

East Portland TIF Exploration
Steering Committee: Meeting #1 – August 3, 2023
Summary Notes

1. Welcome from Commissioner
 - a. Commissioner Rubio shared welcome remarks, including the following:
 - i. Thanking Steering Committee members for their commitment.
 - ii. Acknowledging that TIF is one tool we are exploring using in East Portland, including 82nd Ave.
 - iii. Scope of the committee:
 1. Ensuring community members are well-represented and resources to participate in this process;
 2. Having tough conversations about how to best utilize potential TIF resources, including eligibility, governance, transparency, and accountability; and
 3. Surfacing adjacent issues that will need Council consideration.
 - iv. Summarizing Council's resolution which set acreage, number of districts, and expectations for November 2024 update at a Council meeting.
2. Staff covered a presentation, available as an attachment [*please also see the webpage for PPT and notes: <https://prosperportland.us/portfolio-items/east-portland-tif-exploration/>*]
3. Steering Committee members introduced themselves and shared on their vision for East Portland.
4. Staff introduced an initial set of Operating Agreements.
 - a. Preliminary Operating agreements include:
 - i. Active participation
 - ii. Share the mic
 - iii. Question the problem vs. the individual
 - iv. Permission to make mistakes
 - v. Intent vs. impact
 - vi. Lead with curiosity
 - vii. Commit to confidentiality
 - viii. Prioritize communities most impacted
 - b. Staff clarified the committee is making recommendations to Commissioner Rubio, not the entire Council, so while meetings are open to the public, noticing, etc. is not required.
 - c. Staff clarified funds are available to support translation/interpretation.
 - d. Steering Committee members noted that we will likely hear a lot that is not TIF eligible and wondered how the public sector should be investing in the community regardless of TIF eligibility.

- e. A committee member emphasized level-setting as often as possible to ensure people are brought along.
 - f. Staff clarified that there is community staffer position anticipated to be filled by September 2023 and will be seated within EPAP.
 - g. A committee member addressed the need to think about how the Steering Committee is supporting final deliverables (engagement, TIF plan, TIF report, governance) and requested a commitment to stewarding this process.
5. Project Background TIF 101
- a. Committee members provided the following feedback:
 - i. Highlight relevant public school systems (e.g., David Douglas, Centennial).
 - ii. Address why TIF cannot fund programmatic services.
 - iii. Provide definition for “Housing Continuum” as that can represent everything from studios to single family houses.
 - iv. Determine a process to surface newer community priorities. Some of the plans referenced were informed by residents who no longer live in East Portland.
6. Project Roles, Process & Timelines
- a. Committee members asked for clarification on the following:
 - i. Does the committee make decisions or recommendations (and to whom)?
 - 1. City staff confirmed the committee will make recommendations to Commissioner Rubio.
 - ii. Why did we decide on 3 districts/the bubbles shown in the early maps?
 - 1. The Cully TIF district was approximately 1,600 acres and we anticipate districts of that size with the overall cap of 7,500 acres set by Council. Additionally, there is an economy of scale where significant resources are created with the appropriate combination of acreage and assessed values.
 - iii. Would Council consider these as a package, or separately?
 - 1. We anticipate three (3) separate ordinances under one significant presentation to City Council. If one area chooses not to move forward, Council will still receive an update.
 - iv. How will we reach agreement?
 - 1. The process for reaching agreement will be decided upon by the Steering Committee.
 - v. Who will work through finalizing the draft/proposed boundary?
 - 1. Working groups will be charged with working collaboratively towards specific draft boundaries.
 - b. Committee members requested:
 - i. Information on resources that may be available or planned for specific East Portland geographies to assist with prioritization (mapping exercise

that brings together work already in motion at City Bureaus and Multnomah County)

- ii. Data and feasibility on the general geographic bubbles being contemplated
- iii. District boundary scenarios with data (straw proposals)
- iv. An East Portland stabilization fund to support those currently vulnerable to displacement

7. Next Steps

- a. Staff will follow up with background data and boundary scenarios for the Steering Committee to work through at their August 24th meeting.

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