



METRO

Natural Areas Program Performance Oversight Committee

Thursday – September 13, 2007
7:30 am – 10:30 am

Metro
600 NE Grand Avenue
Portland, OR 97232
Room 370A/B

MEETING AGENDA

Welcome (arrival, coffee, etc.)	7:30 – 7:40
Report and review of Metro progress since initial meeting	7:40 – 8:10
Presentation and discussion of refinement and acquisition strategy	8:10 – 8:50
Report and discussion of program/agency performance measurement	8:50 – 9:30
Discussion and refinement on the task/mission of the committee	9:30 – 10:30
Adjourn	10:30

Coffee, tea and pastries will be provided

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Natural Areas Program Performance Oversight Committee

September 13, 2007
7:30 – 10:30 am

MINUTES

Committee Members in attendance: Linda Craig, Dave Evans, Dave Fogle, Michele Frank, Helena Huang, Peter Krainock (chair), Anil Krishnamurthy, Lori Luchak, Segeni Mungai, David Pollock

Committee Members excused: Rocky Dixon, Don Jones, Jill Long, Jacquenette McIntire, Sylvia Roll

Metro Management: David Bragdon, Kathleen Brennan-Hunter, Jim Desmond, Suzanne Flynn

Metro Staff: Carrie Belding, Heather Coston, Paul Garrahan, Marybeth Haliski, Heather Kent, Fred King, Kaylene Kirchum, Jim Morgan, Mary Rose Navarro, Karen Starin, Jeff Tucker

Welcome

Committee Chair Peter Krainock welcomed the committee and thanked everyone for attending the meeting.

Report and review of Metro progress since initial meeting

Staffing. Kathleen Brennan-Hunter indicated that the Natural Areas Program is now fully staffed, with the hiring of Mary Rose Navarro (Capital Grants/Local Share Coordinator), Kate Holleran (Natural Areas Steward – Stabilization) and John Berry (Real Estate Negotiator).

Financial reporting. Jeff Tucker discussed components of the Natural Areas Program financial reporting (land acquisition, local share/capital grants, administration, stabilization and bond issuance) and indicated that he will be able to share more detailed information once Metro's financial statement audit is finalized in October, and then on a quarterly basis.

Local Share. Twelve intergovernmental agreements have been completed to date, with 16 still pending. Metro expects 90% of the IGAs to be complete by the end of the year. Mary Rose Navarro will be working with the remaining jurisdictions to complete their agreements and will give a progress report at the next meeting.

Capital Grants. The program has been developed and the handbook will be posted on Metro's website within the week. Metro will hold a public informational event at Metro Regional Center and hopes to co-host informational meetings around the region. Applications will be reviewed on a rolling basis (5-8 at a time). A grant review committee will be appointed in the near future by Metro Council President David Bragdon. Helena Huang is the Oversight Committee liaison to the grants committee. Several grant applications are anticipated by the end of the year.

Acquisitions. There have been 12 properties acquired utilizing 2006 bond funds, nearly 530 acres primarily in the Tualatin River and Johnson Creek target areas – including a 50-acre natural area on Clatsop Butte in Clackamas County. Peter Krainock inquired whether Metro was approached by the sellers. Jim Desmond responded that the properties were either under option or the property owner/developer contacted Metro. It was also noted that approximately \$300,000 remains of 1995 bond funds and the program is nearly ready to wrap up.

Legal. Paul Garrahan, attorney for the natural areas program, distributed a copy of a letter from Metro Attorney Dan Cooper to Council President David Bragdon and Chief Operating Officer Michael Jordan explaining the ethical requirements of Oregon law as they apply to Natural Areas Program employees and elected and appointed officials. Committee members are asked to review the letter and then sign the attached acknowledgement form. The form can be returned to Paul Garrahan, Senior Assistant Metro Attorney, Office of Metro Attorney, 600 NE Grand Avenue, Portland, OR 97232 or email garrahanp@metro.dst.or.us.

1995 nature park update. Jim Desmond provided an update on three nature parks purchased with 1995 bond funds: Mt. Talbert, Cooper Mountain and Graham Oaks. He noted that capital costs for build-outs of the nature parks (approximately \$5 million) are funded by the 2006 bond. Metro Solid Waste and Recycling excise taxes will help pay for the long-term management of properties purchased with 2006 funds. Mt. Talbert (Clackamas County) is now under construction in partnership with North Clackamas Parks and Recreation. A grand opening event is scheduled for October 6 at the park. Cooper Mountain (Washington County) is in the development/ permit process. Metro is in discussions with Tualatin Hills Parks and Recreation to manage the park. Graham Oaks (Wilsonville) is adjacent to the Villebois development and two schools. The grassy field is being restored to oak prairie. Metro is working with the City of Wilsonville on a total restoration plan. Peter Krainock asked if there were any other 1995 purchases expected to be built. Jim Desmond responded that the only other possibility is Willamette Cove, located in North Portland. However, Metro does not anticipate that bond funds will be used; this is a superfund site and Metro is working with the City of Portland on any potential development. A spreadsheet showing how much money has been spent at each site will be prepared for the next meeting.

Connecting Green Summit. Metro and partners are actively engaged in implementing the goals and visions established at the summit in June. David Bragdon noted that post-summit work is helping Metro to leverage local jurisdictions' participation. Peter Krainock said the committee will include leveraging local participation in Metro's performance goals.

Presentation and discussion of refinement and acquisition strategy

Since the last Oversight Committee meeting in June, Metro has held eight open houses and conducted a "virtual" open house on Metro's website to solicit comments regarding the 27 target areas. Numerous interviews were held with key stakeholders and the Metro Council provided feedback based on information provided to them at work sessions in July and August. The final refinement plans, with tiered acquisition goals, have all been drafted and Metro anticipates all 27 plans to be approved by Council by September 26. The final plans include taxlot-specific maps and give the acquisition team authority to purchase properties within the detailed parameters specified in the plans. The Oversight Committee's role will be to periodically review the acquisitions and ensure Metro is maintaining a balance among opportunities in all 27 target areas.

The next step is to prepare specific acquisition plans based on the tiered goals listed in the refinement plans and the negotiators will begin cold-calling potential sellers. Linda Craig asked about pending action that may influence potential purchases (such as Measure 49 and the Sellwood Bridge alignment). Jim Desmond responded that Metro will not move on acquisition if the area may be adversely impacted. He also noted that some trail master plans are not yet complete and so acquisition will be postponed in those areas as well.

Anil Krishnamurthy asked about the negotiators' background. Kathleen responded that William Eadie worked on the 1995 bond, Hillary Wilton has experience in urban acquisitions and John Berry has good rapport with rural landowners.

Linda Craig asked if Metro accepts life estates and planned giving. Jim Desmond responded that Metro is comfortable with non-conventional transactions, although planned giving is rare to public agencies. He noted, however, that planned giving through a non-profit connected with one of the target areas (i.e., Friends of Forest Park) is a more viable option.

Paul Garrahan explained the acquisition parameters and due diligence guidelines, which are set out in the Natural Areas Implementation Work Plan (exhibit to Resolution 07-3766A) and included in the committee's binders. The legal staff associated with the bond program consists of Paul and two paralegals. Interviews for a second attorney are being held next week.

Peter Krainock noted that the Council Work Session minutes mention several broad policy issues and wondered how they were answered by staff. Jim Desmond responded that staff is continuing discussions with Council regarding conservation easements, development by landowners, agricultural and surplus property issues. Several specific issues were temporarily tabled in order to complete the refinement plans.

Report and discussion of program/agency performance measurement

Metro Chief Operating Officer Michael Jordan has initiated an agency-wide performance measures project. In addition, the Metro Auditor report on the natural areas program will include performance measure suggestions as well. Natural Areas staff will take both these projects into consideration when proposing performance measures to the committee. Performance measures will include (1) Is work getting done? (2) Are strategies being implemented? (3) Are strategies working? and (4) Is the Metro area benefiting? David Pollock suggested an additional performance measure – HOW are goals being accomplished?

Peter Krainock inquired about the timeline for the proposed performance measures. Metro staff expects to have an outline prepared by Thanksgiving. Peter noted that having the performance measures in a timely manner will allow the Committee to apply them to their annual report. Jim Desmond asked that the Committee also inform staff of other performance measures they wish to include.

Discussion and refinement on the task/mission of the committee

Peter Krainock distributed a proposed groupings list and asked each Committee member to choose which area(s) they would like to be involved with. Choices include four groups of target areas, as well as local share/capital grants and administration. After discussion about outreach, leverage and financial accountability, it was decided that such performance measures would be established for each group. Peter will meet with absent committee members and finalize the assignments by next week. Metro agreed to help arrange tours of the various target area groups if necessary.

Peter Krainock asked for a graphical representation of the three aspects of the bond. Metro agreed to provide this information quarterly.

Dave Fogle noted that the Council Work Session minutes were overwhelming, especially without knowing the context or the individual councilor personalities. Jim Desmond reminded the Committee that the Council had a lot of information relating to the target areas prior to the work sessions, which is why there was not a lot of background information in the minutes. Dave also wondered about potential implications if the political landscape at Metro changes during the next 10 years. What if there is a change in direction? Jim Desmond responded that the resolution was written in such a way to guarantee the continuation of the program.

Peter Krainock asked about the potential impact of Measure 49. Jim Desmond responded that appraisals and whether people are willing to sell will be impacted; however, he indicated that the measure will likely be litigated if passed.

Next Meeting. The committee will reconvene in mid-November. Members are asked to become familiar with their assigned target areas or program prior to the meeting.

Adjournment. The meeting adjourned at 10:10 am.