



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 December 16, 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=rwIX6jzxadg>

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 [“ProsperCommissioners@prosperportland.us.”](mailto:ProsperCommissioners@prosperportland.us)”

2. Commissioner Reports

Commissioner Platt

- Met with Hacienda Community Development Corporation board officers on December 11

Commissioner Myers

- Attended Safe from Hate meeting on December 3
- Attended the Regional Collaborative Committee December 15

Commissioner Stoudamire Wesley

- Nothing to report

Commissioner Gambetti

- Nothing to report

Chair Cruz

- Nothing to report

3. Executive Director Report

- The City of Portland proclaimed December to be “Buy Local Month” at the City Council meeting.

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- Listed several campaigns and efforts partners are undertaking to promote shopping local and small.
- Announced Albina Vision Trust is hosting a series of community design workshops to further capture Portlanders' vision for the Rose Quarter.
- Prosper Portland and Portland Athletic and Outdoor are seeking up to 10 Portland brands to feature at Shoppe Object's virtual trade show, "Shoppe On", on February 8.

4. Meeting Minutes

Chair Cruz called for a motion to approve the November 18, 2020, Prosper Portland Board meeting minutes. Commissioner Myers moved and Commissioner Platt seconded the motion.

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

5. Public Comment for Items Not on Agenda

None received.

CONSENT AGENDA

6. **Action Item: Resolution 7405 - Authorizing Temporary Modification of Economic Development Administration Loan Program Terms**
7. **Action Item: Resolution 7406 - Requesting City Council to Issue Short-term Subordinate Urban Renewal and Redevelopment Bonds for the City's Urban Renewal Areas and Pledge Revenues from Those Areas to the Bonds**

Chair Cruz called for a motion to approve Resolution 7405 and 7406; Commissioner Myers moved and Commissioner Gambetti seconded the motion.

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

REGULAR AGENDA

8. **Action Item: Resolution 7407 - Approving the Terms of a Special Authority Loan of up to \$2,348,334 to the Portland Chinatown History Foundation for Purchase of the Kida Building in the River District Tax Increment Finance District**

Prosper Portland staff presenting this item:
Bernie Kerosky, project Manager I
Laura Alsenas, Sr. Business & Finance Manager

This action by the Prosper Portland Board authorized the Executive Director to negotiate and execute a Special Authority Loan in an amount up to \$2,362,000 to the Portland Chinatown History Foundation (PCHF) for their acquisition and redevelopment of the 9,500 square foot Kida Building at 127 NW 3rd Avenue in the River District Tax Increment Finance District. This action allows PCHF to acquire the building it currently rents that houses the Portland Chinatown History Museum. The museum, opened

by PCHF in the fall of 2018, features a 2,400 square foot permanent exhibit entitled *Beyond the Gate: A Tale of Portland's Chinatown* as well as a front gallery and conference rooms to feature exhibits from Asian American contemporary artists working in all media.

Mr. Kerosky described the mission and history of PCHF and its recent capital campaign and opening in 2018 of the exhibition gallery.

Mr. Kerosky stated PCHF plans to close on the loan for the Kida Building on December 20, 2020, and expects to restore the historic facade between 2021-23 and add one-half a second floor between 2024-25.

Mr. Kerosky noted the plans support Old Town/Chinatown's (OTCT) culturally related programming and the redevelopment will comply with Business and Workforce Equity programs.

Ms. Alsenas reviewed the loan noting it is effectively a bridge loan used as leverage to purchase the property and launch a capital campaign. Future sale of air rights will help pay down the loan.

Chair Cruz called forward guests to testify:

Sarah Chung, Portland Chinatown Museum, Vice President and Acting Treasurer, Founding Board Member described spending large amounts of time in OT/CT as a child noting it was a thriving community. In addition, Ms. Chung attended language school in OT/CT.

Jacquelin Peterson-Loomis, Portland Chinatown Museum, Executive Director, stated it is time for the Portland Chinatown Museum to become a full-fledged Asian American Museum from top to bottom and to become part of the cultural and art institutions in the city and state.

Gregg Kantor, Retired CEO Northwest Natural spent 20 plus years working in OT/CT and spoke to the value of the museum as an anchor for the neighborhood.

Chair Cruz called for a motion to approve Resolution 7407; Commissioner Gambetti moved and Commissioner Stoudamire Wesley seconded the motion.

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

NAYS: None

9. Information Item: Update on 18-Month Agency Priorities

Prosper Portland staff presenting this item:

Kimberly Branam, Executive Director

Prosper Portland Executive Team Members

Executive Director Branam reviewed the life cycle of the 2020 Strategic Plan implementation and requested Board members listen to the upcoming presentation and think upon the following two questions:

1. What two to three project/programs/initiatives are you most excited or concerned about.
2. What seems most important? Why?

Executive Team members reviewed the key accomplishments, key priorities, and performance outcomes for each of the five Strategic Plan objectives.

Chair Cruz asked to hear more about the Developers of Color program and the property management software and monitoring.

10. Adjourn

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 4:50 p.m.

Approved by the Prosper Portland Commission on January 27, 2021



Pam Feigenbutz, Recording Secretary