

## East Portland TIF Exploration: E205

### Meeting #6 Notes – March 20th, 2024

Attendees: Annette Mattson, Blanca Jimenez, Giovanni Bautista, Sabrina Wilson, Josee Kangabe, Lisha Shrestha, Karen Wolfgang

Staff: Dana DeKlyen, Camille Trummer, Jessica Conner, Raul Preciado Mendez, Kiana Ballo, Paula Byrd, Kathryn Hartinger

#### Notes:

1. Camille Trummer welcomed committee members and reviewed the meeting agenda.
2. Staff shared [this presentation](#).
3. Dana DeKlyen reviewed the main elements of a TIF plan and where the working group is in the process of developing the plan.
4. Dana provided an update on meeting sequencing, highlighting the upcoming joint steering committee and working group meeting next month.
5. Dana presented the draft district boundary based with updates based on feedback from the last working group meeting. This is not the final map, but this is the starting point for the conversation with community members and will be used for upcoming community engagement.
  - a. Committee members were given space to respond to the draft map. There were no comments.
6. Dana moved into a conversation focused on implementation principles and reviewed high level draft implementation principles based on the Cully TIF Plan. Detailed draft implementation principles are in basecamp for committee member review. These are essentially the best practices for equitable development.
  - a. *Question:* Did Cully develop resources to support cooperative ownership?  
*Answer:* They talked about it, but they do not have resources set up for that currently. This is something that could be explored further.
  - b. *Question:* Can we add activating underdeveloped parks in the area? Or is it more suitable for a project list? *Answer:* This is a great point for the project list.
  - c. *Comment:* these Principles look good. At this point, I can't think of anything I would add.

- d. *Comment:* Curious about financial institutions' interest in cooperative ownership, that seems like a real barrier to that type of program. It is important that when we bring up these ideas that we recognize the potential barriers, so people understand what they are getting into.
7. Dana reviewed highlights from the governance structure conversations from the previous working group meeting and from the steering committee meeting.
8. Camille prompted committee members to discuss key questions related to governance structure.
  - a. *Question:* Re- strategic convenings. How much of this can be predicted ahead of time, vs leaving room for the process to evolve? *Answer:* There is flexibility to let it evolve but it would be helpful for this group tasked with creating this plan to provide guidance to the advisory body for strategic convening. It is alright to give an upper limit and lower limit to provide flexibility and there will be the governance charter that gets at the long-term envisioning you are getting at with this question. Finding balance is a critical piece of this.
  - b. *Comment:* It would be worth having more longer-term contracts with CBO's that are currently doing outreach. There will be a need for their collaboration in the long term and it would be easier to bring them into the process and establish their commitment, then another scramble for community engagement can be avoided.
  - c. *Question:* In the Cully governance charter, there is an element of an ongoing staff person to assist with the community engagement. Is that part of what you are thinking about with the CBO contracts? *Answer:* That is important but also that one person cannot reach everyone in the community. There is a need for collaborators in this work. There is already an established foundation for the community engagement, but it must continue beyond approving or rejecting the TIF district.
  - d. *Comment:* Agreement. Staff plus putting money toward CBO partnerships.
  - e. *Comment:* Yes, there needs to be connection with Prosper Portland and Portland Housing Bureau but with the government restructuring there will be an opportunity to be in sync with the new representatives' offices and exploration those relationships in the community. To push any projects that this group may want will need 7/12 votes from council. What is the relationship between this board and the Prosper Portland board? Are they appointed or elected? Do they approve projects before the city council? *Answer:* The difference between this advisory body, it is joint between Portland Housing Bureau board and Prosper Portland board. Board members are appointed by the mayor currently. Often, they tend to go over multiple mayors. Should any of the districts considering TIF

districts move forward, those would be considered co-created. The office of Civic Life is doing an inventory of advisory bodies that exist currently and what is the need for these bodies.

- f. *Comment:* One of the concerns is that most city council members will not be representing East Portland, will those who don't represent East Portland not understand the needs of this area and compete with resources? The challenge is making sure that the City Council support and understand the needs for East Portland. It will be important to convey the needs of East Portland to the new representatives.
  - g. *Comment:* Appreciate the concern around this. Something that may be in favor of this work is that the current representatives are mainly representing the West side. The new structure will have at least people for East Portland and more people who are more familiar with East Portland portions of the city.
  - h. *Comment:* There is an opportunity that these funds would need to be spent within this district. There have been some studies around where the dollars from the City of Portland are being spent. This district ensures that these dollars cannot be pulled away from the community.
  - i. *Comment:* If these are adopted, there will be at least one TIF district in each of the city districts so every commissioner will have to become familiar with TIF. This is where the strategic convening comes in as a political power piece. At some point in the future, there could be an opportunity to pull Cully in as well.
9. Dana continued the conversation around strategic convening, where it could be outlined and woven into the TIF plan.
  10. Dana reviewed the Cully TIF plan scope of work for community leadership committee members including roles and responsibilities for action planning, action plan amendments, and TIF plan amendments. This is where a strategic convening piece could be added to the scope of work for the new potential TIF districts.
  11. Dana reviewed the membership requirements for the community leadership committee from the Cully TIF plan.
    - a. *Question:* How did Cully arrive at 13 members? *Answer:* They wanted it to be an odd number and they wanted it to be a workable size for a committee. Portland Housing Bureau shared their usual range for committee sizes which goes from 11 – 17 and Cully folks felt strongly that 13 was the appropriate number, but they added that the group would not convene if there were fewer than 7 appointed members.
  12. Camille initiated a committee conversation around membership structure.
    - a. *Comment:* 13 members is good.
    - b. *Comment:* It's a good size for an advisory group.

- c. General approval from the committee around having 13 members on the committee.
- d. *Comment:* Include youth voices!
- e. *Comment:* Reflect diverse community in membership. Have a resident that knows community history, include business owners especially BIPOC small business owners, include housing cost burdened folks, people who are knowledgeable about economic development and employment opportunities.
- f. *Comment:* Include small business owners, immigrant and refugee community leaders, faith-based leaders, youth, local financial institutions within the district.
- g. *Comment:* Agree that a long-time resident (pre-annexation if possible) would be a great resource...there tends to be a general attitudinal challenge there. Workforce development and resilience effort representative.
- h. *Comment:* 13 is a pretty good size for the staff person to manage and support. E205 is incredibly diverse racially, culturally, length of residence, people who have been displaced, immigrants and refugees, nonprofits, small businesses, largest youth population so 13 will feel small in the sense that everyone is represented. Something that should be represented is that the community members cannot speak for their entire community or for every community. There should be rich diversity in the committee, and you should not have to be an official leader to be in that space.
- i. *Comment:* Expertise in banking and capital, very practical.
- j. *Comment:* There is representative diversity, and then there's accountability and structural openness to engagement, which Paula's recommendation helps with...making sure there is an open channel and process for engagement with this group.
- k. *Comment:* Members who have hope and see what can be done. Hearing things like "east Portland has always been poor" and that isn't true. There may be a need for 15 people... People who care about the community and had a love for it.

13. Dana reviewed the next steps and closed the meeting.