

## **Central City TIF Exploration Steering Committee Meeting #1**

Prosper Portland, 220 NW Second Avenue, 1<sup>st</sup> Floor Conference Room  
October 23, 2023, 9:30 – 11:00 am

### **Meeting Summary**

*(see also meeting presentation)*

### **Welcome & Introductions**

Chabre Vickers opened the meeting, invited Steering Committee members to introduce themselves, and welcomed Commissioner Rubio to provide opening remarks.

### **Opening Remarks**

Commissioner Rubio thanked the Steering Committee members for their commitment to the work, highlighted the importance of the exploration process for the future of the Central City, and the importance of learning from past practices to ensure new tax increment financing (TIF) resources do not create harm. Commissioner Rubio outlined City Council's direction for the Central City TIF exploration process in coordination with work also underway in East Portland.  
Commissioner Rubio

### **Committee Agreements**

Chabre outlined the operating agreements for the Committee, and guidelines for public participation in Steering Committee meetings.

### **Project Background**

Kimberly Branam provided background on the directives for TIF exploration in the recently adopted Advance Portland economic development strategy and the role TIF resources play in the delivery of affordable housing. Kimberly highlighted the historic creation of TIF districts and the importance of learning from past practices. Kimberly outlined the status of resources remaining in current TIF districts, and the parameters provided by City Council for the TIF exploration process in the Central City and East Portland regarding the potential allocation of available acreage and assessed value within the two geographies. Kimberly also emphasized that the process is intentionally exploratory and may or may not result in the creation of one or more districts.

### **Roles, Process, & Timeline**

Sarah Harpole provided an overview of the Steering Committee's role in advising Commissioner Rubio on potential recommendations for new TIF districts within the Central City. Sarah outlined the key outputs of the Steering Committee, and discussions to be held in three topic-specific Subcommittees. The presentation includes the Subcommittee assignments, and the dates and times for future Steering Committee meetings. The schedule calls for the any final recommendations to be completed by August 2024, in order to allow for the required notification and sequence of hearings and approval to be completed by November 2024. This timeline is driven by both forthcoming changes in City Council structure and leadership, as well as the requirement for any new districts to be created by the end of a calendar year in order to being accruing revenues the following July.

Questions and comments discussed with the Committee include:

- *What are the work products to be produced by the sub-committees?* This will vary somewhat by committee, but generally will include inventorying existing needs and opportunities and providing input for the Steering Committee to synthesize regarding project/investment priorities and geographic boundaries for potential TIF districts.
- *Will there be an opportunity throughout the process for sub-committees to see the work of other sub-committees?* Yes, it is the intention to share and review this information together at the March meeting of the Steering Committee but can also share any interim work products if they are available earlier.
- *The implications of the short timeline creates skepticism of whether there will be an opportunity to explore innovative approaches and avoid recreating same harms that has been committed in the past.* At the next meeting we can discuss governance structures, including the most recent process in Cully. Community has the opportunity to determine if TIF is the right tool for priorities within various geographies. City Council's directive requires a report, which can either be the creation of TIF district(s); the recommendation to extend the exploration process; or a decision to not proceed with a TIF district in specific areas.
- *Is middle-income housing an opportunity on the table for consideration?* It is unlikely the current set-aside of 45% of TIF resources for affordable housing will be reduced. However, the remaining 55% of resources can be used for a combination of infrastructure, middle income housing, etc. The right balance is open for the Committee's discussion and input.

#### **TIF 101:**

Lisa Abuaf provided an overview of how TIF resources are created and how they can and cannot be used. Lisa explained that TIF districts are a long-term tool, usually 30+ years, and resources can be slow to accrue at the early stages of the district. If the district outperforms, resources also flow back to the taxing jurisdictions early. Governance of TIF resources occurs in part by the creation of Community Action Plans that are implemented in partnership with community organizations. Lisa highlighted very preliminary / early geographies to be explored for potential TIF districts. These general areas were informed by analysis by EcoNorthwest regarding the post-pandemic health of the Central City's subdistricts. The Committee's work will also be informed by an extensive inventory of existing plans, reports, and analysis.

#### **Discussion: Early Priorities**

Chabre asked Steering Committee members to discuss the following two questions at their tables and write responses on post-it notes.

- **Geography:** What are 2-3 key areas or sites in the Central City that have to be looked at?
- **Investment Priorities:** If you were investing long term in Portland's Central City to support inclusive equitable growth, what types of TIF-eligible projects would you prioritize and why?

#### **Next Steps**

Kimberly closed the meeting with a summary of upcoming meetings dates and discussion topics

## Steering Committee Attendance

Name	Affiliation	Present
Andrew Fitzpatrick	Office of Mayor Wheeler	y
Angela Rico	Office of Commissioner Rubio	y
Brad Cloepfil	Allied Works	
Brian Ferriso	Portland Art Museum / Travel Portland Board	
Carolyn Holcomb	Central Eastside Industrial Council	y
Catherine Ciarlo	Metro	
Christina Ghan	Office of Commissioner Rubio	y
Connie Hotovec	Gensler	y
Damien Hall	Home Forward	y
Dr. Carlos Richard	Warner Pacific	
Eric Paine	Community Development Partners	y
Erin Graham	OMSI	y
James Parker	Oregon Native American Chamber	y
Jason Franklin	Portland State University	
Jeff Renfro	Multnomah County	y
Jessica Curtis	Brookfield Properties / Pioneer Place	y
Jessie Burke	Old Town Community Association	y
Jill Sherman	Edlen & Co	y
Jonathan Garcia	Portland Public Schools	
Justin Hobson	Miller Nash	
Kimberly Branam	Prosper Portland	y
Kurt Huffman	ChefStable / Travel Portland Board	
Lauren Peng	CBRE	y
Mary-Rain O'Meara	Central City Concern	y
Matt Goodman	Downtown Development Group	y
Michael Buonocore	Portland Housing Bureau	
Millicent Williams	Portland Bureau of Transportation	y
Monique Claiborne	Greater Portland Inc	y
Natalie King	Trail Blazers	y
Nicole Davison Leon	Hispanic Chamber	y
Peter Andrews	Melvin Mark	y
Sam Rodriguez	Mill Creek Residential	
Sarah Stevenson	Innovative Housing	y
Scott Shumaker	SERA Architects	
Stef Kondor	Related Northwest	
Sydney Mead	Portland Metro Chamber	
Tom Kilbane	Urban Renaissance Group / Lloyd Mall	y
Winta Yohannes	Albina Vision Trust	y