



Building an Equitable Economy

Gustavo J. Cruz, Jr.
Chair

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 9, 2022, 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=3bpVv3etNWY>

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 William Myers	PRESENT
Commissioner Peter Platt	PRESENT
Commissioner Serena Stoudamire Wesley	ABSENT

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
- Nothing to report
- Commissioner Myers
- Nothing to report
- Chair Cruz
- Nothing to report

3. Executive Director Report

- Invited people to visit Prosper Portland’s Black History Month webpage and Mercatus PDX.com to see the 2022 Black Owned Business Guide and to follow the Prosper Portland and Mercatus PDX social media channels
- Announced the Love Fest Valentine’s Day weekend events February 11-12

220 NW Second Ave.,
Suite 200
Portland, OR
97209-3943

503-823-3200 Main
503-823-3368 Fax
503-823-3366 TTY

- Noted nominations are open for Celebrate Trade, the Oregon International Business Awards, and Consular Corps Scholarship Gala through February 11
- Portland Mercado and Hacienda CDC are celebrating the completion of site improvements and a new mural on February 12
- Announced the return of Greet & Grow, a collaboration between several Prosper Portland programs: Mercatus, Portland Means Progress, and Portland Athletic and Outdoor March 16

4. Meeting Minutes

Chair Cruz called for a motion to approve the January 12, 2022, Prosper Portland Board meeting minutes. Commissioner Myers moved and Commissioner Platt seconded the motion.

AYES: Cruz, Myers, Platt
NAYS: None

5. Public Comment for Items Not on Agenda

None received.

CONSENT AGENDA

6. Action Item: Resolution 7445 - Authorizing an Amendment to a Personal Services Contract with Income Property Management Co.

Chair Cruz called for a motion to approve Resolution No. 7445; Commissioner Myers moved and Commissioner Platt seconded the motion.

AYES: Cruz, Myers, Platt
NAYS: None

REGULAR AGENDA

7. Action Item: Resolution 7446 – Authorizing a Purchase and Sale Agreement with 15th & Killingsworth LLC and 1463 Killingsworth LLC to Acquire Property Located at 1455 NE Killingsworth and 1463 NE Killingsworth for \$1,700,000

Prosper Portland staff and guest presenting this item:
Amy Nagy, Development & Investment Manager
Kay Little, Asset & Investment Manager

With this action, the Prosper Portland Board authorized the terms of a Purchase and Sale Agreement (PSA) with 15th & Killingsworth LLC and 1463 Killingsworth LLC that allows Prosper Portland to purchase two parcels located at 1455 and 1463 NE Killingsworth Street (Property) in the Interstate Corridor Tax Increment Financing District. Prosper Portland will negotiate a PSA, then undertake due diligence and potentially acquire the Property. Prosper Portland intends to use this effort to inform the creation of a

pilot property acquisition program over the next six to nine months that provides opportunities for priority populations to generate wealth through real estate development.

Ms. Nagy reviewed the project objectives and site-locations.

Mr. Little reviewed the terms of the PSA and timeline leading to a competitive solicitation process anticipated from July 2023 through January 2024. Mr. Little described the intent of the pilot property acquisition program noting they staff return with an update to the Prosper Portland Board in the fall of 2022.

Chair Cruz called for a motion to approve Resolution No. 7446; Commissioner Platt moved and Commissioner Myers seconded the motion.

AYES: Cruz, Myers, Platt
NAYS: None

8. Information Item: Update on Workforce Development Services

Prosper Portland staff and guest presenting this item:

Amy Fleck-Rosete, Project Manager II

Stacy Triplett, Worksystems Inc

Ms. Fleck-Rosete gave an update on Fiscal Year 2020-21 workforce development services followed by a review of the Strategic Plan alignment and outcomes including career placement and support of local neighborhood members. Ms. Fleck-Rosete continue by reviewing Prosper Portland’s partnership with Worksystems Inc and partners including 1.) the Economic Opportunity Program (EOP), 2.) NextGen Program and 3.) Community Workforce Navigators.

Ms. Triplett spoke in detail regarding the three programs and their services as well as populations served, and remarkable outcomes achieved.

Ms. Triplett invited forward guest testimony.

Anthony Williams, EOP Human Solutions and Constructing Hope Participant, received rent assistance from Human Solutions allowing him to attend, unpaid, a ten-week pre apprentice construction training program. He has since received his OSHA, Forklift and CPR certificates.

Jose Gonzalez, EOP Central City Concern Participant, received assistance with writing a cover letter and resume and has moved from “pushing garbage cans up to driving a truck” and was recently hired full-time with full benefits.

Dion Combs, Central City Concern, began with an on-call position with Central City Concern and after 45 days was offered a permanent union position with benefits with Central City Concern and has been clean for a full year.

Ms. Triplett finish by sharing detailed outcomes from each of the three programs.

9. Information Item: Update on the American Rescue Plan Phase I Investments

Staff presenting this item:

Shea Flaherty-Betin, Economic Development Director

Robert Smith, Entrepreneurship Community Economic Development Manager
Amy Fleck-Rosete, Project Manager II
Jesse Aronson, Worksystems Inc.

Mr. Flaherty-Betin shared the progress around the American Rescue Plan (ARP) funding allocations in Phase 1 and how they aligned with Prosper Portland's Strategic Plan.

Mr. Smith provided an update on small business resource navigation and technical assistance and reviewed the suite of services focused on COVID-19 relief to help stabilize businesses and connect them with resources. Mr. Smith continued by reviewing four scopes of work for the small business navigation and technical assistance service and performance measures to be collected

Mr. Flaherty-Betin, Mr. Smith, and Ms. Fleck-Rosete reviewed the five economic development initiatives funded by the ARP allocation and their performance measures:

1. Minority Chambers of Commerce Support
2. Downtown and Commercial Business Corridors Revitalization and Activation
3. Venture Portland Catalytic Investment Initiative
4. Downtown and Commercial Business Corridors Revitalization and Activation Consultant Team
5. Small Business Resource Navigation & Technical Assistance

Jesse Aronson, Adult Services Manager, Worksystems Inc, shared how Worksystems Inc is implementing the ARPA funds through rapid workforce training and employment for vulnerable Portlanders.

10. Adjourn

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 4:40 p.m.

Approved by the Prosper Portland Commission on March 9, 2022



Pam Feigenbutz, Recording Secretary