



**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 March 11, 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=GGMxONOmI8>

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

Chair Gustavo Cruz called the meeting to order at approximately 3:04 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 Greater Portland Inc. Summit and All Hands Raised fundraising event on February 20
- Led the Hacienda Community Development Corporation Board meeting on March 6

Commissioner Myers

- Attended the Oregon Trades Women Diversity Summit on February 27
- Participated in equity training for the Construction Career Pathway Project negotiations on March 2

Commissioner Gambetti

- Nothing to report

Commissioner Moreland-Capua

- Nothing to report

Chair Cruz

- Attended the Design Commission hearing on the Broadway Corridor project on February 13
- Attended the NW Neighborhood Cultural Center annual membership meeting and board meeting on February 18
- Attended the Oregon Hispanic Bar Association annual awards dinner on February 21
- Attended the NW Neighborhood Cultural Center board meeting on March 9

222 NW Fifth Avenue  
Portland, OR  
97209-3859

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

### **3. Executive Director Report**

- Acknowledged the impact of COVID-19 on individuals, families, communities and local businesses
- Reported five cannabis businesses received a total of \$51,000 in grants administered by NuLeaf Project through Prosper Portland’s Cannabis Business Development Equity Program
- Announced Prosper Portland will sponsor the 2020 Fundraising Dinner for Oregon Black Pioneers
- Invited listeners to visit the Portland Mercado March 21 and 22 for a weekend of Empanada Specials
- Invited small business owners to the next Small Business Orientation meeting on March 25

### **4. Meeting Minutes**

Chair Cruz called for a motion to approve the February 12, 2020 Prosper Portland Board meeting minutes. Commissioner Moreland-Capua moved and Commissioner Myers seconded the motion.

AYES: Cruz, Gambetti, Moreland-Capua, Myers

NAYS: None

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

Kelly Haines, member of both the Metropolitan Alliance for Workforce Equity and Healthy Communities Coalition (HCC), shared HCC’s perspective on the Broadway Corridor community benefits agreement negotiations process thus far. Ms. Haines expressed concerns where items have not yet been agreed upon.

## **REGULAR AGENDA**

### **6. Action Item: Resolution 7361 – Adopting the Twelfth Amendment to the Amended and Restated Interstate Corridor Urban Renewal Plan**

Prosper Portland staff presenting this item  
*Lisa Abuaf, Director of Investment & Development*  
*MinNefer Mernahkem, Project Manager I*

With this action, the Prosper Portland Board of Commissioners (Board) adopted the Twelfth Amendment (Amendment) to the Amended and Restated Interstate Corridor Urban Renewal Plan (Interstate Plan). The Interstate Plan boundary will be expanded to include 2.87 acres of land and 0.87 acres of right-of-way allowing Prosper Portland to invest tax increment financing (TIF) resources into the property located at the corner of N. Williams Avenue and N. Russell Street.

The Williams and Russell site was previously referred to as the Hill Block, which is the historic name of the building that once occupied the site and served as the center of the African American commercial district from the 1940s to the early 1960s.

Ms. Abuaf provided a summary of the Interstate TIF district amendment, a timeline of community engagement, and the proposed expansion area.

Mr. Mernahkem described the process of creating the Williams and Russell Project Working Group (PWG), reviewed the community engagement process and noted next steps.

Chair Cruz invited forward guests to testify.

Bryson Davis, Co-Chair, Williams and Russell PWG, stated PWG supports the amendment unanimously.

Brian Terrett, Director, Public Relations, Legacy Health Systems (LHS), provided a letter to the Board (see attachment A), repeated LHS's commitment to move the project forward and reiterated LHS has no intention of accessing TIF dollars.

Dr. Steven Holt, Chair, North/Northeast Housing Oversight Committee (Housing Committee), stated the Housing Committee is in unanimous support of the amendment.

Quinton Blanton, Co-Chair, North/Northeast Community Development Initiative (N/NE CDI), stated N/NE CDI did not vote unanimously in support of the amendment.

Byrd, Emanuel Displacement Persons Association 2, spoke in opposition to the amendment and shared concerns the amendment would perpetuate generational poverty.

Rahsaan Muhammad, spoke as a descendent of a person displaced by the I-5 development and spoke in opposition to the proposed amendment.

Commissioner Moreland-Capuia acknowledged the history of the site and reminded folks the amendment is a powerful funding tool to provide resources.

Chair Cruz called for a motion to approve Resolution 7361; Commissioner Moreland-Capuia moved and Commissioner Myers seconded the motion.

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

NAYS: None

**7. Action Item: Resolution 7362 – Directing Staff to Explore Increasing Maximum Indebtedness for the Interstate Corridor Urban Renewal Plan**

Prosper Portland staff presenting this item

*Lisa Abuaf, Director of Investment & Development*

*Tony Barnes, Finance Manager*

*Leslie Goodlow, Business Operations Manager, City of Portland Housing Bureau*

With this action, the Prosper Portland Board directed staff to explore increasing maximum indebtedness for the Interstate Corridor Urban Renewal Plan (Interstate Plan).

Ms. Abuaf stated the action initiates an approximate year-long process to engage community partners; conduct financial analyses, and ultimately propose a formal amendment to the Prosper Portland Board and City Council.

Ms. Abuaf shared the N/NE Housing Oversight Committee has been discussing increasing maximum indebtedness since the summer of 2018 and has conducted joint conversations with the N/NE CDI.

Ms. Abuaf noted increasing maximum indebtedness would provide revenue for both Prosper Portland and the Portland Housing Bureau (PHB) for affordable housing.

Ms. Goodlow reviewed four goal areas for allocation and expenditure of PHB funds. Ms. Goodlow continued by reviewing goals for preventing displacement and a shared preference policy for affordable housing. Ms. Goodlow concluded by reviewing a few accomplishments from 2019.

Ms. Abuaf provided an overview of the N/NE CDI multigenerational wealth-creation goals.

Mr. Barnes explained maximum indebtedness is the amount of debt that the City of Portland can borrow to invest in a tax increment finance district. Mr. Barnes stated next steps include community engagement, financial analysis, and consultation with taxing jurisdiction partners. Lastly, the request for Board approval will go before Portland City Council and then the Prosper Portland Board in late 2020.

Chair Cruz call forward guests to testify.

Gwen Thompson, past Co-Chair, N/NE CDI, shared her concerns regarding potential funds not having oversight by the N/NE Oversight Committee.

Quinton Blanton spoke of his frustrations.

Byrd asked to know the square footage of the Amendment property discussed in the prior agenda item, to which Executive Director Branam answered.

Chair Cruz called for a motion to approve Resolution 7362; Commissioner Gambetti moved and Commissioner Platt seconded the motion.

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

NAYS: None

## **8. Adjourn**

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 5:12 p.m.

Approved by the Prosper Portland Commission on April 8, 2020



---

Pam Feigenbutz, Recording Secretary



**Legacy Health**

1919 N.W. Lovejoy St.  
Portland, OR 97209

503.415.5600 *phone*  
503.415.5777 *fax*

March 11, 2020

Prosper Portland  
Board of Commissioners  
222 NW 5th Ave.  
Portland, OR 97209

RE: Interstate Corridor Urban Renewal Area Expansion

Dear Commissioners:

In 2017, Legacy Health, Prosper Portland and City of Portland jointly agreed to support a collaborative effort that will lead to a community-desired project on the 1.7-acre block bordered by North Russell, North Williams, North Vancouver and Knott Streets (formerly known as the Hill Block). Planning and development for this site is being led by the community, for the community, through the leadership of the Williams & Russell Project Working Group (PWG).

The PWG includes representatives of organizations, committees, and community-at-large individuals connected to the North/Northeast community, as well as institutional partner representatives from Prosper Portland, Legacy Health, the Mayor's Office, and the Portland Housing Bureau. Legacy Health, Prosper Portland, and the City of Portland have agreed that the development will benefit, support and honor Portland's African American community. The PWG's purpose is to define and drive community-centered visioning and development process that engages the broader community and clarifies the final development project elements and goals.

Legacy Health supports adding tax lots R251394, R251395 and R251393 into the Interstate Corridor Urban Renewal Area. This inclusion will help support the work of the PWG by providing funding to support Prosper Portland staff participation and other activities that will ultimately lead to a successful project.

Prior to urban renewal efforts in the 1960s and 1970s, this site was a thriving hub of Black-owned businesses. From the very onset of this effort, Legacy Health's goal has been to renew and revive this area. Adding this property to the ICURA would also be a significant statement that this property is being returned to the community.

Thank you for the opportunity to share our support for including the Williams and Russell site into the Interstate Corridor Urban Renewal Area.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian S. Terrett".

Brian S. Terrett, MBA, APR, Fellow PRSA  
Director, Public Relations & Communications  
Project Lead, Williams & Russell Project  
Legacy Health  
1919 NE Lovejoy. Portland, OR 97209  
503-415-5775