



Building an Equitable Economy

Gustavo J. Cruz, Jr.
Chair

Marcelino Alvarez
Commissioner

Felisa Hagins
Commissioner

Michi Slick
Commissioner

Serena Stoudamire Wesley
Commissioner

Keith Wilson
Mayor

Shea Flaherty Betin
Interim Executive Director

This document represents the official meeting record of the March 12, 2025, 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=n71TucGLiao>

1. Call to Order and Roll Call

Chair Gustavo Cruz called the Prosper Portland Board meeting to order at approximately 3:04 p.m. Pam Feigenbutz, Prosper Portland Board recording secretary, called the roll:

Chair Gustavo Cruz	PRESENT
Commissioner Marcelino Alvarez	PRESENT
Commissioner Felisa Hagins	PRESENT
Commissioner Michi Slick	PRESENT
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 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.”

2. Commissioner Reports

Commissioner Slick

- Nothing to report

Commissioner Alvarez

- Nothing to report

Commissioner Stoudamire Wesley

- Nothing to report

Commissioner Hagins

- Nothing to report

Chair Cruz

- Attended the Williams & Russell CDC groundbreaking event on February 28
- Joined the State of the Economy event sponsored by Portland Metro Chamber on February 25

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3. Interim Executive Director Report

- Attended the Williams & Russell CDC groundbreaking event on February 28
- Announced the 2025-26 Community Livability Grant will open funding applications on April 17 for projects in Gateway, Interstate Corridor, and North Macadam TIF Districts
- Stated the Prosper Portland Scale Up Grant for events application closes on March 17

4. Meeting Minutes

Chair Cruz called for a motion to approve the February 12, 2024, Prosper Portland Board meeting minutes. Commissioner Hagins moved and Commissioner Alvarez seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick, and Stoudamire Wesley
NAYS: None

5. Public Comment for Items Not on Agenda

None provided.

CONSENT AGENDA

6. Action Item: Resolution 7596 - Authorizing the Terms of the Sale of a 7,775 Square Foot Parcel of Prosper Portland-Owned Property in the Lents Town Center Tax Increment Finance District

Chair Cruz called for a motion to approve Resolutions No. 7596, Commissioner Slick moved, and Commissioner Stoudamire Wesley seconded the motion.

AYES: Alvarez, Cruz, Hagins Slick, and Stoudamire Wesley
NAYS: None

REGULAR AGENDA

7. Action Item: Resolution 7597 - Approving Terms for Lease Agreements at the Fairfield Building; Adopting the Fairfield Commercial Property Plan; and Authorizing Additional Funding for Build-Out of Commercial Space and Other Tenant Assistance

Prosper Portland staff presenting this item:
Ember Breckenridge, Project Manager II
Onome Egbedi, Real Estate Portfolio Analyst

With this action, the Board approved Leasing Guidelines, a Property Plan, and increased funding for the 2,467 square foot Prosper Portland owned retail condominium space located at 1103 – 1121 SW Harvey Milk Street within the Fairfield Building. Prosper Portland will begin leasing the Retail Space with the goal of activating a key corner in the West End of Portland.

Ms. Breckenridge provided an overview of the three commercial spaces noting they are warm shelled and tenant ready.

Mr. Egbedi reviewed the leasing guidelines, including lease terms, rates, and operating expenses, followed by an overview of budget and financial details.

Commissioner Hagins requested that the 15-year lease agreement, inclusive of fees, maintain flexibility to support overall building operations.

Chair Cruz called for a motion to amend to Resolution No. 7597, to allow tenant rent credits at \$12,000, Commissioner Stoudamire Wesley moved, and Commissioner Slick seconded the motion.

Chair Cruz called for a vote to approve the amendment and to approve Resolution No. 7597, Commissioner Alvarez moved, and Commissioner Slick seconded the motion.

AYES: Alvarez, Cruz, Hagins Slick, and Stoudamire Wesley
NAYS: None

8. Action Item: Resolution 7598 - Approving the Terms of a Commercial Property Loan Program Loan and a Small Business Loan Program Loan to Creative Homies, LLC and to Creativehomies HQ, LLC in a Total Amount Not to Exceed \$700,000 to Finance Construction and Working Capital Needs of a Project at 433 NW 4th Avenue

Prosper Portland staff presenting this item:
Kay Little, Asset d& Investment Manager

With this action, the Board authorized the Executive Director to make a \$473,026 Commercial Property Loan Program loan and a \$226,972 Small Business Loan Program loan, to Creative Homies, LLC and Creativehomies HQ, LLC, for construction and operation of a mixed-use venue (Project) at the 20,000 square foot Horizon Enterprise Building located at 433 NW 4th Avenue.

Mr. Little provided an overview of the project site, detailing both hard and soft costs and key loan terms.

Chair Cruz called for a motion to approve Resolution No. 7598, Commissioner Stoudamire Wesley moved, and Commissioner Slick seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick, and Stoudamire Wesley
NAYS: None

9. Action Item: Resolution 7599 - Approving the Terms of a Working Capital Term Loan to OpConnect Inc., in an Amount Not to Exceed \$2,000,000

Prosper Portland staff presenting this item:
Amori Rix, Senior Business Finance Officer
Katherine Juengel, Project Manager I

With this action, the Board authorized the Executive Director to execute a Working Capital Loan, with exceptions (Loan), to OpConnect Inc., (OpConnect) in an amount of up to \$2,000,000, at an interest rate of six percent. OpConnect is a local company that offers a comprehensive range of services to support

the adoption of electric vehicles (EVs) and reduce greenhouse gases caused by transportation. OpConnect intends to use Loan proceeds to purchase EV charging units and fund associated labor to execute the terms of a contract with Southern California Edison (SCE).

Ms. Juengel describe OpConnect’s unique business and alignment with Advance Portland.

Ms. Rix shared OpConnect’s business growth, contract terms, and the proposed use of funds.

Chair Cruz called forth guest testimony.

Mr. Dexter Turner, Founder & CEO of OpConnect, highlighted the business’s impact on exports and the local supply chain in Portland.

Chair Cruz called for a motion to approve Resolution No. 7599, Commissioner Alvarez moved, and Commissioner Hagins seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick, and Stoudamire Wesley

NAYS: None

10. Action Item: Resolution 7600 - Adopting Budget Amendment No. 3 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 Finance Officer

With this action, the Board amended the current fiscal year (FY) 2024-25 budget as follows:

- (1) Updated administrative appropriation to include legal contract increase
- (2) Decreased contingency

Mr. Barnes reviewed changes in the business management fund and expenditure adjustments.

Chair Cruz called for a motion to approve Resolution No. 7600, Commissioner Hagins moved, and Commissioner Slick seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick, and Stoudamire Wesley

NAYS: None

11. Information Item: Update on Workforce and Business Development Programs

Prosper Portland staff presenting this item:

Andrew Fitzpatrick, Interim Economic Development Director

Robert Smith, Entrepreneurship & Community Economic Development Manager

Mitch Daugherty, Office of Small Business Manager

Amy Fleck Rosete, Project Manager II

Jerrohn Jordon, Project Manager I

Jennifer Reyes, Project Manager I
Patrick Prince, Project Manager I
Dan Ruan, Project Manager I
Connor Chapkis, Project Coordinator I

Staff members provided an overview of multiple economic development programs, including Workforce Development, Community Opportunities and Enhancements Program, Inclusive Business Resource Network, Mercatus, and the Portland Small Business Hub.

12. Adjourn

There being no further business, Chair Cruz adjourned the Prosper Portland Board meeting at approximately 5:00 p.m.

Approved by the Prosper Portland Commission on March 14, 2025



Pam Feigenbutz, Recording Secretary