



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

**Cornell Wesley**  
Executive Director

This document represents the official meeting record of the October 8, 2025, Prosper Portland Board of Commissioners (Board) meeting held via Zoom. The full video recording of this meeting can be found at: <https://www.youtube.com/watch?v=gQb4nCcnQFY>

## 1. Call to Order and Roll Call

Chair Gustavo Cruz, Jr. called the Board meeting to order at approximately 3:32 p.m. Pam Feigenbutz, Board recording secretary, called the roll:

Chair Gustavo Cruz, Jr.	PRESENT
Commissioner Marcelino Alvarez	PRESENT
Commissioner Felisa Hagins	PRESENT
Commissioner Michi Slick	PRESENT
Commissioner Stoudamire Wesley	PRESENT*

\*Commissioner Stoudamire arrived at approximately 3:40p.m.

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](mailto:ProsperCommissioners@ProsperPortland.us).”

## 2. Commissioner Reports

Commissioner Hagins

- Nothing to report

Commissioner Slick

- Nothing to report

Commissioner Alvarez

- Nothing to report

Chair Cruz

- Nothing to report

220 NW Second Ave.,  
Suite 200  
Portland, OR  
97209-3943

503-823-3200 Main  
503-823-3368 Fax  
503-823-3366 TTY

### **3. Executive Director Report, Cornell Wesley**

- Announced that City Council reappointed Commissioner Stoudamire Wesley to the Prosper Portland Board of Commissioners on October 1, 2025.
- Noted the Roux Week Festival, a citywide celebration of food and drink, runs through October 12.
- Shared the Office of Small Business is hosting the October Show Up for Small Business event on October 15.

### **4. Meeting Minutes**

Chair Cruz called for a motion to approve the September 10, 2025, Board meeting minutes. Commissioner Hagins moved, and Commissioner Slick seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick  
NAYS: None

### **5. Public Comment for Items Not on Agenda**

None provided.

### **6. Action Item: Election of Officers**

Chair Cruz called for a motion to nominate Board Officers. Commissioner Hagins moved to nominate Gustavo Cruz as Chair, Serena Stoudamire Wesley as Vice Chair, and Marcelino Alvarez as Treasurer; Commissioner Slick seconded the motion.

AYES: Alvarez, Cruz, Hagins, Slick  
NAYS: None

Chair Cruz, as Board Chair and a member of the Prosper Portland’s standing Audit Committee pursuant to Board Resolution 6112, re-appointed Commissioner Stoudamire Wesley to the Prosper Portland Audit Committee for this fiscal year.

## **REGULAR AGENDA**

### **7. Action Item: Resolution 7627 and 7628 - Approving Building Conversion and Community Anchor Destination Energy Efficiency Loan Program Guidelines**

Prosper Portland staff presenting this item:  
*Lisa Abuaf, Director Development & Investment*  
*Kay Little Jr., Investment Manager*

With these actions, the Board approved the Portland Clean Energy Fund Central City Building Conversion – Embodied Carbon Pilot Loan and Central City Community Anchor Destination Energy Efficiency and Renewable Energy Loan program guidelines (collectively, Guidelines). These Guidelines direct program funding with resources provided to Prosper Portland pursuant to an Intergovernmental Agreement (IGA)

between the City of Portland Bureau of Planning and Sustainability through the Clean Energy Community Benefits Fund (PCEF)) and Prosper Portland.

Ms. Abuaf reviewed the four key areas included in the IGA, along with the timeline of partnership efforts with PCEF, the Oregon Department of Environmental Quality, and others.

Mr. Little provided details around the Guidelines of the programs and outlined eligibility and terms for the Anchor Destination Program.

Commissioner Hagins requested a follow-up report on what projects occur as a result of the programs.

Commissioner Slick inquired about the strategic thinking and planning around locations and activations.

Ms. Abuaf noted the project is a pilot moment to help inform and right size.

Sam Baraso, Program Manager for PCEF, stated that the pilots are an opportunity to learn.

Commissioner Slick asked staff to consider the multi-layering impact and challenges, not solely embodied carbon savings, by choosing buildings that have strategic importance, and referenced regulatory challenges such as the City's decision to favor life and safety performance level over conversion incentives within City Code.

Chair Cruz asked whether staff are engaging in code changes with partner bureaus.

Ms. Abuaf noted that it is a discussion that can be revisited with the new Mayor and City Council.

Chair Cruz called for a motion to approve Resolutions No. 7627, Commissioner Hagins moved, and Commissioner Stoudamire Wesley seconded the motion.

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

Chair Cruz called for a motion to approve Resolutions No. 7628, Commissioner Slick moved, and Commissioner Hagins seconded the motion.

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

## 8. Adjourn

There being no further business, Chair Cruz adjourned the Board meeting at approximately 4:03 p.m.

Approved by the Prosper Portland Commission on December 17, 2025



---

Pam Feigenbutz, Recording Secretary