



Building an Equitable Economy

Gustavo J. Cruz, Jr.
Chair

Marcelino Alvarez
Commissioner

Felisa Hagins
Commissioner

Michi Slick
Commissioner

Serena Stoudamire Wesley
Commissioner

Ted Wheeler
Mayor

Kimberly Branam
Executive Director

This document represents the official meeting record of the June 18, 2024, Prosper Portland Board of Commissioners (Board) meeting held in person and via Zoom. The full video recording of this meeting can be found at:

https://www.youtube.com/watch?v=Ri_KuJUeE58

At approximately, 3:04 p.m., Harmony Quiroz, Chair of the Tax Supervising and Conservation Commission (TSCC) convened the TSCC public hearing.

1. Information Item: Tax Supervising and Conservation Commission (TSCC) Public Hearing on and Certification of the Fiscal Year 2024-25 Approved Budget

TSCC Commissioners and Staff presenting this item:

Chair: Harmony Quiroz

Commissioners: Tod Burton, Allison Lugo Knapp, Matt Donohue, Dr. Mark Wubbold,

Staff: Allegra Willhite, Tunie Betschart

The TSCC held a public hearing on Prosper Portland’s fiscal year (FY) 2024-25 Approved Budget. During the public hearing the TSCC provided an opportunity for public testimony and engaged with the Prosper Portland Board members. TSCC Staff found the budget estimates to be reasonable for the purposes stated and in substantial compliance with budget law and suggested no recommendations or objections to the FY 2024-25 approved budget.

Char Quiroz called for a motion to authorize the TSCC to sign the Certification Letter as recommended. Dr. Wubbold moved and Mr. Donohue seconded the motion.

At approximately 3:56 p.m., TSCC Chair Harmony Quiroz adjourned the TSCC public hearing.

2. Call to Order and Roll Call

Chair Gustavo Cruz called the Prosper Portland Board meeting to order at approximately 4:03 p.m. Pam Feigenbutz, Prosper Portland Board recording secretary, called the roll:

Chair Gustavo Cruz	PRESENT
Commissioner Marcelino Alvarez	PRESENT
Commissioner William Myers	PRESENT
Commissioner Michi Slick	ABSENT
Commissioner Serena Stoudamire Wesley	PRESENT

Chair Cruz read the following statement: “As required by State law, Prosper Portland has provided an opportunity for the public to access and attend this meeting in person; there is

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also, a YouTube live stream video of the meeting, and the public has had the opportunity to arrange in advance to provide virtual testimony. At this time, the public may provide written testimony to the Commission by emailing ProsperCommissioners@ProsperPortland.us.”

3. Commissioner Reports

Commissioner Alvarez

- Nothing to report

Commissioner Myers

- Nothing to report

Commissioner Stoudamire Wesley

- Nothing to report

Chair Cruz

- Nothing to report

4. Executive Director Report

Chabre Vickers, Director of Equity, Policy, and Communications provided the report in Executive Director Branam’s absence.

- June 19 is the Juneteenth Freedom Celebration at the MESO Maker’s Market
- City Council unanimously passed the Economic Impact Statement resolution on June 12
- Prosper Portland and the Portland Housing Bureau are exploring opportunities for potential new Tax Increment Financing districts in the Central City and East Portland
- The Affordable Commercial Tenanting Grant is available in the Interstate Corridor TIF District
- June is Pride Month
- The 14th edition of My People’s Market June 8-9 had 150 vendors
- Portland has been chosen to host the inaugural Rockstar Energy Open, taking place from August 23 to August 25 at Waterfront Park
- Congratulated Chair Cruz on his reappointment for his next term as Prosper Portland Chair and welcomed Felisa Hagins who will begin her term as a Prosper Board member in July

5. Meeting Minutes

Chair Cruz called for a motion to approve the May 21, 2024, Prosper Portland Board meeting minutes. Commissioner Alvarez moved and Commissioner Myers seconded the motion.

AYES: Alvarez, Cruz, Myers, Stoudamire Wesley

NAYS: None

6. Public Comment for Items Not on Agenda

Faythe Aiken, AFSCME Union President, described how she enjoys working at Prosper Portland, how her career has benefited and requested the board to consider the hard work of Prosper Portland employees when considering the contract in July.

Laz Romankiw, AFSCME union member, shared his journey to Portland and to Prosper Portland.

REGULAR AGENDA

7. Action Item: Resolution 7533 - Adopting the Annual Budget of Prosper Portland for the Fiscal Year Beginning July 1, 2024, and Ending June 30, 2025; and Making Appropriations

Prosper Portland staff presenting this item:

Tony Barnes, Chief Financial Officer

With this action, the Prosper Portland Board formally adopted Prosper Portland’s fiscal year (FY) 2024-25 Recommended Budget, effective July 1, 2024. The Prosper Portland Board’s adoption of the FY 2024-25 Recommended Budget represents the final phase of the FY 2024-25 budget process, which began in November 2023

Mr. Barnes reviewed the budget timeline, City Council actions, and compared the requested and approved budget items. Mr. Barnes continued by summarizing the changes to the budget resources and requirements.

Chair Cruz called for a motion to approve Resolution 7533; Commissioner Myers moved, and Commissioner Stoudamire Wesley seconded the motion.

AYES: Alvarez, Cruz, Myers, Stoudamire Wesley

NAYS: None

CONSENT AGENDA

8. Action Item: Resolution 7534 - Approving Interfund Loans for Fiscal Year 2024-25

9. Action Item: Resolution 7535 – Authorizing Amendments to a Lease with Portland Mercado, LLC, for the Property Commonly Known as the Portland Mercado Located at 7238 SE Foster Road

Chair Cruz called for a motion to approve Resolutions 7534 and 7535; Commissioner Myers moved, and Commissioner Stoudamire Wesley seconded the motion.

AYES: Alvarez, Cruz, Myers, Stoudamire Wesley

NAYS: None

REGULAR AGENDA

10. Action Item: Resolution 7536 - Approving the Gateway Action Plan Update

Prosper Portland staff presenting this item:

Brian Moore, Development Manager

Joel Devalcourt, Project Manager I

With this action, the Prosper Portland Board formally adopted the Gateway Action Plan Update (Action Plan Update), a five-year community-driven plan for investing tax increment finance (TIF) resources in the Gateway Regional Center TIF District. The Action Plan Update is expected to go before City Council for final review and adoption in summer 2024.

Mr. Devalcourt reviewed the updates to the Action Plan and highlighted the strengths, opportunities, weaknesses, and threats. Mr. Devalcourt described the vision and inspiration received via community input.

Mr. Devalcourt continued by sharing a framework to stabilize, activate, and diversify community. Lastly, Mr. Devalcourt reviewed the Action Plan budget.

Chair Cruz invited forth guest testimony.

Frieda Christopher, Co-Chair Gateway Advisory Committee, and property owner in Central Gateway for more than 30 years, is a community member who has been involved in Gateway for many years. Ms. Christopher emphasized the Action Plan Update was fully community driven and supported adoption.

Chair Cruz called for a motion to approve Resolution 7536; Commissioner Myers moved, and Commissioner Stoudamire Wesley seconded the motion.

AYES: Alvarez, Cruz, Myers, Stoudamire Wesley

NAYS: None

Chair Cruz requested Resolution 7538 be presented prior to Resolution 7537.

11. Action Item: Resolution 7538 - Adopting an Updated Prosper Portland Construction Business and Workforce Equity Policy

Prosper Portland staff presenting this item:

Brian Moore, Development Manager

With this action, the Prosper Portland Board formally adopted an updated Prosper Portland Construction Business and Workforce Equity (CBWE) Policy. This action updates the CBWE Policy by:

- Adjusting the Business Equity Policy (BEP) thresholds to acknowledge increased construction costs and preserve BEP goals without impacting smaller project and grant recipients that may struggle with compliance.
- Introducing a new Alternative Path within the Workforce Training and Hiring Program (WFTHP) for firms new to public projects to progress toward implementing the full workforce training and hiring program.

- Providing more detailed requirements for comprehensive anti-racism, anti-harassment programs on-site as part of worker safety, as well as anti-wage theft policy requirements.
- Mirroring the City of Portland’s (City’s) Regional Workforce Employment Agreement policy by introducing Community Workforce Agreement language for Prosper Portland-led public infrastructure projects.
- Adding edits for clarity throughout the policy.

Commissioner Stoudamire Wesley requested increased repercussions for contractors who withhold wages.

Commission Myers asked whether there was a higher level of oversight of contractors who have Bureau of Labor and Industry (BOLI) infractions.

Ms. Abuaf stated on-site oversight could be increased.

At approximately, 5:05 p.m., Commissioner Stoudamire Wesley departed the meeting.

Chair Cruz invited forth public testimony:

Santino Juarez, member, Western State Carpenters, stated workers observe things not seen by those not on site. Mr. Juarez stated developers receive tax breaks, and believes they are incentivized to bring labor brokers to the job. Mr. Juarez stated he doesn’t see enough written in the policy that holds contractors responsible and stated BOLI is understaffed and asked what is in place to protect the working class.

Jesus Saucedo stated he observes wage theft, and noted the policy language needs to be strengthened. Mr. Saucedo provided suggested language to the Board (See Attachment 1).

Chair Cruz called for a motion to approve Resolution 7538; Commissioner Alvarez moved, and Commissioner Myers seconded the motion.

AYES: Alvarez, Cruz, Myers

NAYS: None

Resolution 7538 will be effective July 17, 2024.

12. Action Item: Resolution 7537 - Adopting an Amended and Restated Prosper Portland Green Building Policy

Prosper Portland staff presenting this item:

Wendy Wilcox, Construction & Compliance Manager

With this action, the Prosper Portland Board formally approved updates to Prosper Portland’s Green Building Policy (Policy) in alignment with Advance Portland: A Call for Inclusive Economic Growth. The amended Policy will support equitable development while furthering the actions prioritized in the City’s Climate Emergency Workplan. The amended policy:

- Increases the economic threshold for supported projects and land sales;
- Extends to all building types;
- Increases program options for certification in alignment with the City of Portland;

- Outlines a tiered approach to Policy requirements based on building square footage;
- Adopts sustainability targets for smaller projects;
- Allows for meaningful alternative options for projects seeking support at later stages of design and development; and
- Clarifies Policy application and reduce ambiguity.

Chair Cruz called for a motion to approve Resolution 7537; Commissioner Myers moved, and Commissioner Alvarez seconded the motion.

AYES: Alvarez, Cruz, Myers
NAYS: None

Resolution 7537 will be effective July 17, 2024.

13. Action Item: Resolution 7539 - Commending Willy Myers for His Years of Service

With this action, the Prosper Portland Board commended and shared appreciations to Willy Myers for his service as a Prosper Portland Commissioner.

Special guest, Angela Rico, Senior Policy Advisor, Commissioner Rubio, thanked Commissioner Myers on behalf of the City of Portland and Commissioner Rubio's office.

Chair Cruz called for a motion to approve Resolution 7539; Commissioner Alvarez moved, and Commissioner Myers seconded the motion.

AYES: Alvarez, Cruz, Myers
NAYS: None

14. Adjourn

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 4:45 p.m.

Approved by the Prosper Portland Commission on July 10, 2024



Pam Feigenbutz, Recording Secretary