

East Portland TIF Exploration – Steering Committee Meeting #6

Summary Notes – January 30, 2024

Committee Members: Annette Mattson, Bill Kent, Jeff Renfro, Kimberly Branam, Andy Miller, JR Lilly, Nick Sauvie, Sabrina Willson, Bill Bruce, ShaToiya Bentley,

Staff: Angela Rico, David Koch, Shea Flaherty-Betin, Christina, Brian Moore, Jessi Connor, Paula Byrd, Kiana Ballo, Roger Gonzalez, Dana DeKlyen, Kathryn Hartinger, Lisa Abuaf

Guest: Barry Manning, Deshawn Williams, Annette Pronk, Hector Rodriguez Ruiz

Summary Meeting Notes

1. Roger Gonzalez welcomed committee members and reviewed the meeting agenda. Project team staff shared this presentation.
 - a. Roger reminded committee members to use Basecamp. There is a tutorial video uploaded to Basecamp on how to use this platform. There are documents and information uploaded to Basecamp for you to use a resource throughout this process.
 - b. Roger discussed that staff will build the draft district plans and regularly upload new versions to Basecamp for review with the steering committee to ensure it is accurately capturing the community's vision and needs.
 - c. Dana DeKlyen covered the roles of working group members and steering committee members, the timeline for group meetings, and how input from both groups will inform the draft district plans.
 - i. *Question:* What is governance referring to? *Answer:* How to ensure that plan is implemented as the community intended with a focus on program delivery.
 - ii. *Question:* Project list, how specific does that get? *Answer:* It can be specific or broad, there are pros and cons to both sides. It will be about finding a balance in the plan. There are buckets of projects in the TIF Plan and outline specific projects within those buckets in the Five-year Action Plans.
 - d. Dana reviewed topics from the last steering committee. The group discussed visions, values, and goals and that helped inform the working group conversations for each district's visions, values, and goals. There is continuity between the steering committee and working group conversations and there are many overarching themes between the different districts.

- e. Roger covered how existing information and data combined with broad and focused engagement will provide informed guidance for the draft district plans.
- f. Roger reported that the working groups have identified specific communities that need to be engaged throughout this process and the CBOs that can help reach those communities. There is a list of 60 organizations from this conversation and staff are working through the list to start conversations and partnerships with them. Not all organizations will be able/have bandwidth to be a part of this process.
- i. *Question:* Resources flowing to some of these community organizations, is that happening? *Answer:* Resources are available, partnerships with a few organizations have been established and conversations are in progress with others. Staff is starting the process of getting the contracts out and resources flowing. Staff is matching up the organizations on this list and the communities that need to be reached to ensure full coverage of the range of folks that need to be engaged.
 - ii. *Question:* What is the goal of this community engagement? People need to know it is happening and be able to provide feedback. How does that work? Are there open channels for people to weigh in on this process? What is the plan for working with these organizations? *Answer:* Cully had a unique set up because there was Living Cully to convene the process and community around. Since working groups are getting more granular, they will be the ones to grapple with the feedback from the community engagement and process what to do about it. On the one hand, we don't want people to be surprised about this project on a basic level. Beyond that, the two things' folks are most interested in is the project list and governance charter. We are not coming with typical "What do you want to see in the community" questions, it is much more specific and informed from the many plans that have already been done in East Portland. If there is overwhelming feedback from the community that they don't want this, there is a go, or no go call that the community will be able to make. If this is not the time for TIF, we can use this as an opportunity to build strong, long-term relationships and pathways with folks.
- g. Kathryn Hartinger reviewed how TIF plans, and action plans are related, and how the guiding implementation principles inform the decision-making process. The TIF plans are implemented through five-year action plans. The TIF plan creates a menu for future TIF investments and guides the action plans. These are the headlines for the implementation principles from the Cully TIF District. These are a starting point for the new district plans to build upon. These are the principles that any potential project would be weighed against. Many of these are best practices of equitable development.

- h. Staff asked steering committee members to discuss and provide feedback based on the Cully implementation principles.
 - i. Around the leveraging, the goal for many of us is not to isolate TIF as a resource but to understand it is a primarily place-based resource and we are asking it to have more of a people-centric benefit especially for people who are most at risk for displacement. It is about how to achieve goals and bring forward the values outlined in the plan. How do we coordinate resources in a way that better serves people? How do we integrate place-based resources with people-based resources to ensure that they mesh in new and creating ways to achieve some of the hardest objectives?
 - 1. That is a great point. These are just headlines for the different principles so there is some language in the Cully plan that helps get at what you are describing as well.
 - ii. What is an example of a community benefit?
 - 1. Agreement for international farmer's market space in Lents, agreement for affordable housing/tenanting, etc
- i. Staff reviewed that implementation is one of the most important conversations for us to have throughout this process. The TIF district plan will decide if a project is consistent and the community leadership committee will discuss if it is a priority, if there are opportunities to partner with other organizations, and if there is budget. A big part of the Cully plan is committing to no surprises and cocreation with consensus. This goes back to what we mean by governance. The governance charter determines who the decision makers are, what their roles are, and what recourse the community has. The basis of governance is working within the legal and constitutional bounds of the decision-making process in TIF districts but also giving community as much power to balance legal and political power. The governance charter is not a legal requirement for TIF district plans, this is an additional piece designed to provide accountability and leadership. There are risk mitigation issues around getting sued in our litigious society, this is something to be aware of when creating language for the district plans.
 - i. *Question:* One concern around the bigger council, this potentially will go past the current time frame, how will new council members be brought up to speed? Who has been participating in how this should continue with community's support? There are so many moving pieces and this needs to be moved in a delicate way. There is an opportunity for it to be taken advantage of and to be undervalued. *Answer:* That is where we can issue a letter of intent, there is a lot of conversation and onboarding before council members are officially inaugurated. We cannot presume what the new council will be like, with the same process with different numbers in a policy-related body. The direction is to get this approved

before the change of government without trying to rush the process or being so absolute that the decision is being forced. The first year is a transition year for the new council, mayor, etc. An acknowledgement that the current council is generally supportive of this work, that this is an opportunity to get this passed and get those dollars rolling as soon as possible. If we want to go forward this year, it is just the district plan to get approved. Then we get into action planning and there is still an opportunity to back out at that point as well.

- ii. *Comment:* These advisory committees need a governance role that is broader than just the TIF resource, I would rather see a box that shows the other resources that can help accomplish broader goals. This is a community equitable redevelopment committee, not just a TIF committee. Folks are at the table not just for TIF but for their neighborhood. In the front-end years could be more about addressing front end years that won't be solved by TIF. *Response:* This is something that could be expressed in greater detail in the implementation details. This is more of a process recommendation than a governance recommendation.
- iii. *Comment:* It is more about advocacy and a larger plan that is about equitably improving the neighborhood that is beyond the TIF resource alone. This is an opportunity to be real advocates for the neighborhood.
- iv. *Comment:* If we assume these TIF districts are implemented, getting really curious about how they are connected and how they talk to each other, how do they interact with greater city plans, how is there not only concentrated district conversations about resources but also talking comprehensively about resources in East Portland.
- v. *Comment:* When we are talking about a process where someone is denied funds, we are used to being said no to and being denied resources, there needs to be an informed approach about additional steps to follow up or provide additional resources. *Response:* We have committed to raising to council the other things that came up outside of TIF.
- vi. *Comment:* Philanthropies don't have as much money as they used to, we need champions in local jurisdictions and layering financial capital in East Portland. There is money out there, we need to come together and invest in innovation. TIF is a steppingstone, this should not be the only thing that is invested in the East side. *Response:* Through an action planning process, we can bring in bureau partners and get commitments from them so the City side is a little more holistic. There is a question about if there is a bigger body focused on the bigger stuff in East Portland that

works with the different districts and has the different skills sets to accomplish the greater goals.

- j. Staff reiterated that the community advisory group legally cannot be parallel to decision making at council, but there is ability create more of an equal standing on the city side. This is information for you all to benefit from. Cully governance charter is up on basecamp, take a look. There are overlapping roles between the committee and the city to cocreate recommendations to bring to the city council. This means complying with the TIF plan but also respecting partnerships and cocreation. In the charter, the committee needs to have a direct relationship with council, so it is not filtered. The community advisory body has outlined purpose, membership, accountability, and support to ensure the success of the committee to accomplish the community's goals.
- k. Roger reviewed questions for the community to contemplate for future discussions around governance.

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