



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 February 10, 2021, 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=ivjAAhstGr8>

## 1. Call to Order and Roll Call

Chair Gustavo Cruz called the Prosper Portland Board meeting to order at approximately 3:03 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 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. Prosper Portland has provided access for the public to listen to the audio broadcast of this meeting (see above). The public can also provide written testimony to the Commission by emailing [ProsperCommissioners@ProsperPortland.us](mailto:ProsperCommissioners@ProsperPortland.us)

## 2. Commissioner Reports

Commissioner Platt

- Chaired the Hacienda Community Development Corporation Board of Directors meeting on February 5

Commissioner Gambetti

- Attended a few Prosper Portland internal meetings

Commissioner Stoudamire Wesley

- Nothing to report

Commissioner Myers

- Nothing to report

Chair Cruz

- Nothing to report

## 3. Executive Director Report

- Noted February is Black History Month and enumerated ways Prosper Portland is celebrating

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- Highlighted pop-ups for people looking to support local Black, Indigenous & People of Color-owned businesses
- Announced Prosper Portland is participating in the 6th annual *Portland Winter Light (Non)Festival* on February 12-13

#### 4. Meeting Minutes

Chair Cruz called for a motion to approve the January 27, 2021, Prosper Portland Board meeting minutes. Commissioner Myers moved and Commissioner Gambetti seconded the motion.

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

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

None received.

Vice Chair Myers\* adjourned the Prosper Portland Board meeting and convened the Local Contract Review Board.

\*Chair Cruz encountered internet connectivity issues and rejoined during item eight.

#### 6. Action Item: Resolution 7409 - Adopting Findings in Support of and Exempting the Engine House No. 2 Demolition Project from Low-Bid Solicitation

Prosper Portland staff presenting this item:

*Bernie Kerosky, Project Manager /*

With this action, the Prosper Portland Board, acting as the Local Contract Review Board (LCRB) adopted Resolution No. 7409 in support of an exemption from the general rule of low-bid solicitation accordance with Oregon Revised Statutes (ORS) 279C.335(2). The LCRB's action allows Prosper Portland staff to issue a Request for Proposals (RFP) to solicit the service of a demolition contractor instead of issuing an Invitation to Bid. ORS 279C.335(2) and Prosper Portland's LCRB Administrative Rules (LCRB Rules) provide that the LCRB may exempt certain public contracts from the low-bid process upon the LCRB making the following findings:

- a. It is unlikely that such exemption will encourage favoritism in the awarding of a public contract or substantially diminish completion for public improvement contracts; and
- b. The awarding of public improvement contract under the exemption will likely result in substantial cost savings and other substantial benefits to the agency or the public.

Mr. Kerosky reviewed the history of how Prosper Portland came into possession of Engine House #2 as part of the acquisition of the Union Station property acquisition in the 1980s. Mr. Kerosky noted the approximated annual cost savings of the expected demolition to Prosper Portland is \$190,000. Mr. Kerosky shared the contracting plan includes external and internal evaluation committees and stated a public hearing was held on February 1 where no public comment was received. Mr. Kerosky continued by reviewing next steps leading up to expected demolition to be completed by June 2021.



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Vice Chair Myers adjourned Local Contract Review Board and convened the Prosper Portland Board meeting

**7. Action Item: Resolution 7410 - Authorizing the Executive Director to Enter into a Contract for Demolition and Pre-Demolition Services in Connection with the Engine House No. 2 Demolition Project in an Amount Not to Exceed \$1,000,000**

Prosper Portland staff presenting this item:

*Bernie Kerosky, Project Manager I*

With this action the LCRB approved Resolution No. 7410, which authorizes the Executive Director to enter into a demolition contract for Engine House #2 not exceeding \$1,000,000, subject to identification of a contractor through the RFP process.

Vice Chair Myers called for a motion to approve Resolution 7409 and 7410; Commissioner Stoudamire Wesley moved and Commissioner Platt seconded the motion.

AYES:           Gambetti, Myers, Platt, Stoudamire Wesley

NAYS:           None

**8. Information Item: Update on Workforce Development Services**

Prosper Portland staff and guest presenting this item:

*Shea Flaherty-Betin, Entrepreneurship & Community Economic Development Manager*

*Amy Fleck-Rosete, Project Manager II*

*Stacey Triplett, Community Programs Manager, Worksystems, Inc.*

Ms. Fleck-Rosete stated Prosper Portland partners with Worksystems, Inc. to deliver workforce development services in the city of Portland through the Economic Opportunity Program, NextGen, and Community Workforce Navigators. Ms. Fleck-Rosete continued by noting the work advances jobs and career track job placement.

Ms. Triplett introduced herself and stated she would provide an overview of each program, outcomes, and impact following client testimony.

Ms. Triplett invited workforce development recipients to testify.

Tracy Webber was connected by the program to Oregon Tradeswomen and went from a single mother in “a dead-end job” to a carpenter’s apprentice.

Lujcok Dhol worked as an Uber driver and was close to eviction. Through a connection with Immigrant & Refugee Community Organization and the Economic Opportunity Program, Lujcok completed a two-month class and found a job as a systems operator. He says he is now an information technology professional and is being recruited.

Cynthia Kohler, Worksystems Inc’s coach, read a letter on behalf of her client who participated in the Economic Opportunity Program who now has higher pay, benefits, housing and has received her son back into her care.

Ms. Triplett continued by providing an overview of each program, outcomes, and impact.



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Board Meeting Minutes  
February 10, 2021 – Page 4 of 4

**9. Information Item: Update on the Inclusive Business Resource Network**

Prosper Portland staff presenting this item:

*Amanda Park, Program Manager I*

*Katherine Krajnak, Project Manager I*

*Morgan Masterman, Project Manager I*

*Nai Zhao, Project Coordinator I*

Ms. Park provided an overview of the Inclusive Business Resource Network (IBRN), noting that 20 partner organizations participate and that 1,068 businesses had been served in fiscal year (FY) 2019-20 (74 percent of those served identified as BIPOC owned businesses and 59 percent were women- and gender-expansive owned).

Ms. Park provided an example of a client's journey using the IBRN resources from start to finish.

Ms. Zhao reviewed data and outcomes through June 2020.

Ms. Masterman noted pivots, relief support, and a COVID-19 pulse check on the status of businesses, i.e. stable, distressed, closed, etc...

Chari Cruz invited guests up to testify.

Jeannette Ward, Executive Director Nu Leaf Project, stated Nu Leaf helped businesses pivot due to the COVID crisis and helped keep individuals in business with marketing campaigns and ideas for additional new products to expand businesses exposure. Ms. Ward credited Prosper Portland for being in the financial position to act quickly during COVID.

Julianne Elegant, Director, Lewis and Clark Small Business Legal Clinic, stated her organization transitioned quickly to online services during the pandemic. The organization helped clients to understand quickly changing regulations, deal with lease negotiations, and negotiate with their landlords.

Sky Waters, Community Development Administrator, Native American Youth and Family Center (NAYA), stated during Covid, NAYA disbursed \$765,000 to 90 small businesses, 34 percent of whom were Native and 79 percent of whom were people of color. Mr. Waters reported services helped businesses keep from being permanently hurt. Mr. Waters shared a client story during time of pandemic allowing client to pivot without taking on significant debt and started a new business model.

**10. Adjourn**

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 5:05 p.m.