

## **Williams & Russell Project Working Group Meeting Minutes Wednesday December 2, 2020, 5:30 – 7:30 pm**

### **MEETING PURPOSE**

- CoChair Discussion & Vote
- Updates
  - Maximum Indebtedness
  - RFP
  - Community Benefits Agreement
  - MOU Extension
- Communications / FAQs

### **MEETING DESIRED OUTCOMES**

- Nominations and vote on new CoChair
- Questions for FAQ

**Meeting Minutes:** On December 2, 2020 **Dr. Steven Holt** opened the Project Working Group (PWG) public meeting via Zoom and the following is a brief outline of what was discussed.

- 1. Co-Chair Discussion & Vote:** Dr. Holt and **Bryson Davis** extended the invitation to the group to discuss the vacant CoChair position following Lakeitha Elliot's resignation in November and the PWG's discussion regarding new CoChair candidates. **Justice Rajee** expressed interest in the position and a vote was taken on his nomination.

**A consensus of 7 voting PWG members voted yes in support of the nomination (M Alexander, B Davis, A Deloney, T Hopson, J Saurage, K Stoudamire-Phillips, C Vickers).**

- 2. Update on Maximum Indebtedness:** **Lisa Abuaf** shared an update on where the City is in the amendment process regarding an increase to the Interstate Corridor tax increment financing maximum indebtedness. The City's Planning and Sustainability Commission has supported the amendment and City staff have presented to the Multnomah County Board of County Commissioners. The next step is to present the amendment to City Council for consideration on December 16<sup>th</sup> in a public hearing. City Council will then take a formal vote the first week of January.

The increase to maximum indebtedness will make available an additional \$67 million of resources. 70% of resources would go to affordable housing within the TIF district. Prosper Portland's 30% of resources will support the implementation of the N/NE

Community Development Initiative's 5 goals as part of the Williams & Russell project and district wide. **Chabre Vickers** asked if a CoChair member needs to be present at the meeting. Lisa indicated that would be helpful and shared that all City Council meetings are being held on Zoom. **Jillian Saurage** asked if Prosper Portland would consider earmarking funds for the project for mixed use housing. Lisa supported following up with the Portland Housing Bureau to have an additional conversation about this. **MinNefer Mernahkem** offered to send out City Council meeting information and invited PWG members to let him know if they wanted to testify and/or listen.

- 3. Update on the Memorandum of Understanding (MOU):** **Brian Terrett** shared Legacy has worked with partners to draft an amendment to the MOU to extend the partnership through to December 31, 2020. He opened up discussion with the PWG about whether to instead extend the MOU to June 30, 2021. **Tony Hopson** expressed concerns with the timeline and how the extension will align with the proposed change over from the PWG to a nonprofit governance structure. Justice asked if the wording in the MOU needs to be updated to handle the language of transferring the property. Bryson told the PWG that changing the date should not cause any issues. Brian indicated a longer extension could be helpful to provide the time needed for the development process and governance work to progress.

**A consensus of 7 voting PWG members voted in support of extending the MOU to June 30, 2021 (M Alexander, B Davis, A Deloney, T Hopson, J Saurage, K Stoudamire-Phillips, C Vickers).**

- 4. Update on Community Benefits Agreement Discussions:** Justice gave on early discussions that the benefits subcommittee has had as a group and with external experts. He shared that there's a meeting scheduled for December 11, 2020 with Ben Beach, The Partnership for Working Families to discuss community benefit agreements and share thoughts on how and where an agreement would occur with the RFP and nonprofit governance formation. He offered to provide updates following this meeting and indicated that there will be a need for a larger group discussion regarding crafting the CBA as work progresses. MinNefer offered to email the CBA meeting invite to the PWG for anyone that wanted to participate in the meeting.
- 5. Request for Proposal (RFP) Update and CoChair Report:** Bryson shared that the RFP is almost done and the subcommittee hopes to have it in front of the PWG for a vote at the January 20, 2021 meeting. He added the ownership subcommittee has met and based on those discussions the group is preparing governance related documents to present to the group at the next December meeting. He added that the FAQs will be critical to helping to finalize the documents. PWG members expressed the desire to

have the RFP draft sent early enough for them to review and prepare questions prior to the meeting. Bryson shared that the subcommittee's goal is to have the draft ready at least a week before the PWG meeting and discussion.

**6. FAQs Document:** Bryson asked the PWG to discuss and help define a list of questions either regarding the nonprofit structure or that they thought the community might ask. Below are questions the PWG provided as potential FAQs:

- Why a nonprofit?
- Why not use an existing nonprofit?
- What is the makeup of the board? How do you gain access to be on the board?
- What/who is going to fund the nonprofit?
- Will the nonprofit continue the work of the PWG and own the project?
- Will individuals/organizations with the PWG still be a deciding community force and work alongside the nonprofit governance structure and the developer?
- If the nonprofit structure does not work what happens to the property?
- Who ultimately owns the land?
- How will Legacy transfer the ownership of the land?
- Who is charge with deciding ownership of the property prior to July 1?
- If affordable housing is used on the property, what does ownership look like? How will value of the property be given to new homeowners?
- Does the developer/s operate the property and ask the nonprofit to manage it?
- Who would a CBA agreement be between and with?
- Would there be a developer fee? If a land trust, who would collect the land trust fee?

Dr. Holt invited public testimony. **Ed Johnson**, with the Oregon Law Center, representing Emanuel Displaced Persons Association<sup>2</sup> (EDPA<sup>2</sup>) told the PWG that some of the EDPA<sup>2</sup> group (25 members) has not had much input, and they are willing to be formally involved in the process. He said he's happy to work with the PWG on this. Bryson shared a "sneak peek" of some what the ownership subcommittee has been discussing regarding governance and involvement of EDPA<sup>2</sup>.

Dr. Holt announced the next meeting will be on December 16<sup>th</sup> in the afternoon.

## PWG - Meeting Attendance Record

	Name	Representing	Email
✓	<b>Bryson Davis, CoChair</b>	Soul District Business Association (SBDA)	<a href="mailto:bryson.davis@harrang.com">bryson.davis@harrang.com</a>
✓	<b>Michael Alexander</b>	Black United Fund & Portland Opportunities Industrialization Center (POIC)	<a href="mailto:mcalexhog@aol.com">mcalexhog@aol.com</a>
	<b>Joy Alise Davis</b>	Portland African-American Leadership Forum (PAALF)	<a href="mailto:joy@paalf.org">joy@paalf.org</a>
✓	<b>Anthony Deloney</b>	Self Enhancement Inc (SEI)	<a href="mailto:anthonyd@selfenhancement.org">anthonyd@selfenhancement.org</a>
	<b>James Faison</b>	Professional Business Development Group (PBDG)	<a href="mailto:info@faisonconstruction.com">info@faisonconstruction.com</a>
	<b>Leslie Goodlow</b>	City of Portland, Portland Housing Bureau	<a href="mailto:Leslie.Goodlow@portlandoregon.gov">Leslie.Goodlow@portlandoregon.gov</a>
	<b>Stephen Green</b>	Black Investment Consortium for Economic Progress (BICEP)	<a href="mailto:greenerpasturesnw@gmail.com">greenerpasturesnw@gmail.com</a>
✓	<b>Tony Hopson</b>	Self Enhancement Inc (SEI)	<a href="mailto:tonyh@selfenhancement.org">tonyh@selfenhancement.org</a>
✓	<b>Justice Rajee</b>	Portland Opportunities Industrialization Center (POIC)	<a href="mailto:jrajee@portlandoic.org">jrajee@portlandoic.org</a>
	<b>Walter Robinson</b>	Portland African-American Leadership Forum (PAALF) & Urban League	<a href="mailto:wlrii45@gmail.com">wlrii45@gmail.com</a>
✓	<b>Jillian Saurage</b>	North/Northeast Housing Strategy Committee	<a href="mailto:jily99@gmail.com">jily99@gmail.com</a>
	<b>Karis Stoudamire Phillips</b>	North/Northeast Community Development Initiative Oversight Committee	<a href="mailto:karis.stoudamirephillips@modahealth.com">karis.stoudamirephillips@modahealth.com</a>
✓	<b>Chabre Vickers</b>	Wells Fargo	<a href="mailto:Chabre.L.vickers@wellsfargo.com">Chabre.L.vickers@wellsfargo.com</a>
✓	<b>Charles Wilhoite</b>	Legacy Health, Board of Directors	<a href="mailto:cawilhoite@willamette.com">cawilhoite@willamette.com</a>

### Additional Attendees:

✓	<b>Mustafa Washington</b>	City of Portland	
✓	<b>Lisa Abuaf</b>	Prosper Portland	<a href="mailto:abuaf@prosperportland.us">abuaf@prosperportland.us</a>
✓	<b>MinNefer Mernahkem</b>	Prosper Portland	<a href="mailto:mernahkem@prosperportland.us">mernahkem@prosperportland.us</a>
✓	<b>Amy Nagy</b>	Prosper Portland	<a href="mailto:nagya@prosperportland.us">nagya@prosperportland.us</a>
✓	<b>Christine Velasquez</b>	Prosper Portland	<a href="mailto:velasquezc@prosperportland.us">velasquezc@prosperportland.us</a>
✓	<b>Brian Terrett</b>	Legacy Health	<a href="mailto:bterrett@lhs.org">bterrett@lhs.org</a>
✓	<b>Vicki Guinn</b>	Legacy Health	<a href="mailto:vguinn@lhs.org">vguinn@lhs.org</a>

### Action Item Log

1.	MinNefer to email City Council time and date regarding Maximum Indebtedness amendment to the PWG
2.	Send final draft RFP to PWG in early January to provide time for review prior to discussion
3.	PWG members invited to send additional FAQ questions to Bryson
4.	