

Central Eastside Corridor TIF Working Group Meeting

Spring 2026



Agenda



- Welcome & Introduction
- Process Refresh
- Implementation Strategy Discussion
- Vote on Implementation Strategy
- Next Steps

Operating Agreements



Active participation

Share the mic – and use your name tent

Question the problem vs. the individual

Permission to make mistakes

Intent vs. impact

Lead with curiosity

Experience discomfort

Expect and accept non-closure

Public Participation Guidelines



Working Group meetings are open to the public

Public invited to comment at start of meeting

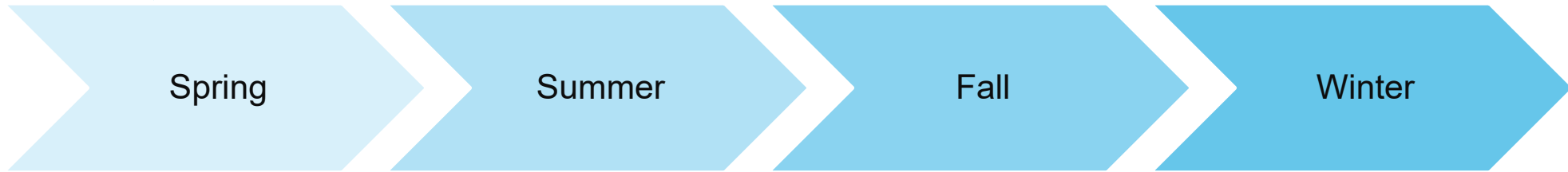
Public and staff asked to observe and listen for the remainder of the meeting

Reserve discussion / questions / activity participation to members only



Process Refresh

Working Group 2026 Timeline



City Council works toward finalizing FY 26/27 budget

Working Group meets discuss proposed City Council budget and refine implementation strategy

State/County finalize Certified Frozen Base with updated utility values

FY 26/27 budgeted resources available July 1

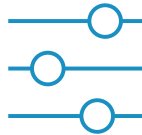
Discuss updated financial model and budget forecasts; Launch program if resources are allocated

Provide update on implementation and investment activity

Prosper receives annual updated tax rolls from the County

Meet to discuss updated financial outlook and Action Planning status; Provide update regarding investment activity

Budget Process Update



April 22 – May 20

May 18 - 20

June 1

June 10 - 17

June 17

July 1

**City Council
Budget Work
Sessions**

**City Council
Approves
Prosper Portland
Budget**

**Technical
adjustments
made to budget
(no more than
10%)**

**City Council
adopts City
Budget**

**Tax Supervising
hearing and
budget adoption
by Prosper
Portland Board**

**Budgeted
resources
become available**

CEC Investment Priorities

FY 26/27 = \$144,000

Goal	Action	Outcome
Retain, stabilize, and grow small businesses	Provide grants to small businesses with an emphasis on retaining and growing existing businesses . Prioritize filling ground floor active uses that drive foot traffic along major corridors in the district.	Invest \$50,000 via 1-2 Small Business Grants
Employer Retention / Recruitment / Expansion	Support businesses through grants to for business tenant improvements and/or manufacturing efficiency improvements , including businesses already located in the District to retain and improve space. Provide business expansion, retention and relocation resources to employers.	Invest \$24,000 via 1 grant provided an anchor employer for tenant improvements in the District
Public Realm Grants	Invest in community anchor nonprofits via Community Livability Grants (CLG) for projects located in the geographic priority area	Invest \$70,000 via 1-2 Community Livability Grants for community-led public realm enhancement projects



Strategy Considerations

Strategy Discussion Considerations

Given limited resources, are you open to consolidating business resources into a one investment category?

What program is the best fit for current needs?



Business Grants – PIP & OMEP

Prosperity Investment Program (PIP)

- Up to \$75,000 award per grant with required 25% match from applicant
 - Average award ~\$45,000
- For businesses and/or property owners for tenant improvements
- Eligible expenses approved physical improvements and predevelopment work
- Ability to add additional selection criteria related to district's investment priorities
- Eligible projects must not have started yet, can be completed in 12 months
- Requires minimum 3-year lease
- Awards are first come first served

Oregon Manufacturing Extension Program (OMEP)

- Reimbursement for up to 50% of costs per project (not to exceed \$15,000)
- Support for manufacturers to achieve and maintain the highest attainable level of competitiveness
- Provides lean/efficiency improvements, development of standard operating procedures, and space utilization consultations
- Awards first come first served
- Past OMEP funds in Central Eastside were in high demand with 100% utilization rate
- EX: Kachka worked with OMEP in 2024 to automate manual dumpling making to prepare for equipment investments and space planning.

Business Grants

Priorities:

- Provide grants to **small businesses or major employers** for **tenant and/or manufacturing improvements** with an emphasis on **retaining and growing existing businesses**.
- Prioritize filling **ground floor active uses** that **drive foot traffic** along **major corridors** in the district.
- *Any edits or additional priorities, criteria, or geographic areas to target?*

\$74,000

3 – 4 PIP Grants to businesses

Reduce Maximum award up to \$25,000 award per grant with required 25% match from applicant

Eligible expenses include approved physical improvements and predevelopment work

Eligible projects must not have started yet, can be completed in 12 months, and require at least a 3-year lease

Grants evaluated based on eligibility criteria and district priorities

Standard PIP Eligibility Criteria

Business Owners must meet minimum of two of the following:

- Business or residence was displaced by urban renewal, or the business owner has generational ties to such displacement due to urban renewal.
- Has limited access to employment opportunities, capital, and/or has not benefited from generational wealth
- Is a first-generation business owner and/or first-generation college graduate
- Has owned their business for a minimum of 10 years
- Business or home address is within a Census Tract scoring at an Income Threshold of 100 or below (as identified by the StatsAmerica Distress Tool)

Property Owner must meet the following criteria:

- Operate a business on the property that is aligned with the priorities of the applicable TIF district action plan **or** lease the to a tenant that is an eligible business with at least 3 years left in the lease agreement
- Location is zoned for commercial/mixed use, employment, industrial or multi-dwelling
- Is current on financial obligations related to the property including taxes and debt payments

Ineligible:

- Received a PIP within the last five years
- National franchise
- More than three locations
- Exclude minors during all business hours
- Sells cannabis products
- E-commerce business without a storefront
- Food cart or food truck

Discussion Questions

- Does the approach to merge the business lines work?
- Do you prefer to have a reduced maximum award for this round?
- Questions or comments on eligibility criteria?
- Any questions or clarifications before we move on?



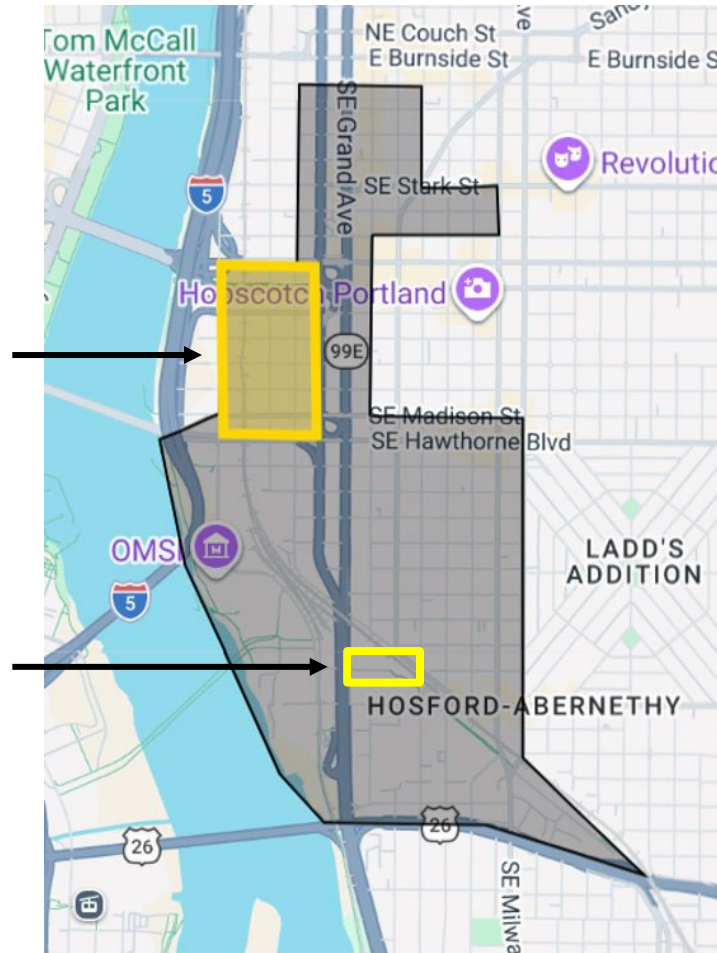
Public Realm Grants

Invest in **community anchor nonprofits** via Community Livability Grants (CLG)

Eligible projects located in the **geographic priority area** to enhance **public realm improvements**

Consider additional priority area on SE Caruthers where PBOT closed the street to motorized vehicles?

Any additional criteria for eligible projects?



\$70,000

1 – 2 Grants to nonprofits for community-led public realm enhancement projects

Eligible expenses include permanent, real property improvements that add, expand, or improve the physical space

Requires site control or approval from property owner

Eligible projects must not have started yet but are ready to start within 3 months of award

Awards selected by evaluation committee on an annual basis

Discussion Questions

- Are there any other complimentary resources or programs in the district we should know about?
- Any questions or clarifications before we move to approve the implementation strategy?



Vote to Approve Implementation Strategy

Need to confirm scenario for implementation strategy today in preparation for resources becoming available on July 1.



Next Steps

1

Prosper to incorporate feedback in implementation strategy & finalize investment program

2

Budget Final on June 17
Coordinate with partners on business outreach

3

FY26/27 Resources become available July 1
Prosper to launch program

4

Funds Distributed

5

Working Group Meeting to provide report on implementation and updated frozen base



Questions?