

East Portland TIF Exploration: E205

Meeting #5 Notes – March 6th, 2024

Attendees: Ken Richardson, Ana Meza, Giovanni Bautista, Josee Kangabe, Annette Mattson, Lisha Shrestha, Sabrina Wilson, Blanca Jiminez, Karen Wolfgang

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

Notes:

1. Camille Trummer welcomed committee members and reviewed the meeting goals and agenda.
2. Staff shared [this presentation](#).
3. Camille provided a reminder for roles and responsibilities for Working Group members and Steering Committee members, and how the two groups coordinate and support each other's work throughout this process.
4. Camille reviewed the timeline and next steps.
5. Staff presented the most recent draft district map for committee members to review.
6. Dana DeKlyen reviewed the updates to the map based on the previous committee conversations.
 - a. *Question:* With the restriction of acreage, does this map go as far south as possible?
Answer: If it is important to extend down 122nd, there can be some tweaking to try and get more area over there.
 - b. *Question:* Where is the end point on 122nd? *Answer:* Holgate is the current stopping point to capture some mobile home zoning in that corner.
 - c. *Comment:* There are a couple of affordable housing buildings that would be great to include.
 - d. *Comment:* That area on 122nd also has commercial zoning. We need services, too!
 - e. *Comment:* There was a conversation about Division in the last meeting, there is one parcel that is large that could free up some acreage to extend down 122nd.
 - f. *Comment:* The Portland Sand & Gravel site could become something amazing. And will likely have to retire soonish.
 - g. *Question:* Yes, what is the timeline on the permit for the quarry? If they are still operating in 30 years, there is no reason to include them. It seems like an active site.
 - h. *Comment:* On 122nd, it is important to not do a canyon of housing. It needs to have commercial and local businesses so there are things for people to walk to and linger, and not just a place to drive through.
 - i. *Question:* If there is enough acreage, how far down should the district extend on 122nd?
Answer: If possible, go down to Foster. Keeping in mind the goal is creating a complete community.
 - j. *Comments:* Agreement on that point.

- k. Committee members were given an opportunity to voice any objections or concerns regarding the draft map and proposed changes to the map.
- l. *Comment:* It sounds like there should be some research on the quarry timeline to determine if it should be included or not. Staff will do their best to extend around 122nd and maximize what can be included there. This will still be considered a draft for a while, but this will go forward to the community with the changes discussed.
- m. *Comment:* There is a request for adding property to the South of 122nd. There is a variety of zoning in the south. There has also been desire to add acreage down to Foster.
- n. *Comment:* It is understood that acreage might not allow to extend down to Foster. The question is around the quarry and how long it will be operating. If that comes out, then how far South can the boundary be extended?
- o. *Comment:* When talking about revitalization the area, the area south on 122nd could use help. It needs opportunities for local businesses, cafes, restaurants, that do not exist below Holgate. This could make all of 122nd be a lively community.
- p. *Question:* It sounds like the one area that has interest in trimming, is there anything else that could be trimmed to create more room for south on 122nd?
- q. *Comment:* The quarry is a huge opportunity if it is closing operations so it should be included.
- r. *Question:* Can parks be included for TIF funds? *Answer:* This is a question for the committee if that is how you want to use your TIF funds. In Cully, they said no because they wanted to make sure that the Parks department was funding park projects.
- s. *Comment:* Remove school districts. Parklane/Oliver, Lynch, Powell Butte, Transportation.
- t. *Comment:* The building that will soon be housing Centennial Transition program.
- u. *Comment:* David Douglas has properties that could be carved out.
- v. *Comment:* The challenge with using TIF funds for education, it is considered double dipping into a property tax source and the state will allocate less state resources into that school. What can be done is investing in streets adjacent to the school, or publicly accessible playgrounds.
- w. *Question:* Even for a school site, if there has been a council meeting at a school site, would that mean it benefits more than just the students? *Answer:* That is a great question. The answer to this will require some legal interpretation. In general, to stay safe, the rule has been to only invest in what can be walked up to and accessed 24/7 in the same way a public park operates.
- x. *Comment:* There are not that many gathering spaces. It is important to think about things holistically.
- y. *Question:* There are roughly 20 acres available for the map but 100 acres are needed to extend to foster. That will get a little less than halfway to the Springwater Corridor on 122nd. If the cuts don't come from the quarry, are there any other locations that could be trimmed?
- z. *Comment:* There are many public meetings held at schools for free but there are also fee for service uses. All facilities other than the high school are not gated or fenced so many families use the grounds on the weekends. Knowing where the boundary of what

is technically public is not super clear. Even if it is agreed to cut out schools, it would be important to have messaging around that, so the community understands why.

- aa. *Comment:* With the information I have right now I don't think I am in favor of cutting schools. I feel like there is more information we need, and I know that families & community utilize school owned facilities.
 - bb. *Comment:* One clarification, you cannot subdivide a tax lot.
 - cc. *Comment:* Suggesting the area around 148th and Glisan to be removed.
 - dd. *Comment:* Looking at trimming lower density areas in that region.
 - ee. *Comment:* Reminding folks that that area is part of the plan district and the potential density around Burnside would be important to include.
 - ff. *Comment:* Though the R7 and R5 zones are lower density, those areas can put 6-8 units on them, so it has potential for density there. You can also donut this shape. If this group is interested in removing lower density zones, look in the middle to cut around those.
 - gg. *Comment:* Agreement around the donut.
 - hh. *Comment:* I worry about cutting that section because I recall it was high on the vulnerability index.
7. Dana transitioned to a discussion around governance structure and reviewed the decision-making model for TIF district governance and major questions that came up in the Cully TIF District Exploration process. This is important context when considering what the governance charter could look like for potential new TIF districts.
8. Dana reviewed highlights from the Cully Governance Charter. This is not a legally required document for a TIF plan, but it is an addition to the plan to provide clarity and insurance that the community's needs are met.
- a. *Comment:* I very strongly believe that the governance model should be passed with the district creation
9. Dana reviewed highlights from the Steering Committee's recent conversation around governance structure and prompted the committee to discuss governance considerations.
- a. *Question:* is there a budget for stipends? *Answer:* Yes - there will be money for stipends/honoraria, for sure. For the Cully Leadership Committee there is an honorarium and a dedicated community-based staff person.
 - b. *Comment:* The community-based staff person is housed at Living Cully and is the committee's go-to person. They have one on one check-ins, and have a non-government person to raise concerns, talk through issues, etc.
 - c. *Comment:* PHB, Prosper, and Living Cully have weekly meetings to plan meetings, discuss issues, and so on.
 - d. *Question:* 3 committees = 3 staff? *Answer:* That could be possible to consider if the working groups are interested in that model.
 - e. *Comment:* More to discuss - but with either model, there would be one staff person per district.
 - f. *Comment:* Most people in the Steering Committee were leaning toward the three groups although there were a few that liked the idea of one overarching body. Many people thought it would be beneficial for three independent bodies focused on individual districts that meet on some regular basis to strategize and collaborate.

- g. *Comment:* I think three bodies and maybe a strategic convening liaison, a 4th staff.
 - h. *Comment:* Yes, three bodies and three districts but politically they may want to come together at strategic points.
 - i. *Comment:* I think 3 bodies makes sense. Can they be structured so we cooperate and not compete?
 - j. *Comment:* There should be strategic convenings, but three bodies make the most sense. Each district has unique needs and has different resources available.
 - k. *Comment:* If East Portland was a city, it would be the 4th largest in the state. So we need to really resource the groups and their collaboration.
 - l. *Question:* It is good to have three groups but at the same time, what are the roles and responsibilities for an East Portland wide convening? Is there a guideline for what this looks like? How are these members being recruited? Is there an application process that is open, transparent, and accountable? *Answer:* With Cully it was an application process and committee members were selected by a combination of staff and community members that participated in the TIF exploration process and were approved by the board and Commissioner Rubio. That is a question for what that looks like for East Portland.
 - m. *Comment:* This can be what you want it to be. When I hear three groups with a convening, it sounds like power and autonomy stay within the individual groups without power and oversight in the convening group over the individual groups.
 - n. *Comment:* To provide more clarity, convening is like a summit for power building and support.
 - o. *Comment:* I wonder if a co-created strategic vision for East Portland could align the 3 separate bodies, while they also focus on their geographies.
 - p. *Comment:* That's something that we need anyway, and if this is a path to do it...
 - q. *Comment:* The plans are coming from the working groups; the steering committee will be talking about this a lot, but staff will make sure that the working group feedback is incorporated. This is a temperature check for the working group to check if there is alignment in what this should look like.
10. Camille discussed that a new draft map will be available for review early next week and there will be space to discuss in the next working group meeting.
11. Camille reviewed the next steps and closed the meeting.