

East Portland TIF Exploration: East 205

Meeting #4 Notes – February 21st, 2024

Attendees: Annette Mattson, Jennifer Parrish Taylor, Blanca Jimenez, Karen Wolfgang, Giovanni Bautista, Lisha Shrestha, Sabrina Wilson

Staff: Camille Trummer, Roger Gonzalez, Kathryn Hartinger, Dana DeKlyen, Paula Byrd, Kiana Ballo, Jessica Conner, Brian Moore

Notes:

1. Camille Trummer welcomed committee members and reviewed the meeting goals and agenda.
2. Staff shared [this presentation](#).
3. Dana reviewed the East Portland TIF Exploration timeline, highlighting the office hours, email updates, and planned community engagement opportunities in the coming months.
4. Paula Byrd further discussed community engagement opportunities including developing TIF 101 materials (presentation slide deck and leave behind hand out), outreach to increase awareness (information in newsletters, sharing with networks, canvassing), healing sessions to unpack harms of urban renewal and gathering feedback, direct surveys/polls to capture priorities/investment types/project lists/identify gaps, short video on TIF exploration, partner organization hosted forum/focus group to review draft information and gathering feedback, presentations to groups, and public open houses. The survey lives on the Rosewood Initiative website if anyone wants to take the survey or share it will your networks. The Community Leader Luncheon is scheduled for March 1st which is bringing together the groups identified in working group conversations to increase awareness around the TIF exploration process, community engagement, and potential partnership opportunities. If you know of any religious institutions that should be included in a faith-based organization open house, please let us know.
5. Dana continued that this is only the beginning of community engagement, if a TIF district is created then there will be 20-30 years of relationship building to ensure that the district serves the community and achieves their priorities throughout its life cycle. A reminder that the community leadership committee will support TIF district governance and implementation throughout the process.
 - a. *Question:* Will the one pager be in multiple languages? *Answer:* Yes. As soon as the English version is finalized, it will be translated into multiple languages.
6. Dana reviewed a high-level assets and opportunities map that was created based on the previous working group meeting conversation. As this group starts looking at the boundary, are the assets and opportunities within the boundary? What is missing?
 - a. *Comment:* The park at 115th and SE Division should be included. There is a master plan, but it has not been constructed yet. This should be listed as an asset.
 - b. *Comment:* Planned Parenthood is located at 146th SE Division.

- c. *Question:* Do we want to include all the parks that are adjacent to elementary schools in this area, or do we leave those off the table? *Answer:* Parks are certainly assets; the question is really whether parks are something that should be funded with TIF or not.
 - d. *Comment:* CareOregon Boys & Girls Club on 165th ave Stark should be an asset.
- 7. Dana reminded the committee of the current draft district acreage that needs to be cut by about 1,500 acres.
- 8. Dana reviewed the philosophies of inclusion/exclusion from the previous working group discussions. Prioritizing dense residential zoning, multicultural identity, commercial corridors, generational wealth for first time BIPOC homeowners, and including SF for ownership programs.
 - a. *Comment:* Effect on inclusion/exclusion on school district funding. When a TIF district is created, school districts cannot be negatively impacted. When it comes time to do a capital project, they must pass a capital bond which can only be used on sticks and bricks so if you reduce the properties on the tax roll, you reduce the amount of money available for those projects. You can still have a levy, but the issue comes up when it is time to build a school you have to tax businesses and homeowners much more to fund those projects. Churches, nonprofits, affordable housing, government owned properties are off the tax roll. At the same time, stabilizing families makes for better achievements for kids. Raising the economic status of families raises the academic achievement of kids. *Response:* It is important to ensure that the project list is well considered to guarantee that TIF funds are utilized in a way that supports children and families in the area.
- 9. Dana highlighted the areas that the working group discussed keeping and removing from the potential district boundary. Include: division finger to freeway, properties along 122nd. Remove: North of Glisan, west of 122nd, Powell finger, south of Powell.
- 10. Dana presented the updated map based on the feedback from the last working group meeting. This map has 12 acres of wiggle room left in the boundary.
 - a. *Comment:* The last blocks on Halsey are questionable to include because they are already developed. Weren't there areas south of Division and west of 122nd that needed stabilization?
 - b. *Comment:* If the northern part of Halsey is cut off, preserving from NE Wasco/NE Multnomah street all the way South to Glisan but including the multifamily properties just south of those dealerships.
 - c. *Comment:* There are areas south of Powell which have mobile houses, some parts south of Powell should be included.
 - d. *Comment:* There is a question around the Halsey or Glisan fingers. Just something to consider. It sounds like those might not be of interest.
 - e. *Comment:* Would rather prioritize other areas.
 - f. *Question:* On Division toward 205, is that the gravel pit? What do you do with a gravel pit? *Answer:* Yes, it is the gravel pit. Typically, there is a time horizon on how long they can operate the quarry and there are federal and state requirements on how to close the operation. There is some degree of filling and stabilization, it can range depending on the site from doing a fully engineered fill for developable parcels or creating a natural area.

11. Dana announced that it sounds like this map is ready for the next step based on this feedback. This will be the draft boundary to bring out to community conversations. This is by no means the final map, but it sounds like this group feels good about where this has landed. If there are things that come up for potential changes, opportunities, assets, etc for the district boundary please let us know this conversation will continue.
12. Camille reviewed the next steps and thanked committee members for their participation.