

# Cully Association of Neighbors DRAFT General Meeting Minutes

## Online Meeting 2/9/2021 7-9pm

### Attendance:

*CAN Board Members:* Josh Heumann, Annette Pronk, Nikki Naparst, Isha Leinow, Vena Rainwater, Talia Kahn-Kravis, David Sweet, Maria Grzanka, Gregory Sotir

*Community Members:* William Francis - Living Cully; Phill Colombo - Hollywood Star; Lisa Troncoso; Mira Ayala; Eron Riddle - CBA; Mulu Terefe; Sarah Crawford; Michael Heumann; Julie and Bob Granger; Chris Browne, Ned Rosch & Maxine, (39 total attendees)

### Public Comment & Announcements:

- Land Acknowledgement by Annette Pronk
- Welcome new CAN participants:
  - Maxine and Ned
  - Mulu Terefe
  - Mira Ayala
  - Jessica Lam
  - Sarah Crawford
  - William Francis

### Meeting Agenda

<http://www.cullyneighbors.org/can-general-meeting-agenda-for-feb-9th-2021-7-9pm/>

- *Vote:* David Sweet moves to approve agenda. Julie Granger seconds. All in favor, none opposed, Phil abstains. Meeting agenda approved.

### Cully Community Led Development District

David Sweet introduces tonight's meeting topic, Cully Community Led Development District, **presented by Cameron Herrington, Jessica Lam, and Maddie Norman**. Annette Pronk and Mulu Terefe are also recognized as members of the Exploration Leadership Committee (ELC). The ELC is leading the effort to explore a Cully Community Led Development District. A coalition of place-based organizations has formed to support this effort. These organizations include Verde, Native American Youth and Family Center (NAYA), Hacienda CDC, 42nd Ave, Habitat for Humanity Portland Metro/East, Cully Association of Neighbors, Cully Blvd Alliance, Living Cully.



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The vision for a community-led development district aligns with CAN's Inclusive Policy, adopted in 2016, available here: <http://www.cullyneighbors.org/inclusive-cully-policy/>.

Tax Increment Financing (TIF) is a funding mechanism used to implement development plans in specific designated areas. Within those areas funds are generated by setting aside the incremental property tax each year. This is not an additional tax. TIF districts can exist for 20 years. Over that time a Cully TIF District could grow to \$50M or more. Because the amount of tax increments can be predicted, the community can take out loans from this fund. Portland City Council approves who is financed.

A minimum of 45% of funds from TIF must be used for affordable housing. The remainder can be used for other business opportunities in accordance with state and local law. In general, TIF money can be spent on physical things, such as real estate, buildings, infrastructure, capital expenses (i.e. 'sticks and bricks'). The money is not for social services or programming, but could be used to build or renovate a building to support those services.

Cully neighborhood is not currently a TIF district but includes 2 Neighborhood Prosperity Initiative Districts: Cully Boulevard and 42nd Ave. There are currently 11 Urban Renewal Areas (TIF full-scale districts) in Portland and 7 Neighborhood Prosperity Initiative Districts (TIF mini districts, Cully Blvd and 42nd Ave). The goal of these organizations is to steward the process, not to control it.

At any time there is a cap of 15% of land area that can be in a TIF district. The City decides where that 15% is allocated. Some districts are expiring and there is a moment to accept a proposal for a new TIF district. Prosper Portland is responsible for administering TIF districts. The coalition is exploring proposing a full-scale community-led TIF District. Boundaries are still being worked on with economic analysts from Prosper Portland.



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In the past TIF districts have resulted in negative impacts to the community, like displacement. The Community-led Cully TIF District is exploring new ways to use this financing.

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This coalition is proposing potential creation of a TIF District in Cully, specifically exploring a new way of using an old tool where dollars spent result in more stability for residents and more opportunities for future generations that would be otherwise excluded from the neighborhood.

The community-led TIF district would be centered around two conditions.

1. Decisions are made by those affected most by gentrification and displacement
2. Investments being made will support the livelihood black, indigenous, people of color, low income, mobile home residents, renters



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TIF-funded ideas brainstorm with all attendees: child care, walkable streets, school improvements, affordable healthy food, community gardens, co-ops, community centers, affordable heating and cooling, environmental improvements, direct transportation to employment hubs, centralization and streamlining of services, eldercare, internet access, gym/fitness center, ensure all jobs created pay a living wage, community solar power

An online survey will be launched later this week. 16 focus groups are planned over the next 6 months in multiple languages. The plan is to be completed this summer. Next steps are to define how decisions will be made over 20 years the district will exist, set high level goals, understand spending priorities at the beginning and later in the program.

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### Active Committee Chairs

- Clean Air Action Team: Gregory Sotir
  - Met with DEQ about Owens Brockway, new data to be released this week potentially involving arsenic, lead, and formaldehyde. DEQ, may want to present in an upcoming meeting
- Transportation and Land Use: David Sweet - no update
- Tree Team: Bruce Nelson
  - Working on overall plan to get more trees in the neighborhood. Challenge in Cully is unimproved streets, amount of industrial land with no trees, low canopy, pollution from a variety of places. If interested in participating, send ideas to Josh or Bruce for future discussion.
- CAN email list: Gregory Sotir
- CAN website: Chris Browne - no update
- Newsletter: Josh Heumann - no update

### Treasurer's Report

Vena Rainwater reports \$2990.00 Income, \$854.07 Expenses, \$23,293.05 Bank Balance (all FYTD)

- *Vote:* Josh moves to approve. Talia seconds. All in favor, none opposed, none abstained. Treasurer's report approved.

### Announcements

- Raffle prizes were drawn from people who answered questions about the Community-led TIF District. Winners received gift cards from local TIF-Supported businesses, such as Bison Coffee, Portland Bloem, Cully Farm Store, Take It or Leave It, Cully Central, and personalized walking or bike tour of Cully with Annette and Maria
- Annette Pronk shares C3 is always seeking volunteers to pre-pack boxes of food for local schools and families in our neighborhood. Volunteers are needed Tuesdays, and Saturdays. <https://c3nepdx.com/c3-food-pantry> for more info.
- Zoe Moskowitz, Rigler PTA, shares several volunteer opportunities; email [zoemoskovitz@gmail.com](mailto:zoemoskovitz@gmail.com) for more info
  - Gardening opportunities for La Collective de COmida, especially anyone capable of growing starter plants
  - Coaches needed for Girls on the Run program
- Kathy Fuerstenau shares reminder about home energy-saving kits available and asks about increase in noise from military planes
- Lanny Afrank, Trinity Lutheran Church and School, shares about successful recycling event held last weekend
- Bob Reg shares reminder about traffic re-routing on Sandy Blvd and Cully Blvd

### Prior Meeting Minutes

Josh Heumann report January General Meeting Minutes

**Cully Association of Neighbors DRAFT General Meeting Minutes**  
**Online Meeting 2/9/2021 7-9pm**

→ *Vote:* Maria moves to approve January general meeting minutes. Annette seconds. All in favor, none opposed, one abstained. General meeting minutes approved.

**Adjournment**

→ *Vote:* Nikki moves to adjourn. Lanny seconds. All in favor, none abstained, none opposed. Meeting adjourned at 9:02pm.

*Meeting Minutes recorded by Maria Grzanka, CAN Secretary*

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