



PROSPER  
PORTLAND

Building an Equitable Economy

**Gustavo J. Cruz, Jr.**  
Chair

**Francesca Gambetti**  
Commissioner

**William Myers**  
Commissioner

**Peter Platt**  
Commissioner

**Serena Stoudamire  
Wesley** Commissioner

**Ted Wheeler**  
Mayor

**Kimberly Branam**  
Executive Director

This document represents the official meeting record of the October 14, 2020, Prosper Portland Board of Commissioners (Board) meeting via Zoom due to the COVID-19 pandemic.

The full video recording of this meeting can be found at:

<https://www.youtube.com/watch?v=rx4xOCSwFuM>

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

Chair Gustavo Cruz called the Prosper Portland Board meeting to order at approximately 3:02 p.m. Pam Feigenbutz, Prosper Portland Board recording secretary, called the roll:

Chair Gustavo Cruz	PRESENT
Commissioner Francesca Gambetti	PRESENT
Commissioner William Myers	PRESENT
Commissioner Peter Platt	PRESENT
Commissioner Serena Stoudamire Wesley	PRESENT

Chair Gustavo Cruz read the following statement: “As a result of the COVID-19 pandemic and the need to limit in-person contact and promote social distancing, Prosper Portland is holding this meeting electronically as allowed by State law. All members of the Commission are attending remotely by phone and Prosper Portland has made several avenues available for the public to listen to the audio broadcast of this meeting. The public can also provide written testimony to the Commission by emailing [feigenbutzp@prosperportland.us](mailto:feigenbutzp@prosperportland.us).”

**2. Remarks by Mayor Ted Wheeler**

Mayor Ted Wheeler shared his appreciations for Prosper Portland’s transformation as an anti-racist agency and its work for the City of Portland particularly around the economic impacts of COVID-19.

**3. Commissioner Reports**

Commissioner Gambetti

- Attended two Prosper Portland Financial Investment Committee meetings on September 24 and October 8, respectively

Commissioner Platt

- Nothing to report

Commissioner Stoudamire Wesley

- Nothing to report

Chair Cruz

- Nothing to report

**4. Executive Director Report**

- Joined Mayor Wheeler on walking tours meeting with small businesses and community partners in Old Town and east Portland in the past month
- Noted *My People’s Market’s* sixth event was held on September 26 and 27

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- Shared Prosper Portland staff is in the process of notifying applicants for the latest round of the Small Business Relief Fund grant
- Announced Prosper Portland wrapped up one of the first major projects at the Broadway Corridor site, the demolition of the Vehicle Maintenance Facility
- Noted that Prosper Portland recently introduced a new segment to its social media platforms: Be The Change PDX highlighting local businesses and sharing ways residents can be intentional about where they spend money and how they can Be The Change in Portland

## 5. Meeting Minutes

Chair Cruz called for a motion to approve the September 16, 2020, Prosper Portland Board meeting minutes. Commissioner Gambetti moved and Commissioner Platt seconded the motion.

AYES: Cruz, Gambetti, Myers, Platt, Stoudamire Wesley  
NAYS: None

## 6. Public Comment for Items Not on Agenda

None received.

## REGULAR AGENDA

### 7. Action Item: Resolution 7400 - Approving the Amended and Restated Interstate Corridor Urban Renewal Plan 2021 and Forwarding to City Council with a Recommendation for Approval

Prosper Portland staff presenting this item:

*Justin Douglas, Governance, Learning, & Outcomes Manager*

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

*Nancy Wilson, Development Manager*

With this action, the Board approved an amendment to the Interstate Corridor Urban Renewal Plan (Interstate Plan) to increase the district's maximum indebtedness. This action initiates the formal public review process including: a briefing to Multnomah County Board of Commissioners; a consult and confer process with impacted taxing districts; review by the Planning and Sustainability Commission for conformance with the City's Comprehensive Plan; and a city-wide notice of a hearing by the Portland City Council to consider adoption of a non-emergency ordinance that is currently contemplated to occur in December 2020.

The changes made in this Amended and Restated Interstate Corridor Urban Renewal Plan 2021 (Amended and Restated Plan) are referred to, for convenience, as the 13th Amendment. The action taken by Portland City Council will be consideration of the Amended and Restated Plan, which amends and restates the Interstate Plan in its entirety, incorporating and subsuming all prior versions and amendments, which are of no further force and effect to the extent absent from the Amended and Restated Plan.

Mr. Douglas introduced the item and provided context around amending TIF districts.

Ms. Goodlow shared that no remaining funds exist in the Interstate TIF District for housing. The amendment will allow the Portland Housing Bureau (PHB) to continue meeting housing needs within the district.

Ms. Goodlow continued by reviewing the North/Northeast (N/NE) Neighborhood Housing Strategy, created in March 2014, and accomplishments to date. In addition, Ms. Goodlow reviewed a letter received from the N/NE Neighborhood Housing Strategy Oversight Committee Chair supporting the amendment.

Ms. Wilson reviewed the N/NE Community Development Initiative Action Plan including its five goals. Ms. Wilson continued by stating near-term priorities.

Mr. Douglas shared the amount of increase in maximum indebtedness if the amendment is approved noting the impact on taxing jurisdictions and the general fund. Mr. Douglas continued by reviewing current outreach and next steps.

Chair Cruz called forward guests to testify.

Dr. Steven Holt, N/NE Neighborhood Housing Strategy Oversight Committee, emphasized this as an opportunity to provide housing stability which directly influences economy, education, health and wellness, and safety.

Chair Cruz called for a motion to approve Resolution 7400; Commissioner Myers moved and Commissioner Stoudamire Wesley seconded the motion.

AYES: Cruz, Gambetti, Myers, Platt, Stoudamire Wesley  
NAYS: None

**8. Action Item: Resolution 7401 - Authorizing the Executive Director to Execute the Third Amendment to the Intergovernmental Agreement Between Prosper Portland and Multnomah County for Administration of the PropertyFit Program**

Prosper Portland staff presenting this item:  
*Shelly Haack, Project Manager I*

With this action, the Board authorized the executive director to execute the third amendment to the intergovernmental agreement between Prosper Portland and Multnomah County to administer the PropertyFit program. PropertyFit is a unique, long-term financing program for energy efficiency, renewable energy, water conservation, and seismic resiliency projects in Multnomah County, enabling owners, developers, and investors in commercial buildings to enhance performance and unlock value. Prosper Portland has administered PropertyFit since 2015; this action by the Prosper Portland Board extends its administration to September 22, 2022.

Ms. Haack reviewed the history of the PropertyFit Program and activity. Ms. Haack continued by describing Prosper Portland's role as program administrator including but not limited to marketing and outreach, enrolling contractors and capital providers, reviewing applications for eligibility, and monitoring adherence to program requirements.

Commissioner Myers asked for total project costs and sources for projects funded to date.

Ms. Haack stated it varies by project and offered to send Commissioner Myers information.

Chair Cruz called for a motion to approve Resolution 7401; Commissioner Platt moved and Commissioner Stoudamire Wesley seconded the motion.

AYES: Cruz, Gambetti, Myers, Platt, Stoudamire Wesley

NAYS: None

**9. Adjourn**

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 4:22 p.m.

Approved by the Prosper Portland Commission on November 18, 2020



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Pam Feigenbutz, Recording Secretary