



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 October 9, 2019, Prosper Portland Board of Commissioners (Board) meeting held at 222 NW Fifth Ave., Portland, OR 97209. The video recording of the Board meeting can be found at:

[https://www.youtube.com/watch?v=d\\_3cifGW4EU](https://www.youtube.com/watch?v=d_3cifGW4EU)

**1. Call to Order and Roll Call**

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

Acting Chair Myers announced that per the City of Portland Charter, any unanimous vote with fewer than four commissioners would not take effect for 30 days from the date of the meeting.

**2. Commissioner Reports**

Commissioner Platt

- Nothing to report

Commissioner Gambetti

- Nothing to report

Acting Chair Myers

- Nothing to report

**3. Executive Director Report**

- Spoke at the Oregon Japanese American Museum’s 30th Anniversary celebration in Old Town/Chinatown on September 14
- Attended a training provided by national expert, Commissioner, Dr. Alisha Moreland-Capua, on Trauma Informed Training, on September 18
- Attended Latino Network’s annual gala, Noche Belle on September 20th
- Attended the Oregon Native American Chamber’s fall gathering event “Guide, Gather, Grow” on October 3
- On September 20, joined Mayor Wheeler and participated in the Halsey 106 groundbreaking event
- September 26 was the kickoff meeting for Prosper Portland’s Community Budget Committee

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- In honor of the Portland-Sapporo Sister City Association’s 60th Anniversary, Mayor Wheeler will be leading a delegation to Japan October 22-31
- The fifth edition of My People’s Market is scheduled for November 9 from 12:00 p.m. to 7 p.m.

#### 4. Meeting Minutes

Acting Chair Myers called for a motion to approve the September 11, 2019 Prosper Portland Board meeting minutes. Commissioner Gambetti moved and Commissioner Platt seconded the motion.

AYES: Gambetti, Myers, Platt  
NAYS: None

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

No public comments provided

#### CONSENT AGENDA

#### 6. Action Item: Resolution 7342 – Requesting the Portland City Council to Issue Bonds for the City of Portland’s North Macadam Tax Increment Financing District; Pledging Revenues from That District to Those Bonds; and Authorizing Additional Covenants

Acting Chair Myers called for a motion to approve Resolution 7342; Commissioner Platt moved and Commissioner Gambetti seconded the motion.

AYES: Gambetti, Myers, Platt  
NAYS: None

#### REGULAR AGENDA

#### 7. Action Item: Resolution 7343 – Authorizing an Amendment to the Professional Services Contract with Zimmer Gunsul Frasca Architects for the Preparation of the Development Plan for the Broadway Corridor in the River District Tax Increment Finance District

Prosper Portland Staff presenting this item:

*Mayra Arreola, Director of Equity, Governance & Communications*  
*Lisa Abuaf, Director of Investment & Development*  
*Roger Gonzales, Project Manager I*

With this action, the Prosper Portland Board of Commissioners authorized an amendment to the professional services contract with Zimmer Gunsul Frasca Architects to complete a development plan for Broadway Corridor. The increase of \$343,995 reflects a refined understanding of the work necessary to complete development planning, including the City of Portland’s Type III Land Use Review approval of the United States Postal Service Property Master Plan (Master Plan).

Ms. Arreola updated the Board on community engagement thus far, noting the culturally responsive approaches and multiple perspectives received. Ms. Arreola reviewed the five guiding principles for the project which were developed based upon the results of a Racial Impact Equity Assessment. The guidelines are as follows: 1) equitable, 2) accountable, 3) prosperous, 4) vibrant, and 5) resilient.

Ms. Abuaf stated the project framework is moving through the end of the planning phase and into the project delivery phase. She explained the goal is to have a twenty-year vision statement which includes a twenty-year outlook (Outlook) by the end of this year. Elements included in the Outlook include, 1) Intergovernmental Agreements & Land Transfers, 2) Master Plan Land Use Approval, 3) Community Benefit Agreements, and 4) Disposition & Development Agreements. Ms. Abuaf commented that all elements are related and move concurrently and need to be completed at the same time. She highlighted changes to the Framework Plan, which were approved three to four years ago, to the Master Plan developed after acquiring the site, resulting in increased costs leading to the amendment request.

Mr. Gonzales described the Community Benefits Agreement process associated with the Broadway Corridor development. Mr. Gonzales stated the community engagement process has moved beyond the Steering Committee, which had been informed by external input, to tri-party negotiations with the development advisors and a coalition of organized labor, environmental groups and racial and social justice non-profits. The negotiations include but are not limited to workforce equity, affordable housing, permanent job opportunities, programming of community space etc.

Acting Chair Myers called for a motion to approve Resolution 7343; Commissioner Gambetti moved and Commissioner Platt seconded the motion.

AYES: Gambetti, Myers, Platt

NAYS: None

#### **8. Action Item: Resolution 7344 – Authorizing Prosper Portland’s Participation in the Construction Careers Pathway Project Regional Framework**

Prosper Portland Staff and guests presenting this item:

*Mayra Arreola, Director of Equity, Governance & Communications*

*John Cardenas, Project Manager I*

*Raahi Reddy, Director of Diversity, Equity, & Inclusion, METRO*

With this action, the Prosper Portland Board authorized the executive director to sign on to a Regional Framework for the Construction Careers Pathway Project (C2P2) committing the Prosper Portland to work with other partners to develop a standardized approach to workforce development in the construction industry.

Ms. Arreola stated the strategies and Regional Policy Framework will increase the recruitment, training, and retention of all workers in the construction industry. A comprehensive strategy will 1) increase career opportunities for people of color and women, 2) increase regional coordination which will leverage collective efforts by establishing training and retention policies and strategies, and 3) establish a high-road standard as the industry norm. Real estate projects will be prioritized with communities of color and in low-income neighborhoods to create assets that can be passed on from one generation to the next.

Ms. Reddy shared her gratefulness for Prosper Portland’s partnership in getting the program off the ground, specifically through convening a public owner work group. Ms. Reddy acknowledge Prosper Portland as a co-collaborator in convening sixteen jurisdictions from across the region to work across

different types of projects using different streams of funding to increase the diversity of the workforce through their investments. The Regional Framework will guide how the agencies invest in the construction sector. Ms. Reddy highlighted the need to support workers in their apprentice program, noting the high incompleteness rate due to several factors.

Mr. Cardenas described a typical pathway into a construction career noting upon certificate of completion an individual becomes a full journeyman and can take their craft anywhere with multiple opportunities for job growth. Mr. Cardenas stated that many folks seeking a career in construction are choosing a type of education other than college and the construction pathway leads to an almost guaranteed career and upward mobility. Mr. Cardenas emphasized the need for a consistent funding stream and noted work is being done with the City of Portland for a percentage of dollars to go towards development and creation of the workforce and development of the workforce pipeline.

Acting Chair Myers called for a motion to approve Resolution 7344; Commissioner Platt moved and Commissioner Gambetti seconded the motion.

AYES: Gambetti, Myers, Platt  
NAYS: None

At approximately 4:35 p.m. Acting Chair Myers adjourned the Prosper Portland Board Meeting and convened the Portland Community Investment Fund Governing Board Meeting.

**9. Action Item: Resolution PCIF No. 4 – Approving a 2019 Application to the U.S. Department of Treasury for an Allocation of New Markets Tax Credits.**

Prosper Portland Staff presenting this item:  
*Adam Lane, Chief Financial Officer*  
*Justin Douglas, Governance, Learning & Outcomes Manager*

At approximately 4:54 Acting Chair Myers adjourned the Portland Community Investment Fund Governing Board Meeting and convened the Prosper Portland Board meeting.

**10. Adjourn**

There being no further business, Acting Chair Myers adjourned the Prosper Portland Board meeting at 4:55 p.m.

Approved by the Prosper Portland Commission on November 13, 2019



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Pam Feigenbutz, Recording Secretary