

**PROSPER PORTLAND**

Portland, Oregon

**RESOLUTION NO. 7467**

**APPROVING AN EXEMPTION TO THE PROSPER PORTLAND GREEN BUILDING POLICY FOR A BUSINESS INCENTIVE FUND LOAN TO DOS HERMANOS**

**WHEREAS**, in August 2022, Prosper Portland approved a Business Incentive Fund Loan (“BIF Loan”) to Lardo Bakery, LLC DBA Dos Hermanos (“Dos Hermanos”) to support tenant improvements on a 5,500 square feet commercial space for a new bakery location at 1005 SE Stark Street within the Central Eastside tax increment finance district;

**WHEREAS**, the BIF Loan program was established by Prosper Portland Board of Commissioners (“Board”) through Resolution No. 6788 on April 28, 2010, to support the creation and retention of jobs in by using tax increment financing to construct physical improvements to real property located within Portland’s urban renewal areas, and the loan to Dos Hermanos meets the requirements of the loan program;

**WHEREAS**, the Prosper Portland Green Building Policy, approved by the Prosper Portland Board through Resolution No. 7113 on May 13, 2015, applies to tenant improvements projects receiving \$200,000 or more in Prosper Portland financial assistance and, for tenant improvements in commercial buildings greater than or equal to 5,000 square feet, requires that the improvements qualify for LEED Silver certification;

**WHEREAS**, by the time Dos Hermanos approached Prosper Portland for the BIF loan, design had already been completed for the tenant improvements and redesigning the project to achieve LEED Silver certification would significantly impact the schedule of the project and add additional cost burdens to the borrower;

**WHEREAS**, staff has recommended that Dos Hermanos be exempted from the requirement of attaining LEED Silver certification for the project and instead be required to comply with the requirements applicable for commercial buildings under 5,000 sq. ft. of following the guidelines set forth in the City of Portland’s document, “Creating a High Performance Workplace: Portland’s Green Tenant Improvement Guide”; and

**WHEREAS**, the Prosper Portland Board believes that exempting the BIF Loan to Dos Hermanos from the requirements of the Prosper Portland Green Building Policy is appropriate.

**NOW, THEREFORE, BE IT RESOLVED**, that the Prosper Portland Board hereby exempts the BIF Loan to Dos Hermanos from the requirements of the Prosper Portland Green Building Policy based on the

findings and the requirement that Dos Hermanos use the City of Portland’s Green Tenant Improvement Guide; and

**BE IT FURTHER RESOLVED**, that this resolution shall become effective immediately upon its adoption.

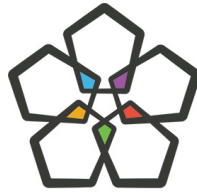
Adopted by the Prosper Portland Commission on

October 12, 2022

A handwritten signature in blue ink that reads "Pam Feigenbutz". The signature is written in a cursive, flowing style.

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Pam Feigenbutz, Recording Secretary



**PROSPER  
PORTLAND**  
Building an Equitable Economy

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**RESOLUTION TITLE:**

APPROVING AN EXEMPTION TO THE PROSPER PORTLAND GREEN BUILDING POLICY FOR A BUSINESS INCENTIVE FUND LOAN TO DOS HERMANOS


Adopted by the Prosper Portland Commission on October 12, 2022

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Gustavo J. Cruz, Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner William Myers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Peter Platt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Sam Rodriguez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Serena Stoudamire Wesley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Regular Agenda		

**CERTIFICATION**

**The undersigned hereby certifies that:**

*The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Prosper Portland Commission and as duly recorded in the official minutes of the meeting.*

	<b>Date:</b>  October 17, 2022
<b>Pam Feigenbutz, Recording Secretary</b>	