

EAST 205 COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

Meeting Details:

Date: May 13, 2026

Time: 5:30 pm to 7:30 pm

Location: Rosewood Initiative

Online: Zoom

Attendees (In-Person/Online):

Name	Role	Name	Role
Daniel Carrillo	CLC	Raul Preciado Mendez	Portland Housing Bureau (PHB)
David Linn	CLC	Paula Byrd	Community Liaison
Emily Hutsell	CLC	Anielis Raas	Prosper Portland
Eric Knox	CLC	Jennifer Pruess	Prosper Portland
Wes Ayers	CLC	Jessi Conner	Portland Housing Bureau (PHB)
Karen Wolfgang	CLC	Amy Nagy	Prosper Portland
Olena Borova	CLC	Chabre Vickers	Prosper Portland
Parker Fitzpatrick	CLC		
ShaToyia Bentley	CLC (Co-Chair)		
Tami Booth	CLC (Co-Chair)		
Andy Miller	CLC		

Meeting Minutes:

Meeting commenced at [5:40pm]

1. Welcome
2. Roll Call
3. Facilitator Selection Process & Introduction
4. Meeting Minutes Approval
5. Cultural Agreements
6. Bylaws Discussion and Vote
7. Community Engagement Plan
8. Community Updates & Public Comment

Welcome:

- Tami Booth (CLC Co-Chair) welcomed the group to the meeting.

Roll Call:

- Tami conducted roll call. All present except for Kristin Romaine.

Meeting Minutes:

- April Minutes approved at 5:48pm with the following requests:
 - Redact Tami phone number
 - Vote w/attachments-approved

Name	Vote
Daniel Carrillo	Yes
David Linn	Yes
Emily Hutsell	Yes
Eric Knox	Yes
Wes Ayers	Yes
Karen Wolfgang	Yes
Olena Borova	Yes
Parker Fitzpatrick	No
ShaToyia Bentley	Yes
Tami Booth	Yes

Andy Miller

Yes

- Tami did not send Bylaw subcommittee minutes out and request to approve subcommittee meeting minutes at the June CLC Meeting.

Facilitator Discussion: resumed at 5:53pm.

- ShaToyia Bentley (CLC Co-Chair) and Tami worked the last couple of weeks to select a facilitator, reviewing four candidates.
- Co-chairs selected the E205 Facilitator that met the qualifications identified by the CLC during the April 2025 meeting. Alonzo Chadwick (Facilitator) was selected because he lives in the area, has facilitated in other spaces, and people are familiar with his work. Alonzo was the only candidate that mentioned being trauma informed.
- Alonzo introduced himself and shared that he's been in Portland since the age of five. Graduated from Jefferson in 1998. Consulting work for the last ten years.

Cultural Agreements

- Alonzo asked if there was agreement with the cultural agreements and if the group had any additions to the list of cultural agreements.
- No additional agreements officially added to list of established meeting agreements.
- Recommendations from CLC Members:
 - Deal with issues, not people
 - Step up/Step back-agree to add to agreements
 - Recognition of First People's and listing of Priority Communities (Parker)
 - Raul Preciado Mendez (Portland Housing Bureau) - City has stopped doing land acknowledgements due to it feels performative, He wanted to share the idea of and not direct CLC on.

- Center solutions and be solution-based moving forward and de-center problems. Less procedural, more solution based
 - Andy Miller (CLC) -Before solutions, who's impacted/who's not included to bring equity into the room as a lens to use as the committee moves forward.
- ShaToyia proposed to form a subcommittee of equity/equity concept. Develop and establish a set of five questions to be mindful of every time the CLC is making a decision.
- Decision: Explore the choice/decision to have an equity subcommittee. Discuss on record. Equity resources to be shared with the committee.
 - Homework for co-chairs to explore gathering questions.
 - Long-term impact vs short-term impact.
 - Jessie Conner (Portland Housing Bureau) reminded CLC members of the mandatory training for the group.
 - Concerns about equity work getting outsourced and wants the group to do the work collectively/as a whole. Hesitation around having equity subcommittee. (Eric)
 - Chabre Vickers (Prosper Portland) -we have an equity framework and CLC might consider forming a task force to discuss questions and number of questions to be considered as committee is making decisions. Staff here to support. Questions could be asked staff as the subject matter experts. Important across all TIF Districts. Task force over subcommittee. Meeting or two on the side to develop the questions and then bring back to the CLC as a whole.
 - **Request to start meetings with CLC check-in. Make sure everyone's needs are met at the beginning of the meeting.**
- ShaToyia moved committee into small group discussion. To have conversations around engagement.
 - Parker objects to this proceeding under ORS Chapter 192.

- Notes from breakout sessions will be included as an attachment to the meeting notes.

Bylaws Discussion/Vote

- Vote will be deferred due to Legal review still reviewing. Members received a copy of the draft bylaws crafted by the subcommittee.
- Decision point around the recording of the meeting/meeting minutes.
- Discussion of bylaw draft:
 - Discussion/deliberation to integrate some new ideas into the bylaws
 - Request for co-creation to be defined
 - Standard explanation of PHB/Prosper/and CLC role. CLC role being the addition
 - Recommendations and how they will go through to the Council
 - Identified decision points in bylaws
 - Working together as a committee
 - Decision on how to record the meeting not decided by subcommittee reviewing bylaws

Full vote including recording option (Anielis Raas (Prosper Portland))

- Written minutes with Zoom recording as backup. Disagree w/spending money on professional recording (Karen Wolfgang (CLC)).
- Clarification: Zoom access, meaning recording also records the meeting.
 - Daniel Carrillo: Zoom meetings not written
 - Eric Knox: Written w/zoom as backup
 - Emily Hutsell: Written w/video
 - ShaToyia Bentley: Zoom only
 - Tami Booth: Zoom w/written backup
 - Wes Ayers: Written w/zoom backup
 - Olena Borova: Written w/zoom backup
 - Andy Miller: Written minutes w/zoom backup
 - David Linn: Zoom recording w/written minutes
 - Karen Wolfgang: written minutes w/zoom as backup

- Parker Fitzpatrick: registering an objection to the proceeding. Abstaining.
- Recorded Votes: Written minutes w/Zoom as backup/recording: 8. Zoom only: 2.
Abstain: 1

Choice to record meeting w/zoom and written minutes will be written into the bylaws.

Committee Engagement Plan:

- Tami introduced Paula Byrd (Community Liaison) to the committee and Paula's role with the CLC as the E205 Community Liaison.
- Paula Byrd introduced Kaylee, employee of Rosewood Initiative who is contracted to help Paula with the Community Engagement Plan since Paula was recently promoted to the Executive Director of The Rosewood Initiative.
- Paula spoke about what engagement in E205 looks like:
 - Engagement is intentional with the largest TIF District and one liaison.
 - Small group discussion and review of the community engagement plan.
 - Paula walked through a worksheet with questions regarding community engagement.
- Karen Wolfgang (CLC) asked about creating a Community Engagement Calendar.
 - Paula recommends emailing Paula
 - Angela Nguyen (Proser Portland) has a calendar. Paula will check with Angela on the calendar and how to make updates to it.
 - Can TIF CLC members join Paula at events?
 - Yes
 - Summer Lunch and Play during the summer
- Brief one-pager about TIF when you talk about TIF (CLC request)
 - Yes, Bureau to provide
- Paula to share w/CLC to the survey from TIF exploration

- Andy Miller (CLC): Concern that the community has already been over promised and overly engaged as in asking what the community needs with no fulfillment of the need.
- Confine hopes/dreams to what TIF can fund.
- CLC should be advising on how to create equitable neighborhoods in E205. Need clarity before engaging. Think of what we can deliver five years from now.
- Olena Borova (CLC)/ShaToyia (CLC Co-Chair): Look more at the outcomes of the committee to guide the work of community engagement.
- Engagement is ongoing (ShaToyia).
- Who is missing from the people we are asking/serving/engaging?
- If you see gaps in communities to reach out to, please let the bureaus and Paula know.
- Remaining comments:
 - A lot more questions and need for clarity. Copious notes taken.
 - Who is missing: kids/youth, elderly, small business owners
 - What's eligible for TIF, the message, offering choices in decision making process
 - Challenge of asking about immediate needs when this committee is tasked with addressing needs that will require a longer timeline to address

Breakout Sessions:

Summary of breakout group Discussion:

Anielis took notes for group with ShaToyia, Eric, Daniel and Emily:

Group wants to make sure the community is informed and that we use different medias of communication to reach them. They want to make sure we have surveys but also conversations, to speak with community leaders to gather feedback, make sure we involve community members that look like communities we want to reach and connect with people the community already trusts. They want to involve people that would

be directly affected by TIF investments or that have projects that could be invested through TIF.

Who's missing? Those community members that aren't heard enough. Small businesses. Kids and elderly people.

Paula Byrd led the online group on discussion, Karen and Parker were CLC members present, members of the public that were online were able to observe. One of the ideas was to host a "working" open house focused on housing and economic development. What does that look like in practice? If housing is the topic, folks would bring their real-life housing concerns or problems, and they can workshop solutions amongst the group with the help of PHB.

Group reconvened from Breakout Groups

Tami asked if anyone had takeaways or impressions they'd like to share

Daniel has more questions, and needing more clarity of what we're doing as a group. We got a lot of notes for Paula. Eric is thankful to have ShaToyia in our group to let them be kids. ShaToyia shared where we left off, who's missing, kids, youth and elderly folks, as far as who should be engaged.

Tami shared about questions they'd have and the messaging to engage. Offering choices in our decision making process. Engaging community with which would they rather have. Sharing data we already have. Timing. Asking those that have immediate needs about something 5-10 years from now, What does meaningful engagement look like?

Tami invited public to speak and that they'd like to hear from them.

ShaToyia shared appreciation, asked everyone to reach out

Public Comment:

Deian Salazar: East Portland needs a thriving sector of third places. Most diverse district in Portland. East Portland is underutilized for the impact that

it can have. Achieve potential of economic based, they shared how they had to go to Gresham to the Arcade. East Portland is underutilized. Fund casual spaces, which will stimulate activity in East 205. Use TIF to make it cheaper to build a house or a small business.

Mario Odighizuwa: Add agenda item for public to be heard about things they have experienced, and how to avoid it happening again in the future. and inform the CLC what to prevent in the future. They know they don't have voting power but residential lived experience, families that own homes, residential permitting challenges, health and safety, energy efficiency concerns, residential construction. Mario shared concerns about a community member who was dismissed and disregarded while sharing her concerns in a different public meeting.

Closeout & Next Steps

- a. Legal review-through co-chairs and subcommittee.
- b. Summary of Action Items around Engagement Plan and what additional information committee needs before finalizing the plan (Olena).
 - i. To be included in the next agenda piece.
 - ii. Reminder that members can recommend agenda items for meetings.
 - iii. Reset agenda to have public comment at beginning of the meeting instead of the end (Andy).

Meeting Adjourned at [7:37PM]

Attachments:

Attachment A:

Breakout Group Discussion (Anielis Raas, ShaToyia, Eric, Emily, Daniel)

Breakout group: Eric Knox, ShaToyia Bentley, Emily Hutsell, Daniel Carrillo-
Let people know what's going on, social media, flyers

Eric says he talks to community leader but people don't know what it is

Emily says different people, not just community leaders

Gentrification as an effect of Urban renewal – Folks that look like them is a meaningful start. We don't want black and brown families to be displaced. If it comes from them, from people they know.

Daniel asked if there's a partnership with community partners, Emily asked to make sure that we're getting it out a lot of different places, schools, businesses, advertising of the survey

Building community trust is important

Eric shared there were meetings with 7 community leaders representing different constituents

Daniel asked what we're asking to the community. Looking into housing, renovate their spaces, streets, helping small businesses, is that what we're asking or something different. Emily says yes, knowing what the available buckets are and what they want to see. It needs to come with a lot of education and information sharing. TIF and its limitations, making sure that people understand that. Eric would like what face is out in the community, who we want to get that information out to, it's gotta be embodied, not just online, needs to be tangible. Whether that's subcommittees, town halls, non profits, people they trust and focus, so we don't misconstrue what we're saying about TIF

Business organizations, neighborhood associations (have a direct connection to the city). Churches, synagogues, mosques, schools. Cultivate Initiatives and having an open house. Education piece rather than a survey.

Involve people closest to the impact to be at the table to co-create. Knowing community partners who own a property or building may be able to present a project to them. Those are people that should be on the table because they could benefit from it. Folks with big membership, like congregations, should be kept informed.

Who is missing from the table and how can we engage with them? Those that aren't heard enough, the tenant that has put 13 requests for maintenance, small businesses, she's concerned about what happened in Gateway, who are small business owner are no longer small business owners because the light rails was the priority instead of keeping businesses in place. There's been a huge request for investment in housing but a part of TIF is economic development and a lot of the request in 122nd is to keep small businesses. The bus line getting on Division and how it impacted businesses, they should be on the table. How can we keep and maintain small businesses that are there and how to improve it.

Along the light rail, lots of crime at night, funding to get gates. Funding for fences, they had less break ins because of it. Who else is missing? Kids are missing from the table, elderly. ShaToyia provided example of renovated apartment, elderly person taken out for the renovation and no clauses to bring them back. People that were relocated and not a way to bring them back.

Online Breakout Group was small, Karen and Paula had conversations of what a "working" open house looks like as referenced in the summary above.

Breakout Group (Tami, David, Wes, Olena, Andy and Raul)

- Discussing the process
- Having been in and around community engagement for a while, when it is most activated is when people are presented with choices, not just

asked things, I find surveys that ask, what are your greatest needs, what do you want to see in the neighborhood, are not that useful. Can appreciate that sometimes its important to ask again, but if you ask 400 people 200 people wont add much. It is important to have questions that ask what choices they can make. It is along specifics in which you are asking appropriately. One person speaking honestly, they might be more insightful. My question back is these are the events, what do you hope to gain, different types of community engagement. The initial community engagement is around people wanting to be engaged in the process and not knowing exactly what is happening. You are offering people a reflection of information.

- I guess what I am hearing is that I still feel there is a lot for me to learn about the TIF process and what decisions are being asked and how are we deciding what to do with a very large responsibility. If we feel as a committee we can ask if we do not have enough information, we can reach out and ask. Right now if we sat in a coffee chat I am still learning, but I did meet with Paula and met 1:1. It was a great conversation, and I did end up learning a lot, and what her goals are and what she hopes to move forward. I think I would encourage folks to do that. It is a great start. I like the idea of a coffee chat when we get to that point, or happy hours, I find it is a great way to connect with them.
- Would there be a topic that you find is most appropriate for a coffee chat?
 - I don't know what we are working on. It depends. If there is not consensus. If we don't have the data we need if we are making an important decision or we ask, maybe I can ask for a coffee chat or ask for a survey or something. I am in operations, I am going to be looking to you guys to learn how to do the job.
- I think we first need to understand so we can communicate effectively to community.

- We have not been fully engaged yet and so it is hard to ask what community engagement will look like
- What is the follow up
- Coming back to the idea that the minimum requirement is to come back to requirement of coming up with a plan, at the end of the day, when we engage people who are least heard, we are going to hear things that are not going to be addressed by any of that. I am hoping our plan has adjacent recommendations, and that it is more of a neighborhood improvement plan. We can ask those questions.
- What do people want as an outcome?
 - Some of that can get to the heart of that as well.
- TIF is a pretty prescriptive path through the state.
- It will really require understanding the fundamentals what TIF can and cant do, so we are clear, that it is not going to keep you from being evicted tomorrow. This is a 5- 10- 30 year plan and it is going to be slow.
- The problem is that everything is so slow, and people are tired of waiting, and living in unhealthy conditions, understanding what we are trying to achieve here is really important.
- I have an idea, one thing we need to ask, is needing to find out what timeframes, what is eligible for TIF. What can TIF do. What is a menu, what is the range of activities, that TIF can be invested in. Thinking more in terms of timeline. In the old days these were Urban Renewal Advisory committees.
- We are still tying the plan back to TIF, the question is what can you do without other resources?
- In addition to negative impact I would love to see best practices, things that worked really well.

- One of the ways I have been thinking about TIF is cultivating a forest, they change at a rate that is much different than our day to day cycles. The best time to plant a tree was 10 years ago, the second best might be today. We might not see the changes. If we are prudent we might see some amazing stuff. What I am hearing is that that is frustrating to a lot of people, and the needs are more pressing now? What are those other resources and what is our power?
- It's a great question. Today, animals are dying forest, endangered species are dying, if you ask them if you prefer an elm or an oak, in 20 years. What are the things we can do for them now? How much engagement are you doing if people are not likely to survive?
- There has to be a balance between short term goals vs long term needs.
- If we ask the squirrel today what led to species collapse, it might be that there were too many elm trees not enough oak, and we can maybe ensure that problem doesn't rise again. We are attempting to address the structural issues not just the immediate.
- Is that the tool we have. What can we do with it.
- Challenged to come up with a plan, is not to come up what we are doing.

Attachment B: East 205 Tax Increment Finance (TIF) Engagement Form

East 205 Tax Increment Finance (TIF) Engagement Form

The purpose of this form is to help the Community Leadership Committee (CLC) guide the community liaison's engagement plan.

There are four questions to guide this conversation tonight:

1. What does meaningful engagement look like to you?
2. Who should be at a co-create level versus an inform level?
3. Who is missing from the table?
4. Where do you see yourself in this engagement plan?

Category	Topic (Ec & Urban Development, Affordable Housing, Action Plan)	Level of engagement? (co-create vs. information)
Survey (what info are we gathering through this survey?)		
Open House		
Newsletter (these are sent monthly from the Rosewood list serve)		
Small Business Happy Hour (Quarterly)		
1:1 with Paula (can schedule online)		
Coffee Chat		
Public Engagement Events (Good In The Hood, Sunday Parkways, Gresham's Juneteenth, Canvassing)		