

EAST 205 COMMUNITY LEADERSHIP COMMITTEE MEETING MINUTES

Meeting Details:

Date: June 10, 2026

Time: 5:30 pm to 7:30 pm

Location: Rosewood Initiative

Online: Zoom

Attendees (In-Person/Online):

Name	Role	Name	Role
Wes Ayers	CLC	Raul Preciado Mendez	Portland Housing Bureau (PHB)
Karen Wolfgang	CLC	Paula Byrd	Community Liaison
Emily Hutsell	CLC	Anielis Raas	Prosper Portland
Parker Fitzpatrick	CLC	Angela Nguyen-Ta	Prosper Portland
ShaToyia Bently	CLC (Co-Chair)	Amy Nagy	Prosper Portland
Tami Booth	CLC (Co-Chair)		
Daniel Carrillo	CLC		
Andy Miller	CLC		

Meeting Minutes:

Meeting commenced at 5:37 pm

1. Welcome & Roll Call

Alonzo Chadwick (Facilitator) began the meeting and introduced the welcoming question for CLC members to respond to during roll call.

2. Meeting Objectives & Agreements

Tami Booth (CLC Co-Chair) outlined the meeting objectives. Alonzo reviewed the CLC's meeting guiding agreements.

3. Public Comment

Mario Odighizwa: Speaking to community members and has heard items of concern including home retention (intersection of home retention & mental health), waste management & practices, added costs after lease signings for items such as key FOBs creating a level of barrier to use.

4. CLC Roadmap & Work Plan

Tami walked the CLC through framework and timeline for the Action Planning.

ShaToyia Bentley (CLC Co-Chair) requested for this slide to be shared to help remind the CLC of the work for the 5-year Action Plan.

5. Approve May Meeting Minutes and Revised April Meeting Minutes

Tami began with the approval of minutes at 5:54pm.

- Revised April Bylaws SubCommittee Meeting Minutes:
 - Motioned by Daniel Carrillo, Seconded by ShaToyia. April Bylaws Subcommittee meeting minutes unanimously approved at 5:55 pm.
- May Meeting Minutes
 - Proposed changes shared by Parker Fitzpatrick (CLC) emailed to EastPortlandTIF@ProsperPortland.us on June 9, 2026 at 11:11 pm (see Attachment A)
 - Anielis Raas (Prosper Portland) presented the proposed changes by Parker Fitzpatrick.
 - Amendments to the meeting minutes from Parker's proposal to include:
 - Update meeting attachments with titles
 - April meeting minutes vote record update
 - Clarify Tami introduced Paula for the engagement discussion
 - Update minutes to reflect Parker was present for CLC breakout discussion

- Update public comment typo “cheaper to women a house” to “cheaper to build a house..”
- Redact any CLC personal contact information

ShaToyia moved to approve the minutes as amended, Andy Miller (CLC) seconded. May meeting minutes unanimously approved as amended at 6:07 pm.

- April Meeting Minutes Re-Vote:
 - Anielis provided clarifications on April meeting minutes. The attachments of the meeting minutes were separated out after the minutes were approved. The CLC will need to re-vote on the minutes.
 - Tami asked for clarification on when CLC should expect correspondence to be in the meeting minutes. Anielis clarified. ShaToyia motioned to reapprove April minutes as attachments be standalone, Daniel Carrillo (CLC) seconded. Updated April meeting minutes unanimously approved at 6:12 pm.

6. TIF 101 & How TIF has been used

Amy Nagy (Prosper Portland) presented on TIF 101 and examples of uses of TIF in Portland.

Specifically how TIF revenues are collected and generated, and what allowable expenses there are for TIF:

- TIF captures growth in property tax revenue
- When property values rise the increment is allocated towards physical improvements in the district.
- TIF can be used for housing, economic development and other permanent “sticks and bricks” improvements.



Questions asked by the CLC:

- Parker: If there were not a TIF, the tax money would be distributed as before?

Amy explained that yes, until the 30 year constraint is removed and the funds go back to the taxing jurisdictions.

- Wes: The TIF is like a bond or a loan that is taken out at the beginning of the TIF period and repayment would also include interest?
Amy responded that yes, although it is not exactly the same and you can bond against TIF.
- Daniel: Does the base increase over time?
Amy explained that it will. Particularly with improvements that happen from TIF.
- Karen: How often does property tax reassessment happen for E205? What is the schedule for D1 and E205?
Amy responded that it happens annually, but there are exceptions, for example voter approved measures.
- Parker: TIF cannot be used to fund a workforce development program but can be used to create/develop the space?
Amy responded that yes, that is correct.
- Daniel: If a survey was conducted and a need was identified, could the TIF dollars be used to satisfy the need (ex. More stylists needed in the district).
Amy responded that yes, it can be used for physical improvements to help businesses that hire those folks.
- Daniel: [regarding Central City and Old Town programming for community identified needs] Was that found through a survey or through job data?
Amy it is informed through data, but is not an exhaustive tool and is a starting point.
- ShaToyia: [Regarding land purchase and selling will be only done by the agencies] Is that a new process?
Amy it has changed as of 7 or 8 years ago.
- Wes: What is Prosper's and PHB's allocation (set-aside)?
Amy responded that it is 55% for economic development, (Prosper) and 45% for affordable housing (PHB).
- Andy shared context to TIF and its role in the community. Shared a question for the CLC to consider in their role during action planning: How could the CLC make recommendations that about how to bring

other resources to the neighborhoods in East 205? Amy responded that there are examples of Action Plans that have attachments like N/NE that point to those specific things.

- Emily: Is there a possibility to set limits/requirements on development projects?

Amy explained that there could be requirements set, but that we would need to be thoughtful of them, and while there are not currently examples this could be explored.

- Karen: Where do TIF best practices come from?

Amy and Raul Preciado Mendez (PHB) described the experience in the City among different districts and learning from those lessons, and that in Cully the community advocates have pushed this new process which is the model.

7. Bylaws Update & Vote

The CLC Co-Chairs is waiting on response from City Attorneys and aim to have something for CLC to review at next meeting.

8. Who's in the District – District Context

Anielis led CLC through the overview of what is in the district and its data. Covering an overview of the TIF district coverage, maximum indebtedness, and a snapshot of demographics in the district. Raul walked through the East 205 housing data and demographics including total housing units, affordable units, home sale prices, average rental by unit.

Questions and thoughts from CLC:

- Parker: [Regarding larger family data] Is that showing up in the under-18 category? Anielis explained that the district has more children than the City as a whole and ShaToyia pointed to the child poverty rate.
- Tami: The current state of the district does not support a workforce for the population that lives here?

Anielis responded that is true and that a lot of people that live in the district work elsewhere.

- Andy: If there's 1592 companies, 1148 employ fewer than 50 people, that says there's a couple hundred large employers in this district?

Anielis responded that was correct.

- Raul: A large employer means 50 or more people work at the company; it does not mean that they work at the satellite office or location in the district?

Anielis responded that yes.

- Alonzo: Do all the categories [for top employers in district] include non-profits? Anielis responded that it was the largest employers that were listed.
- CLC members requested on sources for the data presented.
- CLC discussed the top list of businesses in comparison to what they observe in the district. Staff to follow up on data of specific businesses.
- Daniel: Do you have data on evictions? Raul responded that no at first, and then later pulled up the information that 1500 evictions occurred in the last 12 months.
- Andy: Do you have data on tenure in the neighborhood? Raul responded that no, that they would look into it.
- Wes: Are the numbers presented for average rental rates below 60% current AMI? Raul responded that yes.
- Wes: PHB defines anything affordable as 60% [AMI] or less? Raul responded that yes except for homeownership which is 80%.

Due to a shortage of time, the CLC skipped the next three slides for time to complete the SOAR activity.

9. SOAR Exercise

Amy walked the CLC through the SOAR exercise. SOAR stands for Strength, Opportunities, Aspirations, Results. CLC members walked around to provide thoughts to the SOAR. Their responses were shared out loud (see Attachment B).

10. Community Updates & Next Steps

Community Updates:

- Tami Booth shared the 122nd PBOT Project Survey and Moda Center Renovation Survey (see Attachment C)
- Moda Center Information Sessions
 - Parklane Parks: June 13 from 3 to 4:30pm
 - Lents Park: June 13 from 12 pm to 1:30 pm

Meeting adjourned at 7:36 pm

Attachments:

Attachment A: Parker Fitzpatrick's May Meeting Minutes Proposed Changes

From: Parker Fitzpatrick

Sent: Tuesday, June 9, 2026 at 11:11 PM

To: Prosper-SM East Portland TIF

Cc: ShaToyia Bentley; Tami Booth

Subject: Draft MINUTES: CLC Meeting May 13, 2026

Greetings Team,

I have reviewed the DRAFT version of the MINUTES from the CLC's May 13 meeting provided to us by staff. I have identified a few places where I think changes are necessary.

Specifically:

1) Under the label "Meeting Minutes" it states the minutes were approved "with the following requests"

- This section does not specify the date of the meeting for which the minutes are being approved.
- When documents ("attachments") are referred to, the documents should be described with enough detail to make identification and retrieval possible. (In part because documents "attached" to the minutes should not be *part of* the minutes.)
- Whether or not I voted to ratify those minutes is not a "request" related to the minutes being considered. If you are trying to indicate how I voted, that should be included where these minutes record the votes of *all* members.

2) Under the label "Cultural Agreements" it states "recognition of first peoples and listing of Priority Communities (Parker)".

- Then correctly states what Raul (PHB) said.
- The sentence "He wanted to share the idea of and not direct CLC on" was not said during the May 13 meeting. That sentence is narrative added to these minutes by staff after the fact. That is not acceptable.

3) Also under "Cultural Agreements" it states "Concerns about equity work getting outsourced and wants the group to do the work collectively/as a whole.

Hesitation around having an equity subcommittee."

- This should be attributed to CLC Member Eric Knox
- He shared his lived experience of frequently "being the only black man in the room", and that he is not in favor of "outsourcing" discussions concerning equity. He stated there is value in having those discussions in the full committee.

4) Also under "Cultural Agreements" it states "Olena Borova (CLC)/ShaToyia: Look more at the outcomes of the committee to guide the work of community engagement".

- Is this attributed to both Olena and ShaToyia?
- If Olena is identified as being a committee member, wouldn't it make sense to identify ShaToyia as a CLC Chair?
- Is something missing from "outcomes of the committee"? The meaning here is not clear.

5) Under the label "Breakout Sessions"

- Who said what leading up to the Committee dividing?
- This section needs some description of how and why the Committee was forming smaller groups.
- This section needs a clear indication of what was said in each group, and who said it.
- The statement "Paula Byrd led the online discussion, Karen was the only CLC member present, members of the public that were online were able to observe" is factually incorrect.
- Parker was also present online.

- This should also state that Alonzo Chadwick (staff) was in the room with Paula.

6) Under "Public Comment" the last sentence attributed to Deian Salazar reads "Use TIF to make it cheaper to women a house or smallbusiness"

- Is "cheaper to women a house" correct?

7) Also under "Public Comment" where Mario Odigmizuma speaks

- It would be descriptive to state he was stopped because his two minutes had elapsed.

8) Under the label "Closeout & Next Steps"

- Did someone say any of this? Who?
- Why is Olena mentioned here?
- Where did the three items listed come from?
- The statement "Reset agenda to have public comment at the beginning of the meeting instead of the end (Andy)" misstates when Mr. Miller raised the issue.
- Immediately after Andy raised the issue, Anielis Raas (Prosper Portland) stated "We did that to make sure we got through the rest of the agenda first".

Also worth considering: The Email addresses of CLC Volunteers should be redacted where they appear in the "attachments" included in these minutes. There is no real purpose served (and no requirement to) include the email addresses. Publishing them in the manner they are here could create a real problem for someone. Also, consider the fact an email can be addressed "TO" someone without their permission or knowledge. Likewise, if the sender or recipient must be identified, that can be done by describing the group, or listing individual names without including an email address.

I'm sorry this is reaching you at the last minute. All I can say is the CLC is my "fourth job". ;^)

Thank you for your time and consideration,

Parker Fitzpatrick

Hazelwood Resident

Community Leadership Committee Volunteer

EAST 205 Tax Increment Finance District

Statement of Compliance: This material prepared and presented with the intent to fully comply with all applicable requirements for public officials under Oregon law, including but not limited to Oregon Government Ethics Law (ORS Chapter 244), Oregon Public Meetings Law (ORS 192.610–192.690), Oregon Public Records Law (ORS 192.311–192.478), and all relevant Multnomah County and City of Portland ethics, transparency, and public-engagement rules. My purpose is to support open, accountable, and equitable public service consistent with these standards.

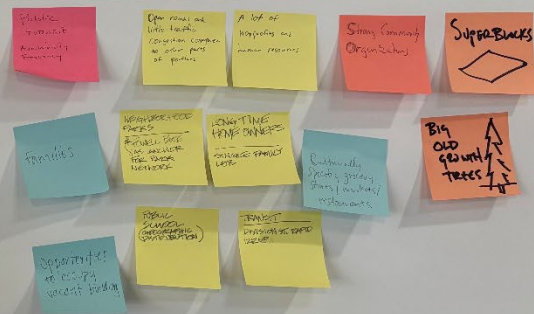
Attachment B: SOAR Posterboard Activity (See also individual JPG files)

Strengths

From E205 District Plan

- Diverse population of multigenerational residents
- Strong Cultural Identities
- Concentration of small businesses

CLC Input



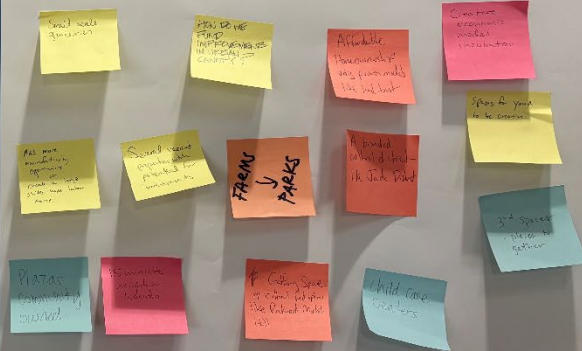


Opportunities

From E205 District Plan

- Creating well-paying jobs
- Prevent displacement of existing residents and businesses
- Provide more access to outdoor spaces
- Homeownership opportunities

CLC Input





Aspirations

From E205 District Plan

- Community Center
- Thriving Small Businesses
- A place of choice to live and visit

CLC Input

Improve access to services and facilities

INCREASE LOCAL CAPACITY

Small businesses and community groups

Support local businesses and services

Support local businesses and services

More local businesses and services

Support local businesses and services

Support local businesses and services

Support local businesses and services

Support local businesses and services

INCREASE LOCAL CAPACITY

Support local businesses and services

Support local businesses and services

Support local businesses and services

Support local businesses and services

Results

CLC Input

- [illegible]

Attachment C: 122nd PBOT and Moda Renovations Information

122nd PBOT Survey:

<https://www.portland.gov/transportation/planning/122nd-avenue-online-open-house/section-6-share-your-input>

Moda Center Renovations Survey and events:

<https://www.portland.gov/council/news/2026/6/9/moda-center-our-house-lets-build-future-together>