



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 January 15, 2020, 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=ZoGZI-fCgU4>

1. Call to Order and Roll Call

Chair Gustavo Cruz called the meeting to order at approximately 3:03 p.m. Pam Feigenbutz, Prosper Portland Board recording secretary, called the Prosper Portland Board roll:

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

2. Commissioner Reports

Commissioner Platt

- Nothing to report

Commissioner Moreland-Capuia

- Nothing to report

Commissioner Myers

- Attended the Hyatt Grand Opening on January 8
- Attended a meeting with Jay Inslee and Governor Kate Brown on January 18

Chair Cruz

- Attended the Hyatt Grand Opening on January 8

3. Executive Director Report

- Attended an open house hosted by the Williams and Russell Project Working Group on January 9
- Attended the official grand opening of the new Hyatt Regency Portland at the Convention Center on January 9
- Announced, Teadora, a local, B-Corp certified company received Prosper Portland's first Thriving Small Business Loan
- Announced the Inspiring Diversity Grant application process is currently open and will close February 6, at 5 p.m.
- Attending *The Skanner* Foundation's 34th annual Dr. Martin Luther King, Jr. breakfast on January 20
- Attending the third annual Business for a Better Portland dinner on January 22

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4. Meeting Minutes

Chair Cruz called for a motion to approve the November 13, 2019, Prosper Portland Board meeting minutes. Commissioner Myers moved and Commissioner Platt seconded the motion.

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

5. Public Comment for Items Not on Agenda

Chair Cruz called forward public testimony.

Vivian Satterfield, Verde and representative of Healthy Communities Coalition (HCC) encouraged Prosper Portland to agree to HCC's terms regarding the currently being negotiated Community Benefits Agreement (CBA) for the Broadway Corridor project.

Linda Sporer, member of SEIU Local 49 and HCC, read from a letter to the Board. (See attachment A.)

Jesus Saucedo emphasized the need for union jobs to provide family wages.

Desi Wright spoke of the positive benefits of working for a union, specifically as a woman.

The Board received a statement from Adela Maza, a member of SEIU Local 49. (See attachment B)

CONSENT AGENDA

6. Action Item: Resolution 7351 – Approving an Amended and Restated Intergovernmental Agreement with the City of Portland Bureau of Transportation for Construction of the Congressman Earl Blumenauer Pedestrian/Bicycle Bridge

Chair Cruz called for a motion to approve Resolution 7351; Commissioner Moreland-Capua moved and Commissioner Myers seconded the motion.

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

7. Action Item: Resolution 7352 – Authorizing an Option for Sale of Prosper Portland's Leasehold Interest in Parcels D and E in the Airport Way Tax Increment Finance District to Trammel Crow Portland Development, Inc.

Chair Cruz called for a motion to approve Resolution 7352; Commissioner Moreland-Capua moved and Commissioner Myers seconded the motion.

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

At approximately 3:26 p.m., Chair Cruz adjourned the Prosper Portland Board meeting and convened the Prosper Portland Audit Committee

8. Action Item: Resolution 7353 – Accepting and Approving the Comprehensive Annual Financial Report for the Fiscal Year 2018-2019 and Accepting the Communication with Those Charged with Governance.

Prosper Portland staff and others presenting this item:

Michele Whaley, Accounting Technical Lead

Jim Lanzarotta, Moss Adams, LLP

Keith Simovic, Moss Adams, LLP

With this action, the Board, acting as the Prosper Portland Audit Committee, accepted and approved the completed Comprehensive Annual Financial Report for the fiscal year ending June 30, 2019, and accepted the Communication With Those Charged With Governance Letter from the accounting firm Moss Adams, LLP (Moss Adams).

Mr. Lanzarotta reviewed Moss Adams' services as an independent auditor.

Mr. Simovic reviewed the critical audit areas including audit opinions, reports, required communications, and best practices.

Chair Cruz called for a motion to approve Resolution 7353; Commissioner Myers moved and Commissioner Moreland-Capua seconded the motion.

AYES: Cruz, Moreland-Capua, Myers, Platt

NAYS: None

At approximately, 3:42 p.m., Chair Cruz adjourned the Prosper Portland Audit Committee and reconvened the Prosper Portland Board meeting.

REGULAR AGENDA

9. Action Item: Resolution 7354 – Authorizing a Professional Services Contract with Continuum Partners LLC to Serve as Prosper Portland's Owner's Representative for Site Preparation Activities Related to Redevelopment of the USPS Property in the Broadway Corridor

Prosper Portland staff presenting this item:

Sarah Harpole, Project Manager I

With this action, the Prosper Portland Board authorized the Executive Director to execute a professional services contract with Continuum Partners (Continuum) to serve as Prosper Portland's Owner's Representative (Owner's Representative) overseeing certain site preparation activities on the property located at 715 NW Hoyt Street in the River District Tax Increment Finance district.

Ms. Harpole reviewed site preparation activities, including but not limited to, abatement and demolition of the Processing and Distribution Center and the Vehicle Maintenance Facility and removal and interim configuration of on-site utility infrastructure. Ms. Harpole noted Continuum, as Owner's Representative will continue to oversee the work and serve as an advisor to Prosper Portland.

Chair Cruz called for a motion to approve Resolution 7354; Commissioner Platt moved and Commissioner Myers seconded the motion.

AYES: Cruz, Moreland-Capua, Myers, Platt

NAYS: None

10. Action Item: Resolution 7355 and 7356 – Adopting the Third Amendment to the Willamette Industrial Urban Renewal Plan; Adopting the Eleventh Amendment to the Amended and Restated Interstate Corridor Urban Renewal Plan

Prosper Portland staff presenting this item:
Joana Filgueiras, Project Manager II

With this action, the Prosper Portland Board of Commissioners adopted the Third Amendment to the Willamette Industrial Urban Renewal Plan (Willamette Plan) and the Eleventh Amendment to the Amended and Restated Interstate Corridor Urban Renewal Plan (Interstate Plan).

Ms. Filgueiras explained the action allows Prosper Portland to access funds for a potential property acquisition property located one block outside the boundary of the Willamette Plan and one block within the Interstate Plan. Ms. Filgueiras stated a Letter of Intent has been submitted for the acquisition.

Ms. Filgueiras noted the Board's approval will not have any effect on the amount of Prosper Portland resources devoted to the Interstate Plan or North/Northeast Community Development Initiative objectives, but rather allow Prosper Portland to invest Willamette Plan funds that have been unused for more than a decade in a project that could deliver significant community benefits.

Chair Cruz called for a motion to approve Resolution 7353 and 7356; Commissioner Platt moved and Commissioner Moreland-Capua seconded the motion.

AYES: Cruz, Moreland-Capua, Myers, Platt

NAYS: None

11. Action Item: Resolution 7357 – Adopting the Second Amendment to the Lents Town Center Urban Renewal Plan

Prosper Portland staff presenting this item:
Tony Barnes, Finance Manager
Karl Dinkelspiel, Development Manager

With this action, the Prosper Portland Board formally amended the Lents Town Center Urban Renewal Plan, extending the last date to issue debt from June 30, 2020 to June 30, 2024.

Mr. Barnes reviewed the impacts of the amendment which will not change maximum indebtedness but rather allow for more flexibility in debt issuance. Mr. Barnes reviewed the existing forecast and amendment forecast demonstrating savings spread over a four-year period will benefit other projects.

Mr. Dinkelspiel reviewed the Lents Five-Year Action Plan accomplishments to-date.

Chair Cruz called for a motion to approve Resolution 7357; Commissioner Myers moved and Commissioner Platt seconded the motion.

AYES: Cruz, Moreland-Capuia, Myers, Platt

NAYS: None

12. Information Item: Update on the Neighborhood Prosperity Network

Prosper Portland staff presenting this item:

Dana DeKlyen, Project Manager I

Damian Crowder, Project Manager I

Ms. DeKlyen provided an overview of the Neighborhood Prosperity Network (NPN) and noted the seven districts are primarily prioritized based on high levels of poverty, lagging commercial investment, and a high concentration of diverse community members. Ms. DeKlyen continued by reviewing districts demographics, income, diversity, education and homeownership and concluded by describing the program's source of funding.

Mr. Crowder reviewed district community programming. Mr. Crowder noted each of the seven districts has a workforce navigator who provides high-level case management that is tailored to each district's expressed need.

13. Adjourn

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 4:39 p.m.

Approved by the Prosper Portland Commission on February 12, 2020



Pam Feigenbutz, Recording Secretary

Public Comment to Prosper Portland Board of Commissioners

Linda Sporer, member of SEIU Local 49 and Healthy Communities Coalition

January 15, 2020

Hello Chair Cruz and members of the Board of Commissioners:

My name is Linda Sporer. I've worked in the security industry for 20 years, as a frontline security officer, supervisor, and training manager. I've worked for non-union companies, large and small, and now I'm a member of SEIU Local 49. I'm also a grandmother, and I've survived breast cancer, twice.

I'm here today with the Healthy Communities Coalition because I hope that the new Broadway Corridor district will deliver on its promise of equity for workers like me.

When I started my career, the industry standard was poverty wages, with no benefits, or health insurance so expensive that workers couldn't afford to use it. This is still often the case today when building owners choose non-union security companies. But a few years ago, we security officers formed a union and are raising standards around the region.

Now my coworkers and I receive better pay and predictable raises, and good health insurance. This helps keep my family stable even as the cost of living around Portland rises so fast. And as a cancer survivor, I know how important it is to have decent health insurance.

But working with a union contract isn't just about wages and benefits. It's about respect.

Before, as one of the few women in private security, I experienced sexual harassment on a daily basis. There are so many stories. When I was a training officer and quality management representative, one male officer made lewd gestures and comments at me when I did my job and pointed out something he needed to do. I'll spare you the details. He was reassigned to another site, but returned a few months later. Other male coworkers called me "Rag Nag of the Year" or "Wicked Bitch of the West." One officer managed to access my computer before I began a shift, and set up pornography for me to see when I logged in.

I knew that if I stood up for myself, I was at real risk of losing my job, no matter what civil rights laws say. I was an at-will employee. I would be easy to get rid of.

Since then, the #metoo movement has brought to light what my coworkers and I know – sexual harassment and discrimination are too widespread.

Thankfully, I'm not afraid to speak up anymore. With a union, security officers know that our jobs are protected when we raise concerns. Now, managers know that if they allow harassment to happen, or if they take part in it, we are going to say something. We have fair work rules and a grievance procedure to defend our rights. That pulls our team together and creates a better work environment.

With the Broadway Corridor project, you have a once-in-lifetime opportunity to make sure that all jobs are good jobs in the district, including for security officers like me. I ask you to make sure that the Community Benefits Agreement you are negotiating with the Healthy Communities Coalition includes enforceable standards to create quality jobs for service workers, with decent wages, and health care, and respect on the job.

Thank you.

Statement by Adela Maza, SEIU Local 49, to Prosper Portland and Continuum Partners, as part of Healthy Community Coalition negotiations for a Community Benefits Agreement for Broadway Corridor

September 30, 2019

My name is Adela Maza. I am 60 years old. I came to this country from Guatemala 35 years ago.

I have worked as a janitor in Portland for 19 years, with ABM, and I'm a board member of Service Employees International Union (SEIU), Local 49.

I am here today to share with you some of my experiences as a janitor and the difference it makes to me and my family to work for a company where workers have a union and a contract.

Until recently, I worked for 8 years at Standard Plaza.

We were a team of 5 people, cleaning 17 floors.

I cleaned 22 bathrooms every night. Clients never complained about my work.

We worked from 5:30 p.m. to 2 in the morning. My coworkers and I work hard, and we are proud of keeping the offices clean and tidy.

The people who benefit from our work almost never see us.

Most buildings have day porters who clean during business hours, but the majority of the people who work in janitorial work very late at night. The majority of us are Latina women.

ABM pays me \$15.50 per hour. I have good health insurance, so I know I can go to the doctor when needed without working that I will lose everything due to medical bills.

I have paid vacations and holidays every year, so I can take some time to rest sometimes and enjoy my loved ones.

My company contributes to a pension fund so that I will have something more than Social Security when I retire.

Our union contract guarantees a cost of living adjustment every year.

Working for a union company gives me and my family some stability. We need every cent because Portland is getting more expensive all the time.

I live in Gresham with my daughter and my two grandchildren, who are 11 and 14 years old. My daughter is looking for work and to tell you the truth, things are not easy.

Recently, they were about to cut off our electricity and I had to request support from a community organization so that we would not be left in the dark.

In the apartments where I live, if we pay rent even one day late, they charge us \$100. That is extra money we simply do not have.

I ride the bus to get to work. It is so long, it takes me an hour and 15 minutes to get there, and when I get out of work at 2:00 am, I have to wait an hour to catch a bus. I finally get home around 4 in the morning.

In fact, the organization OPAL made a documentary about transit riders like me, called "Adela's Story," which helped convince TriMet to extend the length of transit transfer times from 2 to 2.5 hours.

My life is not easy. It is hard work being a janitor, and even with the wages and benefits with my union contract, it is hard to cover the cost of living.

I have met many janitors who work for companies that don't have a union, and I understand that often they are paid minimum wage, no medical insurance, or they have a plan that is so expensive they're afraid to go to the doctor.

The majority of the large buildings in downtown Portland use union janitorial companies, but not all of them.

I was shocked this year when I found out that Standard Insurance had decided to push out ABM and replace all of us night janitors with a non-union company, Millennium Building Services.

From talking with Millennium janitors, we have heard over and over again that those workers are paid little, and their workload is too heavy.

After eight years at Standard Plaza, I lost my job there. Because of my union contract, I was able to transfer to another site.

But the Millennium janitors who now work at The Standard, I believe their employer is not treating them right.

I came to your community meeting last year when Continuum was chosen to be the developer for this Broadway Corridor project.

I liked what the Mayor said, that it would be better than any other project that's been built in Portland, because all kinds of people can live and work there, and that it will create good jobs.

Honestly, I found this hard to believe.

Building owners often save money by hiring janitorial companies with no union and low wages and benefits.

They make their money on our backs.

I am here to ask you to make sure that this project really is different, that all jobs in Broadway Corridor are good jobs, that workers have the opportunity to negotiate a fair deal for ourselves.

We want to be part of the community, not just the cheap workforce, struggling to survive in poverty.

Thank you.