

East Portland TIF Exploration
Steering Committee Meeting #3 – September 25, 2023
Summary Notes

Attendees: Angela Rico, Christina Ghan, Kimberly Branam, Jeff Renfro, Jessica Arzate, Nick Sauvie, Matina Kauffman, Arlene Kimura, Sabrina Wilson, Tye Gabriel, Duncan Huang, Alando Simpson, Jonath Colon, JR Lilly, Annette Mattson

1. Staff covered the attached presentation, also available by our EPDX TIF webpage, and covered the following substantive information and questions:
 - a. Operating agreements, project goals & objectives, and Steering Committee role in relation to Working Groups and staff/consultants
 - b. Members were informed that the open call for Working Group applications was live and requested that they share this information throughout their network
 - c. The goals of meeting #3 were to:
 - i. Confirm materials for Working Group kickoff including:
 1. Confirming revised exploration area maps and related acreage/assessed value (AV) allocations
 - a. Members were reminded that Council set a cap on acreage (7,500 total) and assessed value (\$6B) for East Portland TIF exploration
 - b. Staff shared that the updated “exploration areas” map (which was produced following SC member input in meeting #2), contains ~9,000 acres of land and would need to be refined down to 7,500 acres by Working Groups
 - c. Committee members were asked to discuss and tentatively agree on a cap of acreage and AV for each geography, and advised to have a minimum allocation of ~1,600 acres per district resulting in the following Working Group cap:
 - i. 82nd Ave – up to 25% of acreage and AV (1,875 acres and \$1.5B, respectively)
 - ii. Parkrose/Columbia Corridor – up to 25% of acreage and AV
 - iii. East of 205 – up to 50% of acreage and AV (3,750 acres and \$3.0B, respectively)
2. Data
 - a. Members were provided with a list of data the team has/is compiling to transmit to the Working Groups

- b. Staff requested feedback on what data was missing and how working group-led engagement could complement available quantitative data
 - 3. Existing Plans
 - a. Staff shared a list of existing plans the team is compiling to transmit to the Working Groups and asked members to highlight missing plans or reports
 - ii. Build out the Working Groups
 - 1. Steering Committee members were asked to volunteer on one of the geographically specific Working Groups
 - 2. Staff broached the selection process for Working Group open call seats
 - a. Volunteers were identified and are expected to meet in the coming month to finalize working group members
 - d. Questions/Comments:
 - i. A member asked whether we should be questioning the inclusion of existing TIF areas or areas previously covered by a former TIF district.
 - ii. Members advised that certain exploration areas have railroad tracks/lines that should be removed from the proposed boundaries.
 - iii. One member shared that single family housing should not be the primary areas included within boundaries.
 - iv. Members wondered whether the 82nd Ave exploration area should include all portions of 82nd, including the portion adjacent to Sumner. Staff acknowledged working groups will discuss and refine.
 - v. Members requested additional information to help determine what is ideal for TIF usage.
2. Members shared the following additional guidance to working groups:
 - a. Members discussed whether to provide guidance regarding 82nd Ave and the focus being on protecting small businesses and business stabilization.
 - b. Recommended including the following existing plans:
 - i. 122nd Avenue Plan
 - ii. Plan that Powellhurst – flood plain – BPS – Foster LIP (FLIP)
 - iii. LENTS 5 year action plan
 - iv. SE rising
 - v. Planning did an 82nd Ave exploration
3. Committee members requested:
 - a. Examples of best practices and lessons learned
 - b. Information on the types of programs (community, residential, and small business) for which TIF resources may be/are used
 - c. Information on how TIF projects are funded
 - d. An asset map that captures hubs of culturally specific commercial businesses

- e. Demographic, property transaction, tax abatement, property type, Tree Canopy, Transportation Plan, Parks, Workforce Heat Map, Impact Map for surrounding area, and other types of data
 - f. Written description of the proposed changes to the Lents TIF Districts and other districts that have reached maximum indebtedness and still have resources available
4. Next Steps:
- a. Continue to compile information to transmit to Working Groups
 - b. Return to next SC meeting with additional information requested on programs and TIF project funding
 - c. Establish Working Group selection committees and finalize Working Group members for each area