

**Lloyd-Holladay TIF Action Plan  
Working Group Meeting #8  
Go Lloyd Office, 700 NE Multnomah St 3<sup>rd</sup> Floor Conference Room  
February 10, 2026, 3:00 – 4:30 pm**

**MEETING PURPOSE**

The purpose of the meeting is to:

- Confirm and approve near-term economic development investment priorities
- Identified next steps

**MEETING MATERIALS**

- Meeting slides

**INPUT SOUGHT**

- Input regarding near term investment priorities and summary report
- Questions about next steps?

**DECISIONS or RECOMMENDATIONS TO BE VOTED ON**

- Approval of near-term investment priorities

**UPCOMING MILESTONES**

- Next Working Group Meeting: May 2026

**Meeting Summary**

(See also meeting presentation)

**Welcome, Introductions**

- Kiana Ballo (Prosper Portland) welcomed people to the meeting and reviewed the agenda.

**Public Comment**

- None

**Process Refresh**

Kiana reviewed the Working Group's alternate path forward since Action Planning has been paused due to lack of tax increment generation.

**Discuss and Confirm Near Term Economic Development Priorities**

Amy Nagy (Prosper Portland) thanked working group members for their review and feedback and highlighted the changes made to the report based on the working group input.

Working Group discussion:

- Concern with the report not registering any notes of dissent around the Lloyd Mall, and the need to see public feedback is taken seriously. Joined working group to ideate and deliver messages from businesses in the mall. Public seems divided on developing the mall. There has been recognition that the small businesses in the mall are special. Why are there opportunities for public engagement if it isn't considered?
- Public comment periods at City Council and Prosper Portland Board meeting should include the ability to submit written comments where you can submit more information than you can cover in a 2-minute testimony.

Amy explained that recommendations regarding whether the Lloyd Center should be redeveloped is outside the scope of the Working Group. As a result of the prior engagement through the TIF exploration process, the TIF district plan acknowledges the redevelopment of the mall, like OMSI within the Central Eastside Corridor and Broadway Corridor within the Westside, in part due to the potential for housing production, open space, and district connectivity. Neither the Working Group nor Prosper Portland have control over the design commission or other decision-making bodies. This group has influence on how dollars are spent through making a budget recommendation to the Prosper Portland Board and can address the needs of supporting small businesses through investment priorities. There is a public comment period during Prosper Portland Board meetings for people to share more input if anyone would like to share additional opinions.

Amy reviewed additional feedback on areas for coordination beyond the budget exercise and discussed opportunities to continue to refine and strategize, including potential future investment in the 910 Building and ongoing community engagement and governance.

Amy outlined details regarding the 910 Building project. It is being repositioned as a bar and food cart pod in partnership with Metro. It was initially planned to be sold but it is eligible for investment now that it is in the district. Prosper is using program income from property sales in the former Oregon Convention Center TIF District to fund the project. There are Prosper Portland policies about strategic investments that require a certain level of return for the project. Need to pull in partners to help with building out and filling spaces. Revenue from the operation will repay the loan from Metro. No decisions have to be made today about potential TIF funding but Prosper will continue to update the working group as the project progresses.

Working Group discussion:

- The same level of creativity for that project is needed to support the mall businesses and attract businesses to fill ground floor spaces.
- Need language in the report about revisiting the governance approach, specifically around moving to a committee that is empaneled by City Council.
- The process of having a committee empaneled by City council goes through the Office of Civic Life. It starts with an application process with parameters about the committee and who should be represented, and applications go through an evaluation process with Portland Housing Bureau, Prosper Portland, and City Council representatives. Portland Housing Bureau nominates half of the members; Prosper Portland nominates half of the members. Those recommendations go to the Deputy City Administrator, to the mayor, to City Council ending with a meet and greet before final approval from City Council.
- Neighborhood should be deciding who the decision makers are.
- Need to ensure ability to widen stakeholders that are engaged while retaining some crossover of the original group.

Working Group members present agreed that the topic of governance should be revisited in future meetings.

Amy emphasized that we need all partners at the table to bring creative ideas, and to use Kiana Ballo (Prosper Portland) as the point of contact to share ideas and creative solutions. There will also be opportunities in future meetings to continue to discuss strategies.

Amy revisited the discussion of tenant build-out costs from the last Working Group meeting, providing examples of build-out costs.

Working Group discussion:

- The Dollar Tree spaces could be an opportunity for creative co-location. Use modular build out to leverage initial approach and harvest/reuse resources like fixtures/shelving from the mall to build out the space to save on costs.
- Retailers typically need 600-1,000 sf.

### **Vote to approve Near Term Investment Priorities**

Amy presented the near-term investment priorities and called the Working Group to vote to approve the priorities to move forward for the Prosper Portland budget process.

It was noted that the Lloyd Community Association should be added for potential partnership.

Working Group members present voted unanimously to approve the near-term investment priorities.

Working Group members that were not present were provided an opportunity to vote via email. Kristin Leiber, Willie Levenson, and Minyana Bishop emailed their vote to approve.

**Identified Next Steps**

Kiana reviewed next steps and highlighted the meeting sequence to change to quarterly and discussed meeting topics and milestones for 2026.

The Working Group requested email updates about budget meetings and presentations.

## **Attendance**

### **Lloyd-Holladay Working Group**

Keith Jones	X
Owen Ronchelli	X
Ziggy Lopuszynski	
Julie Gustafson	
Tom Kilbane	X (Joey Shoemaker attended as alternate)
Willie Levenson	
Khanh Tran	
Emily Mandic	X
Kurt Craeger	X
Alison Wicks	
Steve Day	
Matthew Henderson	X
Debbie Kitchen	X
Kristin Leiber	
Minyana Bishop	
Jona Davis	

### **Guests & Staff**

Amy Nagy	X
Sarah Harpole	
Kiana Ballo	X
Jessica Conner	
Josh Roper	
Gwen Thompson	
Thuan Duong	
Kate Piper	
Bev Keagbine	
Kara Hamilton	
Tanya Wolfersberger	
Uma Krishnan	
Lisa Abuaf	
Tony Barnes	
Sarah King	
Michael Buonocore	