



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 July 10, 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=sOkesSyyNKA>

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	PRESENT
Commissioner Peter Platt	PRESENT

2. Commissioner Reports

Commissioner Platt

- Spoke at the Foster Streetscape Inaugural event on June 13
- Chaired the Hacienda Community Development Corporation Board meeting on June 26

Commissioner Myers

- Attended the final Broadway Corridor Steering Committee meeting on June 25

Chair Cruz

- Attended and spoke at the Woody Guthrie Place Apartments grand opening on June 20

3. Executive Director Report

- Announced the Hill Block Project working group is meeting July 10
- Speaking at the Black American Chamber of Commerce on July 12
- Serving as a panelist at the Bridgeline Reporting event on July 18
- Extended invitation for people to attend the grand opening celebration of Alberta Commons to be held on July 20
- Noted Prosper Portland is sponsoring the following upcoming events - Vanport Jazz festival on August 3 and Jade District Night Market on August 31

222 NW Fifth Avenue
Portland, OR
97209-3859

503-823-3200 Main
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4. Meeting Minutes

Chair Cruz called for a motion to approve the June 12, 2019, Prosper Portland Board meeting minutes. Commissioner Gambetti moved and Commissioner Myers seconded the motion.

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

5. Public Comment for Items Not on Agenda

No public testimony was presented.

CONSENT AGENDA

6. Action Item: Resolution 7317 – Authorizing Execution of Fiscal Year 2019-20 Intergovernmental Service Level Agreement with the City of Portland for General Fund Special Appropriations of \$7,609,120 for Economic Development Activities

Chair Cruz called for a motion to approve Resolution 7317; Commissioner Myers moved and Commissioner Platt seconded the motion.

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

7. Action Item: Resolution 7318 - Authorizing a Subrecipient Contract with Worksystems, Inc., to Implement Economic Opportunity Initiative Youth and Adult Workforce Development Services and Community Workforce Navigator Program During Fiscal Year 2019-20

Chair Cruz called for a motion to approve Resolution 7318; Commissioner Myers moved and Commissioner Platt seconded the motion.

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

8. Action Item: Resolution 7319 – Authorizing a Grant Agreement with Venture Portland to Implement Business District Support Programs and the Catalytic Investment Initiative for the City of Portland During Fiscal Year 2019-20

Chair Cruz called for a motion to approve Resolution 7319; Commissioner Myers moved and Commissioner Platt seconded the motion.

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

9. Action Item: Resolution 7322 – Authorizing an Intergovernmental Agreement with the Portland Housing Bureau for the Implementation of the Affordable Housing Set-Aside Policy and for the Purpose of Operating and Administering the Economic Opportunity Initiative Program

Chair Cruz called for a motion to approve Resolution 7322; Commissioner Myers moved and Commissioner Platt seconded the motion.

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

REGULAR AGENDA

10. Action Item: Election of Officers

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

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

11. Information Item: Update on Prosper Portland Real Estate Property Plans

Prosper Portland staff presenting this item:
Amy Edwards, Asset & Investment Manager
Ember Breckenridge, Project Manager II

Ms. Breckenridge provided an update on the status of Prosper Portland real estate property plans (Property Plans), which state the financial, strategic, and equity goals of each property in Prosper Portland's portfolio.

Ms. Edwards shared lessons learned from the process of developing individual Property Plans and next steps.

Commissioner Gambetti asked whether the Property Plans will be made available on Prosper Portland's website and emphasized the importance of transparency.

Executive Director Branam noted the intention to have the Property Plans available and work with the Information Technology department was still in process. Ms. Branam stated a progress update would be provided at an upcoming Board meeting.

12. Action Item: Resolution 7321 - Approving the Terms of the Halsey 106 Transaction Involving the Development of Prosper Portland-Owned Real Property at NE Halsey Street and NE 106th Avenue in the Gateway Regional Center

Prosper Portland staff presenting this item:

Thea Munchel, Project Manager I
Laura Alsenas, Senior Business Finance Officer

With this action, the Board authorized the executive director to negotiate and execute various real estate and funding agreements to complete Halsey 106, a mixed-use, mixed-income catalytic project (Project) in the Gateway Regional Center on 1.04 acres of Prosper Portland-owned real property located at NE Halsey Street and NE 106th Avenue.

Ms. Munchel shared the Project will create over one hundred construction jobs, provide affordable commercial tenancing space, and include mixed-income housing units. In addition, Ms. Munchel noted that earlier in the day, Portland City Council unanimously approved Portland Housing Bureau (PHB) funding into the Project. Ms. Munchel remarked the development team met with the community for their input and followed up with revisions and met with them again after which the team made additional revisions.

Ms. Alsenas described the complex funding for the Project, New Market Tax Credits, Low Income Housing Tax Credits, PHB resources, grant resources, equity, debt, and the Prosper Portland investment.

Ms. Munchel stated twenty-percent of firms would be COBID certified (Certification Office for Business Inclusion and Diversity) and PHB would monitor compliance. Ms. Munchel will return to a future Board meeting to discuss build-out costs for the affordable ground-floor retail space.

Chair Cruz called forward guests to testify.

Andy Miller, Executive Director, Human Solutions stated he was grateful for the integrated market rate and affordable housing combined with human services available in one location.

Jill Sherman, Gerding/Edlen, emphasized the complexity of the Project's funding noting its success created a model for future combined funding.

Commissioner Gambetti asked if Ms. Sherman had suggestions on how to lease the ground floor commercial space.

Ms. Sherman suggested Prosper Portland reach out to the community to inquire what they would like to see in the space.

Chair Cruz called for a motion to approve Resolution 7321; Commissioner Gambetti moved and Commissioner Myers seconded the motion.

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

Chair Cruz adjourned the Prosper Portland Board of Commissioners and convened the Local Contract Review Board

13. Action Item: Resolution 7323 – Adopting Findings in Support of and Exempting the 100 Multnomah Design-Build Contract with Mortenson Construction, Inc. from Competitive Bidding

Prosper Portland staff presenting this item:
Lisa Abuaf, Director of Investment & Development

With this action, the Board approved an exemption from the general rule of low-bid solicitation a Design-Build Contract with Mortenson Construction, Inc. (Mortenson Construction) for the design and construction of 100 Multnomah.

Ms. Abuaf noted that approving the action would allow Mortenson Construction and its team to move forward on the design of 100 Multnomah. Ms. Abuaf highlighted the alignment with Prosper Portland's Strategic Plan, the job growth opportunities in the Lloyd District, and potential revenue streams for Prosper Portland.

Chair Cruz called for a motion to approve Resolution 7323; Commissioner Myers moved and Commissioner Gambetti seconded the motion.

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

Chair Cruz adjourned the Local Contract Review Board and reconvened the Prosper Portland Board of Commissioners

14. Action Item: Resolution 7324 – Authorizing a Design-Build Contract with Mortenson Construction for Design and Construction of the 100 Multnomah Office Building

Prosper Portland staff presenting this item:
Lisa Abuaf, Director of Investment & Development

With this action, the Board authorized a Design-Build Contract with Mortenson Construction, increasing Prosper Portland's investment by \$1,492,620 to complete 100 percent construction documents and permitting for 100 Multnomah

Chair Cruz called for a motion to approve Resolution 7324; Commissioner Myers moved and Commissioner Gambetti seconded the motion.

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

15. Action Item: Resolution 7325 – Authorizing the Executive Director to Execute the Collective Bargaining Agreement Between Prosper Portland and American Federation of State, County and Municipal Employees, Council 75, Local 3769

Prosper Portland staff presenting this item:
Sean Murray, Director of Human Resources
Shelly Haack, Project Manager I

With this action, the Board authorized execution of a successor collective bargaining agreement between Prosper Portland and American Federation of State, County, and Municipal Employees, Council

75, Local 3769. This CBA sets forth the terms of employment for Prosper Portland’s represented employees and sets forth the wages and salaries for the period between July 1, 2019, and June 30, 2022.

Ms. Haack reviewed the bargaining process which utilized the Interest Based Bargaining (IBB) process where both labor and management worked collaboratively implementing the cultural agreements.

Mr. Murray reviewed the cultural agreements to which Prosper Portland aspires and the use of the agreements as a framework in reaching solutions during the IBB process.

Chair Cruz called for a motion to approve Resolution 7325; Commissioner Moreland-Capuia moved and Commissioner Myers seconded the motion.

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

16. There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 4:32 p.m.