



Building an Equitable Economy

Gustavo J. Cruz, Jr.
Chair

Marcelino Alvarez
Commissioner

William Myers
Commissioner

Michi Slick
Commissioner

Serena Stoudamire Wesley
Commissioner

Carmen Rubio
Commissioner,
City of Portland

Kimberly Branam
Executive Director

This document represents the official meeting record of the July 12, 2023, Prosper Portland Board of Commissioners (Board) meeting held via Zoom. The full video recording of this meeting can be found at: <https://www.youtube.com/watch?v=IsONQ07MDEI>

1. Call to Order and Roll Call

Chair Gustavo Cruz called the Prosper Portland Board meeting to order at approximately 3:07 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 |
| 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, a YouTube live stream video of the meeting can be found here. The public can also provide written testimony to the Commission or arrange in advance to provide virtual testimony to the Commission during the meeting by emailing ProsperCommissioners@ProsperPortland.us.”

2. Commissioner Reports

Commissioner Myers

- Nothing to report.

Commissioner Rodriguez

- Nothing to report.

Commissioner Platt

- Nothing to report.

Commissioner Stoudamire Wesley

- 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

- Announced Prosper Portland’s Office of Events and Film is hosting a SURPRISE Every Wednesday Pop-Up at 13 NW 4th Ave today from 4-6 pm
- Shared the annual Portland Pride Waterfront Festival occurs July 15
- Spoke at the opening of the Fairfield on June 29
- Participated in a delegation that welcomed U.S. Transportation Secretary, Pete Buttigieg, for his visit to SE 82nd Avenue on July 7
- Announced Prosper Portland will host a live informational session for the Small Business Restore Grant, a new small business support program

4. Meeting Minutes

Chair Cruz called for a motion to approve the June 12, 2023, Prosper Portland Board meeting minutes. Commissioner Myers moved and Commissioner Rodriguez seconded the motion.

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

NAYS: None

5. Public Comment for Items Not on Agenda

None.

CONSENT AGENDA

6. **Action Item: Resolution 7492 and 7493 – Authorizing Multiple Agreements to Implement Workforce Development and Business District Programs During Fiscal Year 2023-24**
7. **Action Item: Resolution 7494 - Authorizing an Amendment to a Contract with Vida En Color to Implement My People’s Market During Fiscal Years 2023-24 and 2024-25**
8. **Action Item: Resolution 7495 - Authorizing a Grant to the Old Town Community Association for up to \$272,000 for Business Attraction and Neighborhood Activation**
10. **Action Item: Resolution 7497 - Authorizing an Exemption to the Prosper Portland Green Building Policy for a Special Authority Grant Supporting the Portland Art Museum Expansion Project in the South Park Blocks Tax Increment Finance District**

Chair Cruz called for a motion to approve Resolutions No. 7492, 7493, 7944, 7495, and 7497, Commissioner Myers moved, and Commissioner Stoudamire Wesley seconded the motion.

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

NAYS: None

9. **Action Item: Resolution 7496 - Authorizing an Amendment to the Guaranteed Maximum Price Agreement with Northwest Demolition and Dismantling, Inc. for Abatement and of the Former United States Postal Service Processing and Distribution Center at 715 NW Hoyt Street**

Prosper Portland Staff presenting this item:
Wendy Wilcox, Construction & Compliance Manager

With this action the Prosper Portland Board authorized an increase to the Guaranteed Maximum Price (GMP) agreement contingency approved by the Board through Resolution No. 7461 on July 13, 2022, with Northwest Demolition and Dismantling, Inc. from \$2,000,000 to an amount not to exceed \$4,600,000. This increase covers costs of additional unforeseen scope, to be completed in accordance with Oregon Department of Environmental Quality regulations, to manage, excavate, load, and dispose of an estimated 9,000 tons of friable asbestos containing soil from around the tunnels at the former United States Postal Service Processing and Distribution Center facility. Timely completion of these site preparation activities is necessary for the initial phases of the Broadway Corridor redevelopment.

Ms. Wilcox explained the request to increase the GMP is a result of the discovery of asbestos in the soil during inspection. To ensure progress continues with the Broadway Corridor redevelopment, Ms. Wilcox noted the request is time sensitive.

Chair Cruz called for a motion to approve Resolution No. 7496, Commissioner Stoudamire Wesley moved, and Commissioner Rodriguez seconded the motion.

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

NAYS: None

11. Information Item: Update on Tax Increment Exploration Processes

Prosper Portland Staff presenting this item:
Shea Flaherty Betin, Economic Development Director
Tony Barnes, Finance Manager

Staff provided an update on the tax increment finance (TIF) district exploration processes in East Portland and the Central City.

Mr. Flaherty Betin shared that a key directive of the Advance Portland strategy, adopted by City Council, is to pursue using TIF as a tool for inclusive growth and stabilization with a focus on East Portland and the Central City. Mr. Flaherty Betin described how East Portland and the Central City were selected including their capacity for new housing development under current zoning.

Mr. Barnes noted maximum indebtedness for each existing TIF district, resource availability and explained the timeline when taxes used to repay the debt will go back to taxing jurisdictions sharing that some districts are completed, and taxes are already returning.

Mr. Barnes reviewed acreage and assessed value which could potentially be available in July 2024.

At approximately 3:15 p.m., Chair Cruz Convened the Executive Session.

EXECUTIVE SESSION

12. The Executive Session is held in accordance with Oregon Revised Statutes 192.660(2)(f) to consider information or records that are exempt by law from public inspection.

13. Adjourn

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 4:40 p.m.

Approved by the Prosper Portland Commission on **October 5, 2023**



Pam Feigenbutz, Recording Secretary