

## Cully TIF District Exploration – Open House #2

Wednesday, June 8, 2022 5:30-7:30 PM

### High Level Summary

- 1) Welcome
  - a. Project partners provided a welcome to Open House attendees
    - i. Shea Flaherty Betin, Economic Development Director, Prosper Portland
    - ii. Maria Grzanka, Exploration Leadership Committee (ELC) Member, Cully Association of Neighbors Board Member
- 2) Prosper Portland staff presented on the following topics (please refer to the PPT presentation):
  - a. TIF 101 Recap
  - b. Cully TIF Exploration – where are we? How is this different?
  - c. Draft TIF Plan Highlights
  - d. Draft TIF Governance Charter Highlights
- 3) Q&A
  - a. Questions raised included:
    - i. How will this benefit current residents?
      1. Current residents within the proposed boundary will have opportunities to access available resources for eligible projects. Additionally, the district is intended to stabilize community members who are vulnerable to displacement.
    - ii. What will the nomination process be for the Community Leadership Committee (CLC)?
      1. City staff will solicit applications from community members.
    - iii. When will the CLC form and how will it set bylaws?
      1. The CLC will form following an application process, subsequent nomination from the Portland City Council and Prosper Portland Board. City Council must approve selection of inaugural members. Bylaws will be set during initial meetings with members and must abide by the approved Charter.
    - iv. How can we provide input on the priorities for Action Plans?
      1. Public involvement and community engagement are critical and substantive parts of work in forming priorities for Action Plans. Additionally, the CLC will assist City staff in ensuring that there is broad engagement and awareness for input on Action Plans.
    - v. How will you engage the entire community?
      1. Action planning, via CLC members, email updates and updates via the Cully TIF webpage.
    - vi. How does TIF take schools into account?

1. Under ORS 457, when establishing a new district, Prosper Portland is required to consult and confer with impacted taxing jurisdictions, which includes Portland Public Schools.
  - vii. Who will receive dollars and how can we avoid conflicts of interest?
    1. Anyone within the boundary or making improvements in the boundary may have access to resources. As Prosper Portland and PHB are administrators of funds, public contracting laws, accountability measures, conflicts of interest forms, etc., are all available to ensure public dollars are spent in accordance with ORS 457.
  - viii. How will funds be split between housing and economic development?
    1. PHB shall receive a minimum of 45% of TIF resources with a minimum 45% of funds administered by Prosper Portland. The remaining funds may be prioritized at a future date and must be spent in accordance with ORS 457 and the Cully TIF District Plan.
  - ix. How will we know if we are successful? How have other TIF districts gone?
    1. Prosper Portland shares information on TIF districts, including projects and performance, online, via reports to the Board and Council, and in broad communication efforts. Additionally, the CLC will have an oversight role and provide annual reports. Action Plans will assist in prioritizing projects and programs every 5 years and allows for discrete goal and metric setting. To learn more about other TIF districts, please visit our website.
- 4) Process Overview:
- a. Prosper staff shared the Cully TIF district proposal is nearing completion and there are several points for engagement and a public consideration process ahead.
- 5) Upcoming Engagement Opportunities
- a. A survey was distributed to participants, which would capture feedback until July 1<sup>st</sup>.
  - b. Folks were reminded of the Cully TIF webpage, which contains contact information and more on the project: <https://prosperportland.us/cully-tif>
  - c. Attendees were informed of the upcoming schedule for public consideration of the Cully TIF District proposal, dates to be determined:
    - i. Prosper Portland Board of Commissioners
    - ii. Planning and Sustainability Commission
    - iii. City Council
- 6) Closeout & Adjourn
- a. Prosper Portland staff thanked attendees for their participation and feedback.