so it is a matter of great urgency to us. Completion of the SW Moody/Bond couplet is essential to the free flow of pedestrian, bicycle and OHSU patient, residential and business vehicle traffic.

If it is simply not possible to restart the negotiations, there are additional projects we support and urge the city to pursue them as quickly as possible. These include the south portal transportation improvements (including the signal, Lowell realignment and additional turn lane on North Macadam) and ensuring that the critical greenway link at the Prometheus property is completed.

We were told that the approximately \$20m in TIF infrastructure funding available over the life of the District is not enough to fund all the needed transportation and park projects. Given that, we strongly recommend that a minimum of \$10m in TIF project development funds be moved into the infrastructure budget. We feel that spending these funds on addressing infrastructure needs will do more to improve business viability in our area than investments such as tenant improvements. Improving traffic flow and relieving congestion and creating a destination such as a complete greenway are what is most needed to create a thriving business environment and desirable community. These projects are expensive so we also expect that transportation and parks SDC's will also be dedicated for use in our area, as development in the district pays into these funds.

Finally, we would like to have some project development funds set aside for annual Community Livability grants, similar to what exists in the other urban renewal districts. Business outreach and improvement will help bolster the smaller employers in the district.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'G. L. Michon, Jr.', written over a white rectangular area.

G. L. Michon, Jr

President

South Portland Neighborhood Association











Urban renewal areas can both address blight and increase tax revenues. In the City of Wilsonville for example, the ROI from urban renewal dollars has been running about 400%. Wilsonville uses the new revenue for public amenities that could not otherwise have been funded. If Prosper Portland were to follow this same model, our school districts and other government bodies would have the additional tax revenue they were promised when the URA was formed. There would be more monies for parks, infrastructure and affordable housing.

For decades and decades the people of Lents have been promised a more prosperous community and an end to the socioeconomic divisions within our city. Prosper Portland has made significant investments in affordable housing for the Lents Town Center and those investment are beginning to show results. But without the addition of market-rate housing and the plaza, I truly believe you are missing the opportunity to create a town center where all its residents can thrive.

Your can change the future of Lents for the better. Now is the time to ensure public and private investments lead to the bright future all Portlanders deserve.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Rendon". The signature is written in a cursive, flowing style with a large initial "J".

Received by email 4.8.19

**Representative Jeff Reardon**

House District 48

Chair, House Higher Education and Workforce Development Committee

Member, Joint Ways and Means Transportation and Economic Development Committee



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**Kimberly Branam, Executive Director of Prosper Portland**

cc:

Elisabeth Edwards, Policy Advisor, Office of the Mayor

Gustavo J. Cruz Jr., Commission Chair, Prosper Portland

Dear Kimberly,

I would like to voice my support for the Palindrome project proposed for the 92/H site in the Lents Town Center. The proposed project offers a blend of market-rate and affordable housing, thus ensuring customers for area businesses while also providing stable housing for longtime residents.

I understand our city needs more housing, and we need to make deliberate steps to improve the inventory of housing. We also need to ensure that neighborhoods include a balanced demographic portfolio that will allow local businesses to prosper. Without that, we're simply locating all the low-income people in one area without places to shop or the opportunity for employment.

Several proposals for the 92/H site have failed to materialize. Each time, we underwent a new, lengthy engagement and solicitation process, only to have project after project fall through. The Palindrome project was initially proposed almost four years ago. Assuming the current timeline, it would move forward to construction next year and opening in 2020. This is in line with how long it took to develop prior proposals for 92/H and, based on that, starting over with a new proposal would likely add years to a new development.

Palindrome has been an active member of the Lents community, taking a risk on buying the New Copper Penny and finding creative ways to improve the Lents Town Center. We can, and should, expect them to list explicit community benefits for the 92/H project, including agreements with the Lents International Farmers Market for long-term stability at the proposed plaza.

Thank you for your continued interest in making the Lents Town Center a better place for people to live, work and recreate.

Representative Jeff Reardon

A handwritten signature in black ink that reads "Jeff Reardon".