



Building an Equitable Economy

Gustavo J. Cruz, Jr.
Chair

William Myers
Commissioner

Peter Platt
Commissioner

Sam Rodriguez
Commissioner

Serena Stoudamire Wesley
Commissioner

Ted Wheeler
Mayor

Kimberly Branam
Executive Director

This document represents the official meeting record of the July 13, 2022, Prosper Portland Board of Commissioners (Board) meeting held in person, but also 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=psDoGK_DPtI

1. Call to Order and Roll Call

Chair Gustavo Cruz called the Prosper Portland Board meeting to order at approximately 3:09 p.m. Pam Feigenbutz, Prosper Portland Board recording secretary, called the roll:

Chair Gustavo Cruz	PRESENT
Commissioner William Myers	PRESENT
Commissioner Peter Platt	PRESENT via Zoom
Commissioner Sam Rodriguez	PRESENT via Zoom
Commissioner Serena Stoudamire Wesley	PRESENT

Chair Cruz read the following statement: “As required by State law, Prosper Portland provides an opportunity for the public to access and attend its meetings virtually; as such, we provide a YouTube live stream video of the meeting and the opportunity to arrange in advance to provide virtual testimony. At this time, the public may provide written testimony to the Commission by emailing ProsperCommissioners@ProsperPortland.us.”

2. Commissioner Reports

Commissioner Myers

- Attended the 20th Celebration of the Coalition of the Communities of Color event on June 7
- Attended the Broadway Corridor Congressional staff tour on June 9
- Served as a panelist at the Good Jobs Summit at the U.S. Department of Labor June 20-22

Commissioner Stoudamire Wesley

- Attended the 20th Celebration of the Coalition of the Communities of Color event on June 7
- Attended the Portland Business Alliance annual meeting on June 30

Commissioner Platt

- Nothing to report

Commissioner Rodriguez

- Nothing to report

Chair Cruz

- Attended the Portland Business Alliance annual meeting on June 30

3. Executive Director Report

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- Congratulated Commissioner Stoudamire Wesley for her reappointment to the Prosper Portland Board.
- Announced the World Athletics Championships are coming to the United States for the first time ever and invited folks to attend the watch party Prosper Portland is presenting along with several partners on July 15.
- Shared Prosper Portland is proud to sponsor the Paseo PDX event happening the weekend of July 15-17.
- Noted 11 businesses representing Portland’s targeted industries – green cities, athletic and outdoor, technology and media, and metals and machinery, as well as consumer goods and non-profit organizations – will receive grants to support their work to promote diversity, equity, and inclusion.
- Shared Prosper Portland is seeking a service provider to support Black, Indigenous, People of Color founded tech firms in navigating access to customers and/or capital to better scale their businesses.
- Mayor Ted Wheeler kicked off National Small Business Week with “Downtown Workers Are Here for Portland,” May 2.

4. Meeting Minutes

Chair Cruz called for a motion to approve the June 7, 2022, Prosper Portland Board meeting minutes. Commissioner Myers moved and Commissioner Stoudamire Wesley seconded the motion.

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

5. Public Comment for Items Not on Agenda

Ashley Henry, outgoing Executive Director of Business for a Better Portland, thanked the Prosper Portland Board and staff for the work and service provided to the City of Portland.

CONSENT AGENDA

- 6. Action Item: Resolution 7456 and 7457 - Authorizing Multiple Agreements to Implement Business District and Workforce Development Programs During Fiscal Year 2022-23**
- 7. Action Item: Resolution 7458 - Authorizing Execution of Amended Intergovernmental Agreement with the City of Portland Office of Management and Finance to Implement Economic Development Projects with Federal American Rescue Plan Funds**
- 8. Action Item: Resolution 7459 - Authorizing Execution of Fiscal Year 2022-23 Intergovernmental Service Level Agreement with the City of Portland for General Fund and Cannabis Tax Fund Special Appropriations in the Amount of \$17,835,092 for Economic Development Activities**
- 9. Action Item: Resolution 7460 - Authorizing an Amendment to the Intergovernmental Agreement with the City of Portland Office of Management and Finance and Metro to Modify the Scope of Work Regarding the Arlene Schnitzer Concert Hall Improvements in the South Park Blocks Tax Increment Finance District**

Chair Cruz called for a motion to approve Resolution Nos. 7456, 7457, 7458, 7459, and 7460; Commissioner Stoudamire Wesley moved and Commissioner Myers seconded the motion.

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

REGULAR AGENDA

10. Action Item: Resolution 7461 - Authorizing a Guaranteed Maximum Price Agreement with Northwest Demolition and Dismantling, Inc. for Demolition of Structures located on the United States Postal Service Property at 715 NW Hoyt Street

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

With this action, the Prosper Portland Board authorized a guaranteed maximum price contract with Northwest Demolition and Dismantling, Inc. in an amount not to exceed \$30,417,615 to demolish the former United States Postal Service Processing and Distribution Center facility located on the Prosper Portland-owned property 715 NW Hoyt Street in the River District tax increment finance (TIF) district. The action further provides for an owner's-controlled contingency of \$2,000,000 to be utilized in the event of unforeseen conditions or other appropriate circumstances. The timely completion of these site preparation activities is necessary for the initial phases of the Broadway Corridor redevelopment.

Ms. Harpole provided an overview of the demolition contract and summary of terms and reviewed the scope of the project. Ms. Harpole noted Prosper Portland is honoring the spirit of the community benefits agreement discussed with the Healthy Communities Coalition.

Ms. Harpole explained cost increases in the contract are due to inflation, the inability to crush and reuse concrete, and other unforeseen conditions.

Ms. Harpole reviewed budget sources utilized including the River District TIF, General Fund and temporary utilization of Program Income/Unrestricted Funds.

Ms. Harpole shared potential project risks (i.e., unforeseen conditions like rain and subsequent water management, the receipt of recycled-material credit). Lastly, Ms. Harpole summarized next steps.

Commissioner Myers recused himself from the discussion and subsequent vote.

Chair Cruz invited forth guest testimony.

Chad Hoffart, Northwest Demolition and Dismantling, Inc, (NWDD) reiterated the NNWD team is highly qualified to do the work.

Ashley Henry and Webster Moreland, Raimore Construction, noted they contract regularly with smaller minority businesses in Portland and are excited for the opportunity.

Chair Cruz called for a motion to approve Resolution No. 7461; Commissioner Stoudamire Wesley moved and Commissioner Rodriguez seconded the motion.

AYES: Cruz, Platt, Rodriguez, Stoudamire Wesley
NAYS: None

ABSTENTIONS: Myers

11. Action Item: Resolution 7462 - Authorizing an Intergovernmental Agreement with the Portland Housing Bureau for Implementation of the Affordable Housing Set-Aside Policy and Administration of the Economic Opportunity Initiative Program

Prosper Portland staff and guests presenting this item:

Tony Barnes, Finance Manager

Matt Tschabold, Director of Policy and Equity, Portland Housing Bureau

With this action the Prosper Portland Board authorized the Executive Director to execute an intergovernmental agreement with the City of Portland Housing Bureau (PHB) for PHB's implementation of housing rehabilitation, finance, and development in tax increment finance (TIF) districts; and transfer of federal Community Development Block Grant (CDBG) and CDBG CARES Act resources from PHB to Prosper Portland for the purpose of operating and administering the Economic Opportunity Initiative (EOI) program for fiscal year 2022-23.

Mr. Barnes provided an overview of the agreement including joint project roles and responsibilities, housing set-aside and related EOI CDBG invoicing and funding.

Mr. Barnes reviewed the status of the housing set-aside, and actual and planned spending compared to the 2015 forecast.

Mr. Tschabold spoke to the partnership between Prosper Portland and PHB, provided an overview of PHB's main lines of business and reviewed PHB's budget.

Mr. Tschabold reviewed rental housing production from 2015-2021 and projects opening for years 2022 and 2023.

Mr. Tschabold summarized PHB's displacement prevention, including emergency rent assistance, and critical home repairs. During COVID-19, PHB stood up a legal defense for eviction.

Mr. Tschabold concluded by sharing upcoming new initiatives.

Chair Cruz called for a motion to approve Resolution No. 7462; Commissioner Myers moved and Commissioner Platt seconded the motion.

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

NAYS: None

At approximately, 4:22 p.m., Chair Cruz adjourned the Prosper Portland Board meeting and convened the Executive Session

12. Executive Session

The Executive Session is Held in Accordance with Oregon Revised Statutes 192.660(2)(e) to Conduct Deliberations Concerning the Negotiations of Real Property Transactions and in with Oregon Revised Statutes 192.660(2)(f) to Consider Information or Records that are Exempt by Law from Public Inspection

Commissioner Rodriguez departed the meeting at 5:06 p.m.

13. Adjourn

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 5:27 p.m.

Approved by the Prosper Portland Commission on September 14, 2022



Pam Feigenbutz, Recording Secretary