

**Central City TIF Exploration**  
**Large Scale Opportunities Subcommittee Meeting #3**  
Microsoft Teams Meeting  
February 7th, 2024, 3:30 – 5:00 pm

**Meeting Summary:**

Sarah welcomed committee members and reviewed the meeting goals and agenda.

**Equity Framework:**

Sarah reviewed the social equity framework for the committee to consider when thinking about the implementation of TIF and refining the project list. Key considerations include disproportionate impacts, shared benefits, accessibility, economic opportunity and wealth creation, and accountability.

One example of equity framework is the construction business and workforce equity policy that Prosper Portland implements.

**Project List & Map:**

Sarah discussed the project list and geographic priorities map which synthesizes information and feedback from all three subcommittees. Sarah noted that the project list is intentionally broad to allow for flexibility across the life of a new district and is intended to serve as a menu of investment opportunities. Specific geographic and/or project input is important to keep in mind as we look at boundary scenarios for different geographic areas. Many of these goals are applicable to many of the districts under consideration, but a few are site specific.

We will come back to the March Steering Committee with boundary scenarios for review.

Sarah noted that Albina Vision Trust has let Prosper Portland know that they are not interested in a TIF district at this time. We will continue to engage with them, but you will no longer see a potential district in Lower Albina in this round of TIF exploration. Lisa Abuaf added that AVT is interested in continuing to participate in these conversations and learn more about TIF.

The subcommittee offered the following questions and comments about the project map:

- *Question:* On this map it says provide utility infrastructure – there is infrastructure needed in many of these districts, but that is not showing up anywhere on this map. *Answer:* That must have been overlooked when the map was created, we will update the map with that information.
- *Question:* What do you mean by provide infrastructure? *Answer:* It means that TIF could be used to fund utility infrastructure.
- The diamonds don't necessarily align with specific locations but point to general district needs.
- *Question:* Does the removal of Lower Albina/AVT have an impact elsewhere? *Answer:* The total allocation of acreage/AV for this exploration process can now be available for other districts in the Central City. There is additional acreage coming available coming on in a few years that AVT could potentially use if interested.

- There was an idea about reinvigoration of the south downtown office core. It is kind of on the boundary of the downtown district of this map. Just wanted to flag that. *Response:* Some of that is in the current North Macadam TIF right now. We can double check where the North Macadam TIF line falls in context of the new TIF districts.

### **Project Prioritization:**

Sarah Harpole prompted the committee to discuss near-term priorities for 2025-2030 per identified priority area. This subcommittee is unique in that there are already master plans in place, or under development. How does this timing align with your needs? What do we need to prioritize first?

- *Question:* Theoretically if the first phase of Lloyd Center redevelopment included a significant amount of affordable housing means that TIF funds wouldn't be available because of the 10-year tax abatement? *Answer:* The specific property that is affordable housing would not be generating taxes, but the district will still include parcels that will be generating taxes. New development is not a driving factor for TIF generation, it is the base. This is part of anchoring TIF districts around large scale development.
- From an OMSI perspective, district will need a long-term parking solution. TIF could be a helpful source for that. One of the things is encouraging mass transit while recognizing that 42% people arrive to this district by car. With the planned development, this area will continue to be and will grow as a destination.
- All the priorities listed in the Central City 2035 and the Transportation System Plan are important to acknowledge, there are specific and fundamental needs to meet but how we get there is something to be explored. Those documents can serve as frameworks.
- For Lloyd, the priority is infrastructure.
- The Mosaic site just went back on the market.
- Building off a previous committee conversation about the Lloyd District Eco brand came up as an idea as well.
- Short term pavement reconstruction.

### **Implementation & Oversight:**

Sarah reviewed the range of examples for governance models for TIF district plans. These are some things that will be consistent across all plans but there are different models for engagement and oversight. Thinking about what the right model is for the different geographies, and that a TIF district can move along the governance spectrum over time. Who are key stakeholders that should be engaged in future budget planning and implementation oversight for the various priority areas if TIF Districts are established?

#### Lloyd Mall

- There are great community organizations that have a high level of engagement - Lloyd community association (LCA), Lloyd Eco District, Go Lloyd, Enhanced Service District
- *Question:* Do you anticipate creating a new organization to do this or using an existing organization? *Answer:* That is the question, what makes the most sense from your perspective? *Response:* LCA probably has the broadest reach and the best place to start.

- *Question:* What does the role that an enhanced service district play in the TIF district? *Answer:* They are separate from TIF. They already have their mission and are focused on supporting businesses.

#### Central Eastside/OMSI

- From the OMSI perspective, there has been extensive and deep community engagement over time. Tribal partners, and other cultural partners will all need to be engaged in this process. The CEIC is a body that can be engaged but should not be the only decision makers. Thinking about shared, collaborative models of governance.
- With the Cully TIF model, there is more work around creating individual leadership committees than what has typically been done in the Central City. For certain districts, we are anticipating using the Cully model with a leadership committee and a governance charter to make sure that decision making is made with accountability and a direct line of communication between community and council. This is something to consider for OMSI and Lloyd.
- It is an option to transition between governance models depending on the need of the district over time. This came up thinking about large sites that may have a road map for how TIF is invested which doesn't lend itself to an extensive engagement process, and also preserving resources for other needs. There are different ways to deploy resources depending on the needs of the district.
- In OMSI community engagement will be extensive. There is also going to be a large philanthropic campaign to raise money for the project and education park. The Center for Tribal Nations will be doing extensive engagement throughout the Northwest and nationally. There are many aspects of this project that will be funded outside of TIF.

#### General Committee Structure/Oversight

- *Question:* How would you describe the history of the Interstate Corridor urban renewal advisory committee? How did that go? Would that be considered a successful model for community engagement? *Answer:* There was a lot to learn from that process. The urban renewal advisory committees were basically budget committees. It lost focus of what the committee was over time. They were largely representative of business and neighborhood associations, which is very different from the action planning and leadership committee planning of recent times. The focus is now on centering priority communities and bringing the specific expertise that they provide to the committee with clarity of roles and responsibilities. It is much more of a cocreation model rather than reviewers of budget priorities. The creation of an action plan was a critical pivot between those models as well. In Cully, there is also an out button for the leadership committee to push if they feel like the TIF district is no longer meeting the goals/vision/values of the community.
- Different models make sense in different environments with different levels of trust. While forming and building trust, the cocreation model makes the most sense and once that is built then it can change, or it can continue.
- PBOT has a Central City in Motion working group formed in 2020 to advise on the creation of bike/pedestrian projects which could be a good group to engage with.
- *Question:* Looking at master plan areas and looking at entering development agreements that become direct negotiations with public and private partners. How does public engagement fit

within that context? *Answer:* It depends on the project, the time, and the context. In some places it is about being in the community and having awareness of what is happening on the ground, in some places it is focused on community benefits.

- There is still a lot of work and engagement around certain aspects of sites and opportunities and uses, that is where community engagement is important.
- With the understanding that this engagement is about investment of TIF resources.
- You still generally want neighborhoods to be supportive of TIF and opportunity sites.
- In April we will be hosting an open house and looking for opportunities to present updates at community events and meetings. If you have ideas of places for us to engage/present let us know.
- The neighborhood association system is a good resource for geographic committees. Some of PBOT's advisory committees have a sweet spot around 10-15 people, that is a manageable size that is effective. Specifying the type of participants that need to be represented on the committee ensures a cross section of the range of people that need to be engaged and provides a great deal of cover.
- That is the benefit of bringing together a committee for the purpose of TIF instead of leaning on an existing organization.

**Closing & Next Steps:**

Sarah reviewed the next steps and thanks committee members for their time and participation. Staff will have district scenarios and initial financial modeling available for review and input at the March Steering Committee Meeting.

## Large Scale Opportunities Sub-Committee Attendance

Name	Affiliation	Present
<b>Participants</b>		
Angela Rico	Office of Commissioner Rubio	y
Christina Ghan	Office of Commissioner Rubio	
Dr. Carlos Richard	Warner Pacific	
Erin Graham	OMSI	y
James Parker	Oregon Native American Chamber	y
Jill Sherman	Edlen & Co	y
Andrea Pastor	Metro	y
JT Flowers	AVT	
Tom Kilbane	Urban Renaissance Group / Lloyd Mall	y
Millicent Williams	Portland Bureau of Transportation	y
Natalie King	Trail Blazers	y
<b>Staff</b>		
Patricia Diefenderfer	BPS	
Art Pearce	PBOT	
Lisa Abuaf	Prosper Portland	y
Sarah Harpole	Prosper Portland	
Brian Moore	Prosper Portland	y
Kiana Ballo	Prosper Portland	y
Troy Doss	BPS	y
Steve Szigethy	PBOT	y
Jodie Inman	PWB	y
Elisabeth Reese Cadigan	BES	y
Emma Kohlsmith	BES	y
Amy Nagy	Prosper Portland	y
Lauren McGuire	PPR	
Brett Horner	PPR	