

---

## Williams & Russell Project Working Group Meeting Minutes Wednesday, March 17, 2021, 12:00 pm

### MEETING PURPOSE

- Update on Communication Strategy/Community Event
- Update on RFP
- Review the 9-Month Project Schedule
- Discuss Nonprofit Board Membership

### MEETING DESIRED OUTCOMES

- Virtual Developer Information Meeting March 17<sup>th</sup>
- Agenda & Communication Strategy for March 31 Community Event
- Updated Project Schedule
- Nominations for Vacant Nonprofit Board Membership

**Meeting Minutes:** On March 17, 2021 **Dr. Steven Holt** opened the PWG public meeting via Zoom and the following is a brief outline of what was discussed.

**NOTE: Role call was not taken at this meeting**

### 1. Co-Chair Reports:

**Bryson Davis** did not provide updates but deferred to the agenda items further down in the program.

**Justice Rajee** shared the Eventbrite registration for the Community Open House on March 31, 2021 will be sent out today. The announcement will also be in the Prosper Portland's newsletter. Justice asked for 1-2 PWG members to volunteer to assist him with direct community engagement to ensure that the PWG is taking a collaborative approach regarding community benefits. He will send an email to the group with additional details in the next few days for PWG participation.

### 2. Project Schedule:

**Lisa Abuaf** asked **Mjaji** to share the project schedule with the group that outlines project tasks through the end of the 2021 calendar year. The tasks that are pending and in process was discussed with the attendees.

Lisa outlined the following items from the timeline: RFP submittals, Proposal review and shortlist, Evaluation interviews and Developer selection. The next phase of the development process/Pre-development, Outreach to engage the community in the design

process, Permitting, New non-profit formation and finalizing the board were the next scheduled steps. Identifying community benefits, Applying for the 501(c)3 status, Updating the MOU with Legacy/Nonprofit/City partners, Land transfer components/details, Tax lot resolution, Communications and Community Benefit Agreement work, Community engage with regards to the community benefits and conceptual design.

The continued use of Prosper website for updates during the RFP process and then transition to an independent website for the nonprofit to manage.

Lisa Abuaf opened the floor for questions.

**Chabre Vickers** asked for clarification about the property line adjustment item on the timeline. Lisa Abuaf explained this process is simply the transfer of the land into a taxable land lot and then the transfer of the land to the nonprofit from Legacy. Lisa Abuaf put the project timeline in the chat for the PWG members to reference.

**Michael Alexander** asked about the formation of the nonprofit to a CDC and the timeline for this. Lisa shared that there are specific steps that need to be in place to ensure the nonprofit is formed at the same time as the tax lot identification.

Lisa shared that this is a working document and some of the timeframe information will need to be adjusted.

**Chabre Vickers** asked for **Charles Wilhoite's** input regarding the timeline and if he had any input/concerns. He indicated that these are targeted dates and there is nothing that will prevent the land transfer from happening from a legal perspective. He ensured the group there are no hindrances to the land transfer process from Legacy's perspective.

### **3. Virtual Developer Info. Meeting on March 17, 2021**

**Leslie Goodlow** shared that there will be a Developer Information session later today and she walked the group through the agenda for this meeting.

The meeting will be held on March 17, 2021 at 4:00-5:30 pm. Various members of the PWG will share various aspects of the project at this meeting.

**Tony Hopson** asked if this is a mandatory meeting for potential RFP applicants. She indicated that it is not mandatory rather a forum to share information. She also reminded the group that this meeting was advertised in the RFP documents.

### **4. Community Open House Update**

Justice Rajee presented to the group details regarding the upcoming Community Open house. The expectation of the PWG will be to attend and be available at the event. Chabre Vickers will be a moderator for the question and answers and Leslie Goodlow will be her backup. Justice Rajee indicated that there is a need for 1-2 PWG members to moderate the live chat questions during the question and answer portion of the agenda. Anthony Deloney and Karis Stoudamire volunteered to help with this. Mayor Ted Wheeler and Commissioner Ryan will speak at the beginning of the event. Charles Wilhoite will speak on behalf of Legacy hospital. Justice Rajee will give a summary of the next steps of the RFP process and a forward-facing timeline of events as they relate to the project. During the Q & A at the end of the event they will attempt to answer most of the questions and indicated that they might not be able to answer all question. The closing section will acknowledge the PWG members. He shared with the group that he will have a draft of the event agenda to share with the PWG and will share it via email. Michael Alexander asked if MJ would send the meeting invite to the PWG members. Sharon Smith will send the Zoom Link to PWG.

**5. Update on Nonprofit Status & Nominations** Bryson Davis shared that he has 1 potential nomination and will share the name with the group at the next meeting. The next board meeting will be in 2 weeks and a date has not been established.

**6. Public comments** – Dr. Holt opened the floor for public comments and there were no public comments.

Dr. Holt closed the meeting at 12:45 pm. Next meeting will be March 31, 2021 at 6:00 pm at the Community Open House.

## PWG - Meeting Attendance Record

	<b>Name</b>	<b>Representing</b>	<b>Email</b>
x	<b>Bryson Davis, Co-Chair</b>	Soul District Business Association (SBDA)	<a href="mailto:bryson.davis@harrang.com">bryson.davis@harrang.com</a>
x	<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)	joyalise@imagineblack.org
x	<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>Stephen Green</b>	Black Investment Consortium for Economic Progress (BICEP)	<a href="mailto:greenerpasturesnw@gmail.com">greenerpasturesnw@gmail.com</a>
x	<b>Tony Hopson</b>	Self Enhancement Inc (SEI)	<a href="mailto:tonyh@selfenhancement.org">tonyh@selfenhancement.org</a>
x	<b>Justice Rajee, CoChair</b>	Portland Opportunities Industrialization Center (POIC)	<a href="mailto:jrajee@portlandoic.org">jrajee@portlandoic.org</a>
x	<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>
x	<b>Karis Stoudamire-Phillips</b>	North/Northeast Community Development Initiative Oversight Committee	<a href="mailto:karis.stoudamirephillips@modahealth.com">karis.stoudamirephillips@modahealth.com</a>
x	<b>Chabre Vickers</b>	Wells Fargo	<a href="mailto:Chabre.L.vickers@wellsfargo.com">Chabre.L.vickers@wellsfargo.com</a>
x	<b>Charles Wilhoite</b>	Legacy Health, Board of Directors	cawilhoite@willamette.com
x	<b>Brian T</b>	Legacy Health	

### Additional Attendees:

	<b>Vicki Guinn</b>	Legacy Health	<a href="mailto:vguinn@lhs.org">vguinn@lhs.org</a>
x	<b>Lisa Abuaf</b>	Prosper Portland	<a href="mailto:abuaf@prosperportland.us">abuaf@prosperportland.us</a>
x	<b>MinNefer Mernahkem</b>	Prosper Portland	<a href="mailto:mernahkem@prosperportland.us">mernahkem@prosperportland.us</a>
x	<b>Nancy Wilson</b>	Prosper Portland	<a href="mailto:wilsonn@prosperportland.us">wilsonn@prosperportland.us</a>
	<b>Christine Velasquez</b>	Prosper Portland	<a href="mailto:velasquezc@prosperportland.us">velasquezc@prosperportland.us</a>

	<b>Amy Nagy</b>	Prosper Portland	nagya@prosperpotland.us
x	<b>Leslie Goodlow</b>	City of Portland, Portland Housing Bureau	<a href="mailto:Leslie.Goodlow@portlandoregon.gov">Leslie.Goodlow@portlandoregon.gov</a>
	<b>Jill Betts</b>		
	<b>Khanh Tran</b>		
x	<b>Vickie Guinn</b>		
x	<b>Sharon Smith</b>	Prosper Portland	smiths@prosperportland.us
	<b>John Marshall</b>	City of Portland, Portland Housing Bureau	

<b>Action Item Log</b>	
1.	Nonprofit board member nomination update -Bryson
2.	March 31 Community Open House final agenda -Justice
3.	Virtual Developer Meeting update-Leslie
4.	
5.	
6.	
7.	