



Building an Equitable Economy

**Gustavo J. Cruz, Jr.**  
Chair

**William Myers**  
Commissioner

**Peter Platt**  
Commissioner

**Sam Rodriguez**  
Commissioner

**Serena Stoudamire Wesley**  
Commissioner

**Carmen Rubio**  
Commissioner,  
City of Portland

**Kimberly Branam**  
Executive Director

This document represents the official meeting record of the February 8, 2023, Prosper Portland Board of Commissioners (Board) meeting held in person and via Zoom. The full video recording of this meeting can be found at:

<https://www.youtube.com/watch?v=isziZARtNLc>

## 1. Call to Order and Roll Call

Chair Gustavo Cruz called the Prosper Portland Board meeting to order at approximately 3:01 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](mailto:ProsperCommissioners@ProsperPortland.us).”

## 2. Commissioner Reports

Commissioner Myers

- Attended the Inclusive Economic Development Leadership Roundtable on February 6

Commissioner Stoudamire Wesley

- Nothing to report

Commissioner Rodriguez

- Nothing to report

Commissioner Platt

- Nothing to report

Chair Cruz

- Nothing to report

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

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

### 3. Executive Director Report

- Acknowledged February is Black History Month
- Mentioned Prosper Portland partners at Micro Enterprise Services of Oregon (MESO) are presenting at the MESO Makers Market February 17 – 19 and 24 – 26 at Alberta Commons
- Noted Prosper Portland is proud to support the Portland Winter Light Festival
- Announced the Prosper Portland Office of Events & Film is offering grant funding to support the production of events based in the city of Portland
- Highlighted the upcoming “Love Your Selfie” Gal-entine’s Day event

### 4. Meeting Minutes

Chair Cruz called for a motion to approve the January 11 and January 25, 2023, 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

None.

### REGULAR AGENDA

#### 6. Action Item: Resolution 7476 – Authorizing a Construction Loan and Purchase and Sale Agreement with Home Forward for the Renovation and Acquisition of Commercial Retail Space at 1103 - 1121 SW Harvey Milk Street in the River District Urban Renewal Area and Authorizing an Exemption from the Prosper Portland Green Building Policy

Prosper Portland staff presenting this item:

*Lisa Abuaf, Director of Development & Investment*

*Bernie Kerosky, Project Manager I*

With this action, the Prosper Portland Board authorized the Executive Director to enter into two agreements with Home Forward to support the purchase and development of real property located at 1103 - 1121 SW Harvey Milk Street (Fairfield Building) in the River District Tax Increment Finance (TIF) District.

Prosper Portland will invest \$1,900,000 in federal American Rescue Plan Phase 2 funding and \$700,000 in River District TIF funding to acquire and improve a 3,000 square foot ground floor retail condominium space that will be enrolled in the agency’s Affordable Commercial Tenancing Program. The remainder of the Fairfield Building will be redeveloped by Home Forward as an affordable housing project.

This action also authorizes an exemption from the Prosper Portland Green Building Policy and will instead apply the Oregon Housing and Community Services’ (OHCS) Sustainable Development Practices to both the residential and the commercial portions of the project.

Ms. Abuaf reviewed the site and noted multiple partners and funding sources.

Ms. Abuaf provided a brief history of the Fairfield Building noting the Portland Housing Bureau (PHB) purchased the building from Prosper Portland in 2010. The Fairfield Building has been managed by Home Forward since 2017. Ms. Abuaf stated Prosper Portland was approached by PHB and City Council to assist and administer the commercial portion of the Fairfield Building.

Mr. Kerosky provided an overview of the project including upgrades, replacements, and improvements to modernize and increase safety and livability as well as funding and the project schedule.

Mr. Kerosky discussed the exemption request for the Green Building Policy, noting that applying the OHCS sustainability standards are expected to result in reduction in utility costs by 15% per year over current usage and 43% for energy usage per square foot. All future tenant improvements would be subject to the Green Building Policy requirements.

Chair Cruz inquired about the risk of potential cost increases. Mr. Kerosky noted that Prosper Portland's commitment is capped at \$1,900,000.

Chair Cruz called forward invited testimony.

Amanda Saul, Assistant Director, Home forward, addressed Chair Cruz's concern noting they have an experienced team who is very familiar with buildings that require seismic upgrades and employ a 10% construction contingency on both the residential and commercial side of the project.

Chair Cruz called for a motion to approve Resolution No. 7476; Commissioner Myers moved and Commissioner Stoudamire Wesley seconded the motion.

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

#### **7. Information Item: Update to Prosper Portland Racial Equity Accomplishments**

Prosper Portland staff presenting this item:

*Chabre Vickers, Director Equity, Policy, & Communications*

*Meleani Bates, Racial Equity & Inclusion Specialist*

Multiple staff members provided updates on the internal and external approaches, accomplishments, and challenges in delivering on Prosper Portland's equity objectives since 2020.

#### **8. Adjourn**

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 5:00 p.m.

Approved by the Prosper Portland Commission on March 8, 2023



---

Pam Feigenbutz, Recording Secretary