



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 May 8, 2019, 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=u\\_LMMDAF9Ug](https://www.youtube.com/watch?v=u_LMMDAF9Ug)

## 1. Call to Order and Roll Call

Chair Gustavo Cruz called the meeting to order at approximately 3:06 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	PRESENT
Commissioner Peter Platt	PRESENT

## 2. Commissioner Reports

Commissioner Platt

- Attended the Hacienda Community Development Corporation (CDC) retreat on April 19
- Chaired the Hacienda CDC Board meeting on May 3

Commissioner Gambetti

- Attended a Women's Leadership luncheon on April 24

Commissioner Myers

- Attended the State of Washington County address on April 17
- Attended the State of the Region address on April 19
- Attended the Broadway Corridor Steering Committee on April 23
- Attended the Washington Park Reservoir Community Benefit Oversight Committee on April 25
- Attended the Mayor's State of the City address on April 29

Chair Cruz

- Attended the Portland Economic Investment Corporation Board meeting on April 22
- Attended the Classroom Law Project dinner on April 25
- Attended the Mayor's State of the City address on April 29
- Attended the Portland Business Alliance Annual meeting and breakfast on April 30
- Attended the City Council hearing regarding Enterprise-Zone reauthorization on May 14
- Attended the Prosper Portland monthly meeting with Mayor Wheeler on May 3

## 3. Executive Director Report

- Attend the Champions Barbershop Grand Opening event on April 14

222 NW Fifth Avenue  
Portland, OR  
97209-3859

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

- Attended the first annual Mercatus Momentous event on April 25
- Announced nine local businesses will receive Inspiring Diversity grants to support their work to promote diversity, equity and inclusion practices in their firms
- Prosper Portland issued requests for proposals for two key sites in the Old Town/Chinatown neighborhood: the quarter-block on the corner of NW 4th and Burnside, and Block 25, located between NW Flanders and Glisan Street, between 3rd and 4th Avenue
- Noted the next meeting of the North/Northeast Community Development Initiative Oversight Committee is scheduled for May 8
- Will be attending the Celebrate Trade Oregon International Business Awards and Consular Corps Scholarship Gala on May 13
- Encouraged attendees to view a screening of the “Native Wisdom” documentary series on May 18 at the Northwest Film Center
- Noted the upcoming My Peoples Market event on June 1

#### 4. Meeting Minutes

Chair Cruz called for a motion to approve the April 10, 2019, Prosper Portland Board meeting minutes. Commissioner Myers moved and Commissioner Moreland-Capuia 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.

### REGULAR AGENDA

#### 6. Action Item: Resolution 7307 – Endorsing the Preferred Concept to Inform Redevelopment of the Broadway Corridor

Prosper Portland Staff and others presenting this item:  
*Sarah Harpole, Project Manager I*  
*June Reyes, Project Coordinator II*

With this action, the Board endorsed a preferred concept to inform development planning for the Broadway Corridor (Preferred Concept). The Preferred Concept will be refined over the next several months in consultation with the Broadway Corridor Steering Committee, Public Partners Technical Team, the general public, the consultant team led by ZGF Architects, and Continuum Partners as developer advisor.

Ms. Harpole provided an overview of the development planning thus far.

Ms. Reyes provided examples of how Prosper Portland has engaged with different groups through various means including but not limited to: meetings, forums, events, open houses, and presentations. Ms. Reyes continued by sharing the guiding principles driving the decision-making process.

Ms. Harpole reviewed the three refined concepts and the evaluation process which led to the recommendation of the Play concept noting key areas for refinement. She continued by stating next steps, which include the relocation of the Post Office retail facility, site preparation and continued refinement of the Preferred Concept. Ms. Harpole noted that staff will provide an update on the progress of the community benefit agreement negotiations at an upcoming Board meeting.

Chair Cruz called forward public testimony.

Jay Richmond, Workforce Manager, Oregon Tradeswomen & leader of the Healthy Communities Coalition read from a letter (which was not provided to the Board) recommending a legal-binding community benefits agreement and spoke in support of the Preferred Concept.

Glenn Traeger, Pearl District resident and member of the Pearl Neighborhood Association Board and Planning & Transportation Committee. Mr. Traeger emphasized he was testifying as a resident and not representing the Pearl Neighborhood Association Board. Mr. Traeger recommended a transportation study to manage the expected increase of 9,000 people in the area. He noted coordination with the Pearl District, Old Town/Chinatown and the Broadway Corridor was essential. He requested that current “dead zones” i.e., under Lovejoy and Broadway viaducts, be turned into projects of opportunity.

Commissioner Gambetti requested Ms. Harpole address the comment about conducting a transportation study. Ms. Harpole responded that adequacy of infrastructure, including transportation impacts, is one of many criteria that must be demonstrated in the Master Plan approval process.

Chair Cruz asked whether the renderings were set in stone and then invited Nolan Lienhart, ZGF Architects, to address the Board.

Mr. Lienhart noted the renderings are not set in stone but help identify the relationship between total real estate on site with the different concepts.

Chair Cruz called for a motion to approve Resolution 7307; Commissioner Myers moved and Commissioner Platt seconded the motion.

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

**7. Action Item: Resolution 7308 – Adopting Amendment No. 2 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 Prosper Portland Board amended the current fiscal year (FY) 2018-19 Budget for the second time in the following ways:

- (1) Updated forecasted tax increment revenue based on estimated short-term debt and demand for line of credit draws
- (2) Updated other revenues based on latest forecast for loan collections and property income
- (3) Updated project and program budgets based on changes for forecasted year-end expenditures
- (4) Updated Affordable Housing Set Aside Budgets based on estimated timing of expenditures from the City of Portland Housing Bureau

Mr. Barnes noted the amendment was to true-up the resources and expenditures for the current fiscal year and align resources with the next fiscal year's budget. He continued by providing an overview of the updates made to resources and expenditures and summarized the budget monitoring process.

Chair Cruz called for a motion to approve Resolution 7308; Commissioner Moreland-Capuia moved and Commissioner Platt seconded the motion.

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

NAYS: None

**8. Information Item: Update on the Community Engagement Process for the Lents Town Center Phase 2 Redevelopment Project**

Prosper Portland Staff presenting this item:

*Alison Wicks, Project Manager I*

*Thalia Martinez, community Engagement Program Manager*

Ms. Wicks described the two-year community engagement process conducted for the Lents Town Center Phase 2 Redevelopment Project (Project). She noted input received informed the public benefits and helped directly change the plan and program for the Project.

Ms. Martinez provided an overview of lessons learned from community engagement on the Project. She noted that with lessons learned from this effort, she and her colleagues will update and refine the agency's community engagement strategies to more effectively provide opportunities for input on Prosper Portland's work.

**9. Information Item: Update on the Status of Tax Increment Finance in the City of Portland**

Prosper Portland Staff presenting this item:

*Justin Douglas, Policy Research & Compliance Manager*

*Tony Barnes, Finance Manager*

Mr. Douglas took some time to explain the distinct and important difference between urban renewal and Tax Increment Financing (TIF). Mr. Douglas reviewed the benefits of using the TIF tool in several Prosper Portland projects and programs and its explicit focus on racial equity and asking the question, "who benefits"?

Mr. Barnes reviewed, in detail, the individual status of each of the 17 active TIF districts in the City of Portland.

Mr. Douglas provided an update on current conversations regarding the Cully neighborhood, the potential MAX light rail project on the Barbur Boulevard corridor, and ongoing conversations about the use of Interstate Corridor TIF.

**10. Action Item: Approving the Twenty-First Amendment to the Oregon Convention Center Urban Renewal Plan and Forwarding to City Council with a Recommendation for Approval**

Prosper Portland Staff presenting this item:

*Justin Douglas, Policy Research & Compliance Manager*

*Tony Barnes, Finance Manager*

With this action, the Prosper Portland Board of Commissioners adopted the Twenty-first Amendment to the Oregon Convention Center Urban Renewal Plan (OCC Plan). The OCC Plan was amended to contain a project that includes a public building that benefits the urban renewal area. Specifically, the amendment allows for potential financial investment in commercial office space that may include public tenants in the ongoing development of an office building above the Oregon Convention Center Hotel Garage.

Commissioner Moreland-Capua asked for details on how staff engaged community partners on this the following action item. Mr. Douglas responded that staff will seek input from constituents prior to City Council action on the plan amendments.

Chair Cruz called for a motion to approve Resolution 7309; Commissioner Platt moved and Commissioner Myers seconded the motion.

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

NAYS: None

**11. Action Item: Approving the Thirteenth Amendment to the South Park Blocks Urban Renewal Plan and Forwarding to City Council with a Recommendation for Approval**

Prosper Portland Staff presenting this item:

*Justin Douglas, Policy Research & Compliance Manager*

*Tony Barnes, Finance Manager*

With this action the Prosper Portland Board of Commissioners adopted the Thirteenth Amendment to the South Park Blocks Urban Renewal Plan (SPB Plan). The SPB Plan was amended to contain a project that includes a public building that benefits the urban renewal area. Specifically, the amendment allows for potential financial investment in the Multnomah County Central Library located at 801 SW 10<sup>th</sup> Avenue.

Chair Cruz called for a motion to approve Resolution 7310; Commissioner Platt moved and Commissioner Myers seconded the motion.

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

NAYS: None

At approximately 4:53 p.m. Chair Cruz adjourned the Prosper Portland Board Meeting and convened the Prosper Portland Board Executive Session.

**12.** 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

**13. Adjourn**

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 5:00 p.m.

Approved by the Prosper Portland Commission on June 12, 2019



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Pam Feigenbutz, Recording Secretary