This document represents the official meeting record of the June 17, 2026, 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/live/GyTXjmsn3Vw?si=71NsW_rUQmUFhkph

1. Information Item: Tax Supervising and Conservation Commission (TSCC) Public Hearing on and Certification of the Fiscal Year 2026-27 Approved Budget

TSCC Commissioners and Staff presenting this item:
Chair: Matt Donahue
Commissioners: Tod Burton, Dr. Will Terry, Dr. Rita Moore, Erik Kvarsten
Staff: Allegra Willhite, Brittanie Abayare

The TSCC held a public hearing on Prosper Portland's fiscal year (FY) 2026-27 Approved Budget. The TSCC Chair called the hearing to order at approximately 3:03pm.

During the public hearing, the TSCC provided an opportunity for public testimony (none provided) 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 2026-27 Approved Budget.

Chair Donahue called for a motion to authorize the TSCC to sign the Certification Letter as recommended. Dr. Terry moved, and Dr. Moore seconded the motion.

At approximately 4:06 p.m., TSCC Chair Matt Donahue adjourned the TSCC Public Hearing, and Chair Cruz convened the Prosper Portland Board meeting.

ADJOURN TAX SUPERVISING CONSERVATION COMMISSION HEARING, CONVENE PROSPER PORTLAND BOARD MEETING

2. Call to Order and Roll Call

Chair Gustavo Cruz, Jr. called the Board meeting to order at approximately 4:07 p.m. Hannah Studdard, Board recording secretary, called the roll:

Chair Gustavo Cruz, Jr.	PRESENT
Commissioner Marcelino Alvarez	PRESENT
Commissioner Eric Cress	PRESENT
Commissioner Felisa Hagins	PRESENT
Commissioner Stoudamire Wesley	PRESENT

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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."

3. Commissioner Reports

Commissioner Alvarez
- Nothing to report.

Commissioner Cress
- Nothing to report.

Commissioner Hagins
- Nothing to report.

Commissioner Stoudamire Wesley
- Nothing to report.

Chair Cruz
- Nothing to report.

4. Executive Director Report

- Executive Director Wesley reported that Prosper Portland and Travel Portland announced the four recipients of the Post Production Grant on June 8, awarding $7,500 each to Dragathon: Meeting Hate with Joy, Sensei Sensibility, Albina Music Trust: Echoes of Albina, and Are We Cool, with thanks to Elyse Taylor Liburd, Amanda Park, and Michelle Comer for leading the program.
- On June 8, staff joined the groundbreaking for PSU's Courts 2.0 skatepark, a project supported through a $300,000 Community Livability Grant.
- On June 10, staff attended the groundbreaking for the International School's new playground, supported by a $300,000 Community Livability Grant.
- On June 16, Prosper Portland staff joined Mayor Wilson at the groundbreaking for Alaska Airlines' $135 million Maintenance Operations Hub near PDX, which will create more than 100 full-time jobs and qualified for Prosper Portland's Enterprise Zone support.

- Also on June 16, Executive Director Wesley toured the restored Paris Theater in Old Town, noting Prosper's long term redevelopment support with Sarah King's leadership.
- On June 18, Executive Director Wesley will participate in the Waterfront Blues Festival kickoff; the festival runs July 2–4 at Tom McCall Waterfront Park.
- Prosper Portland will join partners next week to celebrate the new downtown National University of Natural Medicine facility, supported by a $300,000 grant and retaining significant jobs, students, and patient visits in the central city area.

5. Meeting Minutes

Chair Cruz called for a motion to approve the May 13, 2026, Prosper Portland Board meeting minutes. Commissioner Cress moved, and Commissioners Stoudamire Wesley seconded the motion.

AYES:	Cruz, Alvarez, Cress, Hagins, Stoudamire Wesley
NAYS:	None

6. Public Comment for Items Not on Agenda

None provided.

CONSENT AGENDA

7. Action Item: Resolution 7649 – Authorizing Short-Term Interfund Operating Loans for the Period of July 1, 2026 to June 30, 2027, in a Total Amount not to Exceed $5,600,000 from the Strategic Investment Fund to the Following Funds: Community Development Block Grant - Economic Opportunity Initiative Fund; Portland Clean Energy Fund; 82nd Avenue Tax Increment Finance Fund; Cully Tax Increment Finance Fund; and East 205 Tax Increment Finance Fund

Chair Cruz called for a motion to approve Resolution 7649. Commissioner Hagins moved, and Commissioners Cress seconded the motion.

AYES:	Cruz, Alvarez, Cress, Hagins, Stoudamire Wesley
NAYS:	None

REGULAR AGENDA

8. Action Item: Resolution 7650 – Adopting Budget Amendment No. 3 for the Fiscal Year Beginning July 1, 2025, and Ending June 30, 2026; and Making Appropriations

Prosper Portland staff presenting this item:

Courtney Cohn, Interim Principal Budget Analyst

Courtney Cohn presented Prosper Portland's third and final budget revision for the fiscal year beginning July 1, 2025, and ending June 30, 2026. State law requires the approval of Prosper Portland's Board of Commissioners for any increases in expenditure appropriations; staff update all revenue and expenditure changes for accuracy.

The revision reduces TIF proceeds to match actual draw needs, closes the Business Management Fund and shifts its balances to the General Fund, reconciles operating reserves for disposed properties, and adds funding for the Healthy Communities Grant Program.

Administration increases include $56,000 for year-end facility and HR adjustments, Property Redevelopment increases include just over $1 million to support the new grant program and reserve reconciliation, and decrease in reserves are primarily due to unused Gateway TIF proceeds shifting to future-year budgets.

Chair Cruz called for a vote to approve Resolution 7650. Commissioner Cress moved, and Commissioner Hagins seconded.

AYES:	Cruz, Alvarez, Cress, Hagins, Stoudamire Wesley
NAYS:	None

9. Action Item: Resolution 7651 – Approving Reduction in Force and Expressing Appreciation for the Dedicated Service of Impacted Employees

10. Action Item: Resolution 7652 – Adopting the Annual Budget of Prosper Portland for the Fiscal Year Beginning July 1, 2026, and Ending June 30, 2027; and Making Appropriations

Prosper Portland staff presenting items 9 & 10:
Tony Barnes, Chief Financial Officer

Tony Barnes presented two items: Resolution 7651, which authorizes a reduction in force, and Resolution 7652, which adopts the FY 2026–27 budget.

Key drivers behind budget constraints include reduced General Fund support, stalled TIF and SIF revenues, and the spend-down of sunsetting TIF districts. To balance the budget, Prosper Portland will reduce staffing by a net of 10 positions, eliminating 13 roles and creating three new positions to consolidate functions and strengthen resource-development work.

Mr. Barnes summarized Mayor Wilson's budget decisions, City Council's additional adjustments, and the resulting shifts in program funding. He reviewed Prosper Portland's operating budget, staffing structure, and recommended final changes, including added support for storefront grants, administrative costs, and Union Station matching funds.

Executive Director Wesley emphasized the difficult but necessary nature of the workforce reductions. Commissioners asked clarifying questions about the staffing changes, timelines, and internal hiring opportunities.

Chair Cruz called for a vote to approve Resolution 7651. Commissioner Cress moved, and Commissioner Stoudamire Wesley seconded.

AYES: Cruz, Alvarez, Cress, Stoudamire Wesley
NAYS: Hagins

Chair Cruz called for a vote to approve Resolution 7652. Commissioner Stoudamire Wesley moved, and Commissioner Cress seconded.

AYES: Cruz, Alvarez, Cress, Hagins, Stoudamire Wesley
NAYS: None

11. Action Item: Resolution 7653 – Authorizing the Executive Director to Execute an Amended and Restated Disposition and Development Agreement with Portland State University for Redevelopment of Multiple Properties within the North Macadam Tax Increment Financing District

Prosper Portland staff presenting this item:
Brian Moore, Development Manager
Joseph Mollusky, Project Manager
Jennifer Mannhard, Project Manager

Invited testimony provided by:
Sarah Heineke, Director of Planning & Sustainability, Portland State University
Donald Forsythe, Portland State University Treasurer and University Debt Manager

Brian Moore, Jennifer Mannhard, and Joe Mollusky presented a restated Disposition and Development Agreement (DDA) with Portland State University (PSU) for multiple redevelopment projects in the North Macadam TIF District. The presentation highlighted Prosper Portland's decadelong partnership with PSU and reviewed the history of joint investments, including prior work on the Karl Miller Center, the Vanport Building, and the PSU Business Accelerator.

Staff outlined the updated DDA, which advances redevelopment of the 4th & Lincoln and former Arts & Design properties through a proposed mixed use housing project known as 4AD. Prosper Portland and PSU will form a 50/50 tenancy in common ownership structure, jointly market the site, and share future ground lease revenues. The restated agreement also extends Prosper Portland's $7.6 million commitment for redevelopment of the University Place property and adds up to $300,000 for PSU-led placemaking initiatives in the district.

PSU representatives affirmed support for the amended DDA and described ongoing campus planning and placemaking efforts. Commissioners asked questions regarding bond financing, hotel redevelopment plans, and the tenancy in common structure, and expressed support for continued partnership to strengthen PSU and the district's long term economic vitality.

Chair Cruz called for a vote to approve Resolution 7653. Commissioner Cress moved, and Commissioner Stoudamire Wesley seconded.

AYES:	Cruz, Alvarez, Cress, Hagins, Stoudamire Wesley
NAYS:	None

12. Action Item: Resolution 7654 – Authorizing the Sale of a 1.22 Acres Prosper Portland-owned Property in the Interstate Corridor Tax Increment Finance District

Prosper Portland staff presenting this item:
Will Thier, Real Estate Manager

Will Thier presented a proposal to authorize the sale of Prosper Portland's 1.22-acre Nelson Property in the Interstate Corridor TIF District, noting that the sale to existing tenant Figure Plant supports Advance Portland goals by enabling the longtime creative production company to grow in place and retain more than 30 living wage jobs.

Mr. Thier summarized the property's history, Prosper Portland's decade of repairs and tenant support, and the agreed upon sale terms, including a $30,000 nonrefundable earnest deposit and an ongoing 60-day due diligence period. He also outlined the closing timeline and confirmed that sale proceeds will remain within the Interstate TIF District for priority projects.

Commissioners sought clarification about outstanding rent; staff confirmed the tenant will resolve unpaid lease obligations separately from the sale.

Chair Cruz called for a vote to approve Resolution 7654. Commissioner Hagins moved, and Commissioner Cress seconded.

AYES:	Cruz, Alvarez, Cress, Hagins, Stoudamire Wesley
NAYS:	None

ADJOURN PROSPER PORTLAND BOARD MEETING, CONVENE EXECUTIVE SESSION

13. Executive Session

An Executive Session was held pursuant to ORS 192.660(2)(h), to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

14. Adjournment

There being no further business, Chair Cruz adjourned the Board meeting at approximately 6:00 p.m.