



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 15, 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=ZqzJyySBGj4&t=30s>

1. Call to Order and Roll Call

Chair Gustavo Cruz called the Prosper Portland Board meeting to order at approximately 3:00 p.m. Justin Douglas, acting 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

- Hacienda CDC was part of a team with the Port of Portland that was selected to move forward in the U.S. Economic Development Administration’s Build Back Better Regional Challenge

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

- Attended the 20th annual Leadership Summit of the Oregon Business Plan on December 6.

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- Spoke at the December 5 holiday edition of My People’s Market kickoff event, along with Senator Ron Wyden, Mayor Ted Wheeler, and colleagues from both Travel Portland and the Prosper Portland team
- Announced the Lents Holiday Pop-Up at Lents Commons, scheduled for December 18
- Invited all to attend the third of three My People’s Market Sunday events on December 19

4. Meeting Minutes

Chair Cruz called for a motion to approve the November 10, 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

Kelly Kupchak, Executive Director at Oregon Trades Women, representing the Healthy Communities Coalition (HCC), thanked Prosper Portland for time spent to date on the Community Benefits Agreement (CBA) for the Broadway Corridor and is hopeful Prosper Portland will continue to ensure that any new developer will sign on to the negotiated terms and the CBA process.

Twauna Hennessee, Northwest Carpenters Union and Coordinating Committee member of HCC, asked the CBA be honored moving forward with any new developers.

CONSENT AGENDA

- 6. Action Item: Resolution 7438 - Amending a Contract with Safeguard Security, Inc. for Properties within Broadway Corridor**
- 7. Action Item: Resolution 7439 - Executing a Contract with Fulcrum Construction to Retrofit the Roof of the Prosper Portland-Owned Property Located at 2221 N. Argyle Street in the Interstate Corridor Tax Increment Finance District**

Chair Cruz called for a motion to approve Resolution Nos. 7438 and 7439; Commissioner Platt moved and Commissioner Myers seconded the motion.

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

REGULAR AGENDA

- 8. Action Item: Resolution 7440 - Adopting Budget Amendment No. 1 for the Fiscal Year Beginning July 1, 2021, and Ending June 30, 2022; and Making Appropriations**

Prosper Portland staff and guest presenting this item:
Tony Barnes, Finance Manager

With this action, the Prosper Portland Board amended the current fiscal year (FY) 2021-22 budget as follows:

- Adjusted beginning fund balances to reflect actual FY 2020-21 year-end balances;
- Added American Rescue Plan (ARP) budget appropriations of \$3,000,000 based on the allocation from the City of Portland (City) for small business and business corridor support for FY 2021-22;
- Added City Council’s fall budget revision for allocation of \$2,050,000 in one-time General Funds to support economic development strategic planning and community grants;
- Updated project, program, and administrative expenditures that are underway for committed carryover of funds that did not spend in the FY 2020-21; and
- Updated Affordable Housing Set Aside budgets based on estimated timing of expenditures from the City Housing Bureau.

Mr. Barnes explained the purpose for the revisions, including but not limited to the updated, 1.) forecast estimates of current year activity, 2.) budget from Portland Housing Bureau and 3.) ARP and fall general fund budget revisions.

Mr. Barnes continued by providing a summary of total resources and forecasted spend-down of resources. Additionally, Mr. Barnes reviewed increases and decreases by business line and a one-time allocation from City Council.

Chair Cruz called for a motion to approve Resolution No. 7440; Commissioner Myers moved and Commissioner Stoudamire Wesley seconded the motion.

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

9. Information Item: Update on the Lents Town Center Phase 2 Redevelopment Project

Prosper Portland staff presenting this item:
Karl Dinkelspiel, Development Manager

Mr. Dinkelspiel reviewed the recent history of Prosper Portland’s work in the Lents Town Center beginning with the approval of the Five-Year Lents Action Plan in May 2014, which resulted in the following completed projects for Phase I: 1.) Woodie Guthrie, 2.) Asian Health & Science Service Center, 3.) Lents Commons, and 4.) Oliver Station.

Mr. Dinkelspiel stated Phase 2 outreach began in November 2016 and includes, 1.) 92nd & Harold (92/H), 2.) Block F, 3.) Bakery Blocks, and 4.) a Public Plaza. Mr. Dinkelspiel reviewed the 92/H redevelopment terms in detail regarding the 1.) Disposition and Development Agreement and 2.) Ground Lease.

Due to the COVID-19 pandemic, development progress has been impacted and it is anticipated the Bakery Blocks development will begin in early 2022 and 92H in 2023-2024.

Mr. Dinkelspiel invited Robert Gibson to testify.

Robert Gibson, Vice President Development, Palindrome Communities, provided overall project status and accomplishments of the multiple projects they have been working on over the past two years.

10. Information Item: Update on the Construction Business and Workforce Equity Policy

Prosper Portland staff presenting this item:

John Cardenas, Construction Business & Workforce Equity Program Manager

Mr. Cardenas provided background on the Construction Business & Workforce Equity (CBWE) Policy which was adopted by the Prosper Portland Board in April 2021. Most notably, the CBWE Policy 1.) increased equity goals for certified Business Inclusion Diversity firms, 2.) created a construction equity fund, and 3.) added anti-harassment culture change requirement. The Prosper Portland Board also directed staff to conduct further conversations and analysis about whether to include a Community Workforce Agreement (CWA) into the CBWE Policy.

Mr. Cardenas noted that since April 2021, staff has 1.) solicited input from both business and workforce partners, 2.) reviewed investment threshold implications, and 3.) researched best practices from across the region.

As a result of this work, Mr. Cardenas pointed out there was a lack of consensus around thresholds to incorporate a CWA into the CBWE Policy and recommended not making any formal changes to the CBWE Policy at this time.

11. Adjourn

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 4:36 p.m.

Approved by the Prosper Portland Commission on January 12, 2022



Pam Feigenbutz, Recording Secretary