

Williams & Russell Project Working Group Meeting Minutes **Wednesday May 27, 2020, 12:00 -1:15 pm**

Meeting desired outcomes: To provide updates on the Williams and Russell project, share information with other African American groups within the community and create a better understanding of the community led development of the property.

- Updates from the Co-Chairs
- Discussion of Correspondence with Emanuel Displaced Persons Association 2 (EDPA2)
- Update on Community Engagement
- Rezoning and RFI Update

Meeting Minutes: On May 27, 2020 **Dr. Steven Holt** opened the Project Working Group (PWG) public meeting via Zoom and the following is a brief outline of what was discussed.

- 1. Co-Chair Updates: Bryson Davis** shared an update on the ownership subcommittee meeting; they are still working on details to bring to the full group.
- 2. EDPA2 Correspondence:** Bryson presented an update on his discussion with a representative of EDPA2 (Nathaniel Clevenger) and there is a call this afternoon to get more details about their presentation and to discuss ground rules. Bryson provided a brief summary of discussions and history of this conversation. **Mustafa Washington** expressed that the Mayor is redirecting inquiries from the group regarding the project to the PWG so as not to undermine this process.

MinNefer Mernahkem shared a letter that was sent to EDPA2 following EDPA2 correspondence to the City. Bryson recommended the PWG read through the 1971 Emanuel Replacement Housing Agreement to get the background of what was promised and worked on at the time. **Lisa Abuaf** highlighted some information about the letter and the housing agreement background document. **Tony Hopson** asked the group if some of the details in the background document have happened and if the parameters are fair. Lisa indicated that the agreement was tied to a federal mandated program and Prosper has not fully researched old deeds or if the agreement commitments were delivered. The PWG expressed concern regarding details of the 1971 agreement and interest in understand what was in fact done.

- 3. Community Engagement Report.** Lisa screen shared the final Community Engagement Report summarizing community input regarding priorities for the Williams & Russell project. She gave a brief overview and asked the group for any feedback and edits. Members of the group expressed an interest in seeing hard copies of the document.

Justice Rajee talked with the PWG about what the next phase of communications looks like for the group. He asked for more input regarding “the process” for further communications. Lisa recommended he work with Mjayi to identify and deliver on future communication needs.

4. Update on Rezoning and Request for Interest (RFI)

Bryson gave an update on testimony he provided in support of the Bureau of Planning & Sustainability’s re-zoning of the Property and reminded the PWG of the process BPS is leading to rezone the property for free as part of a broader code change. He shared that there may be a delay due to discussions about the relationship between the code and change and affordable housing delivery. He noted there is one more meeting and a vote that will happen in 2-3 weeks. **Leslie Goodlow** gave more details about the other church properties considered in the zone change and their agreement to details of the rezoning.

Mjayi updated the group on the Request for Interest and indicated that the number of responses received so far is low, potentially due to COVID. He inquired about potentially extending the RFI timeline by 3 weeks to a month. The current deadline for the RFI is June 1, 2020. The PWG asked Mjayi for more details about the types of responses he presently has receive. Mjayi said the responses received so far were from architects and not community service groups. He wants to make sure that African American developers and contractors are aware of the RFI and to give community groups more opportunity to get information, express interest and participate. Leslie told the PWG the goal is to adjust the announcement with additional details and invite those who are interested attend a community meeting to ask questions about how they can participate in the RFI process and expand the reach.

5. Questions/Concerns: Walter Robinson asked about being more proactive regarding the RFI and maybe fashioning a welcome/information letter to send to community contacts. Leslie indicated that she could contact community members or put together talking points, but the group would need to be aware of not showing biases in the process and ensuring everyone gets equal information. Lisa asked the group for yes or no whether Prosper should move forward with an extension, communications of the extension and contacting community members. The PWG agreed to extend the RFI timeline.

PWG - Meeting Attendance Record

	Name	Representing	Email
✓	Bryson Davis, CoChair	Soul District Business Association (SBDA)	bdavis@sussmanshank.com
	Lakeitha Elliott, CoChair	Community at large	lakeithaelliott@gmail.com
	Cupid Alexander	City of Portland, Mayor's Office	cupid.alexander@portlandoregon.gov
✓	Michael Alexander	Black United Fund & Portland Opportunities Industrialization Center (POIC)	mcalexhog@aol.com
	Joy Alise Davis	Portland African-American Leadership Forum (PAALF)	joy@paalf.org
	Anthony Deloney	Self Enhancement Inc (SEI)	anthonyd@selfenhancement.org
✓	James Faison	Professional Business Development Group (PBDG)	info@faisonconstruction.com
✓	Leslie Goodlow	City of Portland, Portland Housing Bureau	Leslie.Goodlow@portlandoregon.gov
	Stephen Green	Black Investment Consortium for Economic Progress (BICEP)	greenerpasturesnw@gmail.com
✓	Tony Hopson	Self Enhancement Inc (SEI)	tonyh@selfenhancement.org
✓	E.D. Mondainé	Portland National Association for the Advancement of Colored People (NAACP)	edmondaine@ctoregon.org
	Justice Rajee	Portland Opportunities Industrialization Center (POIC)	irajee@portlandoic.org
✓	Walter Robinson	Portland African-American Leadership Forum (PAALF) & Urban League	wlrii45@gmail.com
✓	Jillian Saurage	North/Northeast Housing Strategy Committee	jily99@gmail.com
	Karis Stoudamire Phillips	North/Northeast Community Development Initiative Oversight Committee	karis.stoudamirephillips@modahealth.com
✓	Chabre Vickers	Wells Fargo	Chabre.L.vickers@wellsfargo.com
✓	Charles Wilhoite	Legacy Health, Board of Directors	cawilhoite@willamette.com

Additional Attendees:

✓	Commissioner Francesca Gambetti	Prosper Portland	francesca@sojpdx.com
✓	Nancy Wilson	Prosper Portland	wilsonn@prosperportland.us
✓	MinNefer Mernahkem	Prosper Portland	mernahkem@prosperportland.us
✓	Lisa Abuaf	Prosper Portland	abuaf@prosperportland.us

Action Item Log

1.	Bryson meeting with EDPA2 representatives
2.	Distribute letter from Prosper Portland to EDPA2
3.	Community Engagement Subcommittee assist with identifying next phase of community engagement report
4.	Participate in rezoning efforts
5.	Extend RFI