



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 November 10, 2021, Prosper Portland Board of Commissioners (Board) meeting held 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=1LLOInXAqaA>

1. Call to Order and Roll Call

Chair Gustavo Cruz called the Prosper Portland Board meeting to order at approximately 3:00 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 computer or 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”

2. Commissioner Reports

Commissioner Platt

- Chaired the Hacienda Community Development Corporation Board meeting on November 8
- Attended a planning meeting with BBPDX on November 22

Commissioner Gambetti

- Nothing to report

Commissioner Stoudamire Wesley

- Nothing to report

Commissioner Myers

- Nothing to report

Chair Cruz

- Nothing to report

3. Executive Director Report

- Announced November is Native American Heritage Month
- Shared Prosper Portland was a proud sponsor of the Native American Youth & Family Center’s 18th annual Gala on November 5
- Encouraged shoppers to purchase holiday gifts within the community
- Noted November 11 is Veterans Day and thanked veterans for their service and sacrifice

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- Announced My People’s Market 8 Holiday Edition is scheduled to take place on December 5, 12 and 19 from 12pm to 6pm at the Redd

4. Meeting Minutes

Chair Cruz called for a motion to approve the September 29, 2021 and October 27, 2021, Prosper Portland Board meeting minutes. Commissioner Myers moved and Commissioner Stoudamire Wesley 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 7435 - Authorizing an Amendment to the Option Agreement with Trammell Crow Portland Development, Inc Regarding Cascade Station Parcels D and E in the Airport Way Tax Increment Finance District

Chair Cruz called for a motion to approve Resolution Nos. 7435; Commissioner Platt moved and Commissioner Myers seconded the motion.

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

NAYS: None

REGULAR AGENDA

7. Action Item: Resolution 7436 - Authorizing the Terms of a Disposition and Development Agreement to Convey Approximately 4.4 Acres of Property in the River District Urban Renewal Area for \$13,000,000; Authorizing an Additional \$1,200,000 to the Safeguard Security, Inc. Contract

Prosper Portland staff and guest presenting this item:
Sarah Harpole, Project Manager I

With this action, the Prosper Portland Board approved the following two actions that further the redevelopment of the 4.4-acre Centennial Mills property located at 1632 NW Naito Parkway in the River District tax increment finance district:

- Authorized the terms of a \$13,000,000 disposition and development agreement with the following entities or a partnership to be comprised of these entities and/or their principals: Handson Equities, LLC (principal: Orlando Montero); Yashari LLC or Emma Corp. (principal: Emanuel Yashari); MLR Ventures, LLC (principal: Tim Ralston); such sale to be consistent with the Summary of Terms and Conditions attached to Resolution No. 7436.

- Authorized the Executive Director to amend a security contract with Safeguard Security, Inc. for services necessary to prevent access to the existing buildings due to challenges in securing the property and the risks posed to human health and safety given existing conditions. The two-year extension and increase of \$1,200,000 of the security contract is consistent with the terms and timelines of the contemplated property disposition.

Ms. Harpole provided a historic timeline of the site, including but not limited to, a.) the property was acquired in 2000 at the direction of the City of Portland, b.) actions to demolish the site in 2005 were stopped and, c.) negotiations to sell have been unsuccessful over several years.

Ms. Harpole continued by reviewing the site conditions, site readiness, and developability noting Prosper Portland will be responsible for removing the pilings in the Willamette River.

Ms. Harpole outlined the development team's experience with similar types of complex property, the transaction timeline, earnest money parameters, and reviewed the summary of terms.

Finally, Ms. Harpole noted today's actions allow the advancement of the sale and redevelopment of an underutilized property and will ultimately provide critical resources to help fund Broadway Corridor and Old Town priorities.

Chair Cruz called for a motion to approve Resolution No. 7436; Commissioner Myers moved and Commissioner Stoudamire Wesley seconded the motion.

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

At approximately 3:42 p.m., Chair Cruz adjourned the Prosper Portland meeting, and convened the Local Contract Review Board

8. Action Item: Resolution 7437 - Adopting Findings in Support of and Exempting the Nick Fish Retail Space Tenant Improvements from Low-Bid Solicitation

Prosper Portland staff presenting this item:
Joanna Filgueiras, Project Manager II
Peter Madaus, Procurement Services Coordinator

With this action, Prosper Portland Board, acting as the agency's Local Contract Review Board (LCRB), adopted Resolution 7437, 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) for retail space tenant improvements at The Nick Fish, an approximately 11,000 square foot commercial space owned by Prosper Portland on NE Halsey Street and NE 106th Avenue in the Gateway Regional Center tax increment finance district.

ORS 279C.335(2) and Prosper Portland's LCRB Administrative Rules provide that the LCRB may exempt certain public contracts from the low-bid process upon the LCRB making the following findings:

- 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

- 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.

Ms. Filgueiras described the Nick Fish Retail as having two spaces in warm-shell and seven in cold-shell condition allowing for more flexibility for incoming tenants. Ms. Filgueiras stated a low bid solicitation would mostly likely make offering this variety difficult to do.

Mr. Madaus reviewed Oregon Revised Statutes (ORS) 279C.335(2) noting:

1. Unlikely that an exemption will encourage favoritism or substantially diminish competition
 - a. Contractor will be selected through RFP
 - b. RFP will require a proven record to similar projects
2. Will likely result in substantial cost savings or other substantial benefits to the agency
 - a. Mitigate risk by requiring exemplary safety record
 - b. More likely to achieve CBWE construction business workforce equity
 - c. More likely to result in wealth creation for minority and women firms

Mr. Madaus continued by reviewing the budget, financial information, and contracting plan, and shared a public hearing was held on November 4, 2021 and no comments were received.

Finally, Mr. Madaus following up with next steps ending with expected occupancy in June 2022.

Chair Cruz called for a motion to approve Resolution No. 7437; Commissioner Myers moved and Commissioner Gambetti seconded the motion.

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

9. Adjourn

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 4:08 p.m.

Approved by the Prosper Portland Commission on January 12, 2022



Pam Feigenbutz, Recording Secretary