

BEFORE THE COUNCIL OF THE  
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF OF CREATING ) RESOLUTION NO. 86-682  
THE NORTH PORTLAND REHABILITATION )  
AND ENHANCEMENT COMMITTEE ) Introduced by the  
 ) Presiding Officer Waker

WHEREAS, The State Legislature has mandated that the Metropolitan Service District (Metro) collect service charges in the amount of \$.50 for each ton of waste going to a general purpose landfill (St. Johns Landfill) to be used for the rehabilitation and enhancement of the area in and around the landfill; and

WHEREAS, The Council of the Metropolitan Service District (Metro Council) adopted Resolution No. 86-620, January 23, 1986, creating the North Portland Rehabilitation and Enhancement Advisory Committee to assist Metro in developing a rehabilitation and enhancement program for the area in and around the St. Johns Landfill; and

WHEREAS, The Advisory Committee was charged to: Make recommendations to the Metro Council regarding policies and the administration of the rehabilitation and enhancement program for the North Portland area, to include the following:

- a. specify the boundaries of the area to be rehabilitated and enhanced;
- b. criteria for determining how funds will be used for rehabilitation and enhancement; and
- c. continuing public involvement (a committee to recommend projects for funding, etc.); now, therefore,

BE IT RESOLVED,

1. That the Metro Council hereby creates the North Portland Rehabilitation and Enhancement Committee, hereinafter

referred to as the "Committee" to advise the Metro Council on the development and implementation of the rehabilitation and enhancement program.

2. That the boundary of the rehabilitation and enhancement program encompasses the area between the Columbia and Willamette Rivers and the Interstate 5 and Interstate 405 Freeways as shown on Figure 1, attached.

3. That the Committee shall consist of seven members including:

- a. Three members appointed by the Metro Council from a list presented by the Executive Officer all of whom shall reside within the rehabilitation and enhancement program boundary;
- b. Three members appointed by the organization designated by the City of Portland to provide neighborhood participation services to north Portland. These members shall reside within the rehabilitation and enhancement program boundary; and
- c. The Metro Councilor representing District 12, who shall be the chairman of the Committee.

The initial term of service for members appointed under subsection a shall be for two years; all other appointments shall be for a term of four years. Except for the chairman no Committee member shall serve more than one full term except for members initially appointed under subsection a or member appointed to fill a vacancy.

4. That fees collected according to state law (\$.50 per ton of waste deposited at the St. Johns Landfill) shall be budgeted and accounted for in a separate fund. Revenue accruing to the fund shall be invested in accordance to Metro's investment policies.

5. That the specific duties and responsibilities of the Committee shall be as follows:

- a. The Committee shall propose an annual budget for the North Portland Rehabilitation and Enhancement Fund for approval by the Metro Council. The budget shall be prepared and considered in Metro's annual budget process. The budget shall at a minimum identify general program or project areas for the fiscal year, except that the Committee may recommend that no expenditures be made during a fiscal year. The Committee and Council shall endeavor to preserve the Rehabilitation and Enhancement Fund principal.
- b. The Committee may solicit requests for proposals or projects which may be funded from the Rehabilitation and Enhancement Fund. Any project or proposal to be funded through the Rehabilitation and Enhancement Fund shall be approved according to Metro contract procedures. Projects or proposals shall not be split into components when approved. No project or proposal shall be considered by Metro which has not been recommended by the Committee.

6. That the Metro Council approves the criteria described in Exhibit A, attached, which shall be used by the Committee and the Council in recommending and approving the Rehabilitation and Enhancement Fund. The Committee may at any time request the Council to change or modify the criteria.

7. The Executive Officer shall assign staff to assist The Committee in carrying out its duties and responsibilities at the level budgeted in the Rehabilitation and Enhancement Fund. Before assigning staff, the Executive Officer shall consult with the Committee about Committee needs and qualifications of proposed staff. Additional assistance may be acquired following Metro's contract procedures. Direct costs incurred to administer the rehabilitation and enhancement program shall be paid by the

Rehabilitation and Enhancement Fund. The Council shall not charge overhead costs to the Rehabilitation and Enhancement Fund.

ADOPTED by the Council of the Metropolitan Service District  
this 28th day of August, 1986.

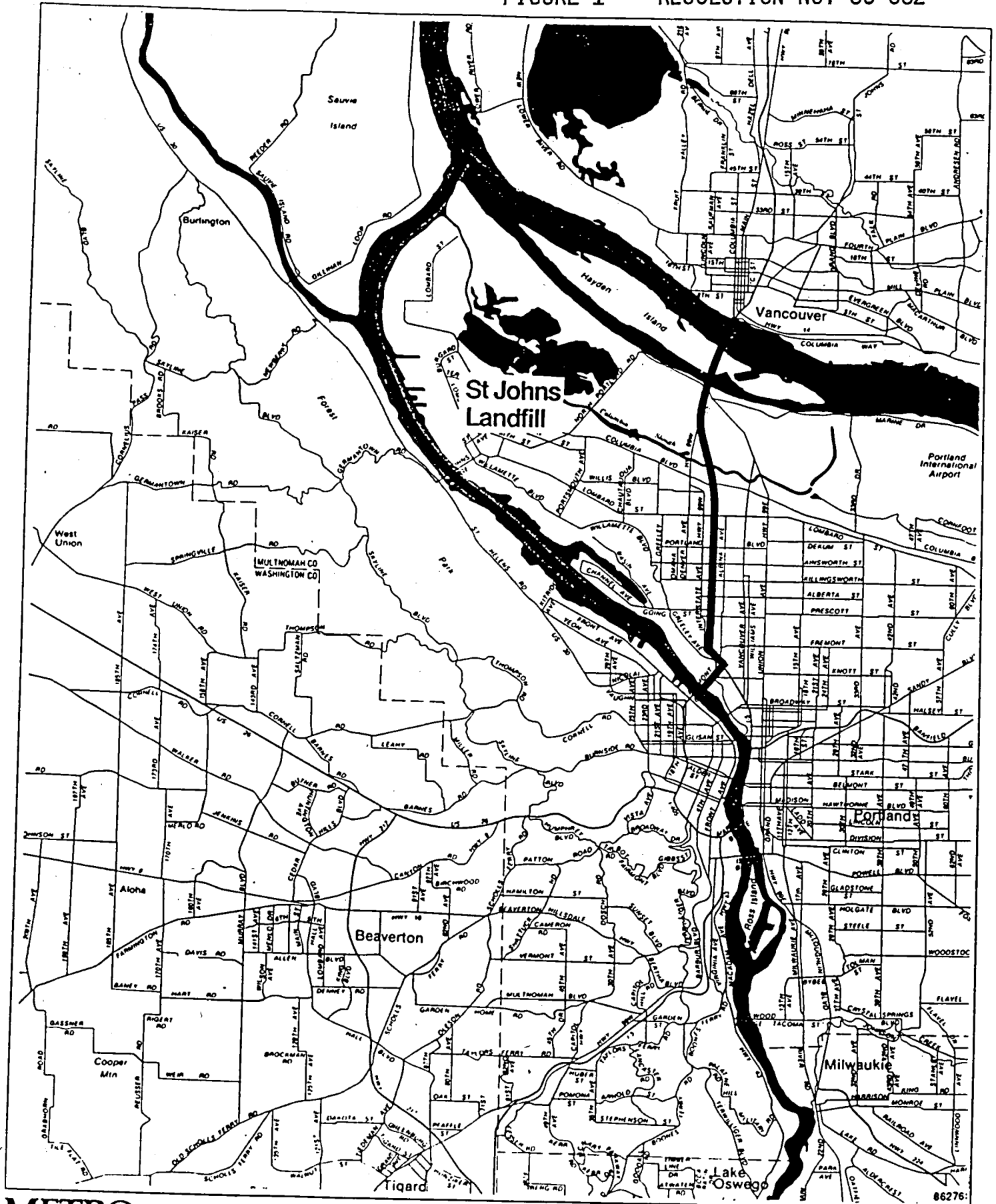
  
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Richard Waker, Presiding Officer

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08/22/86

EXHIBIT A  
Resolution No. 86-862-68Z

Criteria for Funding Projects/Programs

1. Projects/Programs will only be funded within the boundaries as specified in Figure 1.
2. Any person or any organization may submit proposals.
3. The Committee will provide an open public process for project/program review and recommendation. It will coordinate with Metro's budget process.
4. The fund shall not substitute for projects/programs funded by other sources or to fund projects or programs connected with the St. Johns Closure Plan.
5. Projects/Programs may be funded in part or in full.
6. Projects/Programs that best enhance or rehabilitate areas most severely impacted by the landfill will receive priority consideration for approval.
7. Projects/Programs shall be directed to the aid of residents, non-profit corporations and businesses (as defined by the Small Business Administration) and shall meet one or more of the following guidelines:
  - a. Result in increased employment/economic opportunities for North Portland residents.
  - b. Result in rehabilitation, upgrading or direct increase in the market value of a significant portion of the housing stock of residential land in North Portland.
  - c. Result in the preservation or enhancement of existing wildlife and marine areas of North Portland, or improve public awareness or opportunity to enjoy them.
  - d. Result in improvement to or increase in recreational areas of North Portland.
  - e. Result in improvement in the safety of the area of North Portland.
  - f. Result in an improvement of the appearance or cleanliness of the areas of North Portland neighborhoods or a significant portion thereof.
  - g. Result in a significant increase in the utilization or occupancy of a North Portland commercial area.
  - h. Result in programs such as training opportunities to benefit North Portland youth and elderly.



METRO

*N. Portland Rehabilitation  
& Enhancement Boundary*

STAFF REPORT

Agenda Item No. 8.3

Meeting Date Aug. 28, 1986

CONSIDERATION OF RESOLUTION NO. 86-682 FOR THE  
PURPOSE OF CREATING THE NORTH PORTLAND  
REHABILITATION AND ENHANCEMENT COMMITTEE

Date: August 21, 1986

Presented by: Donald E. Carlson  
Peg Henwood

FACTUAL BACKGROUND AND ANALYSIS

In response to SB 662 adopted by the 1985 Legislature, the Metro Council adopted Resolution No. 86-620 on January 23, 1986, creating the North Portland Rehabilitation and Enhancement Advisory Committee. SB 662 states in part:

"Section 9. (11) The metropolitan service district shall apportion an amount of the service or user charges collected for solid waste disposal at each general purpose landfill within or for the district and dedicate and use the moneys obtained for rehabilitation and enhancement of the area in and around the landfill from which the fees have been collected. That portion of the service and user charges set aside by the district for the purposes of this subsection shall be 50 cents for each ton of solid waste."

Resolution No. 86-620 set forth the charge of the Advisory Committee as follows:

- "2. That the purpose of the Committee shall be to make recommendations to the Metro Council regarding policies and the administration of the rehabilitation and enhancement program for the North Portland area, to include the following:
  - a. specify the boundaries of the area to be rehabilitated and enhanced;
  - b. criteria for determining how funds will be used for rehabilitation and enhancement; and
  - c. continuing public involvement (a committee to recommend projects for funding, etc.)"

The Committee held 15 committee meetings open to the public beginning February 3, 1986, to July 22, 1986. Two public meetings

were held for input and discussion by citizens in the North Portland community.

The Committee contracted with N.W. Strategies, Inc., to assist them in establishing criteria. The consultant interviewed community residents, business owners, state, federal and private agencies.

Based on the research, Committee meetings and public comment the Committee prepared a report with recommendations for submittal to the Metro Council. The full Committee report is included as Attachment 1. The major recommendations are summarized as follows:

o Boundary

The proposed boundary of the Rehabilitation and Enhancement Program is the area between the Willamette and Columbia Rivers, I-5 to I-405 (see attached map).

o Commission Membership

Create a seven-member Commission with members serving four-year staggered terms: three members appointed by Metro Council from residents of area; three members appointed by the official neighborhood organization; and one Metro Councilor from District 12.

o Function of Commission

Prepare annual budget and operational plan for consideration and approval by Metro Council in the annual budget process. Commission may request expenditure of funds as specified within the budget and operational plan approved by the Council. Commission may contract for staff or other specialized services as provided in the budget. The Commission will be responsible for administering the Rehabilitation and Enhancement Fund.

o Metro/Commission Relationship

The fund balance will remain with Metro in a special account. Metro's role in approving budget, operational plan and expenditures is limited to reviewing for compliance with state law. Metro will not spend any funds without prior recommendation by the Commission. Administrative services (budget, accounting, personnel and other overhead services) will be provided by Metro to the Commission with direct costs (staffing for Commission) charged to the Rehabilitation and Enhancement Fund. Commission and Metro annually review administrative policies and decision criteria.

o Criteria for Funding Projects or Programs

(See Attachment 1)



o Guidelines to Measure Project or Programs Against

(See Attachment 1)

At the direction of the Presiding Officer staff prepared Resolution No. 86-682 to include as many of the recommendations of the Advisory Committee as possible, while clarifying that the Metro Council is ultimately responsible for implementing this state mandated program.

In summary Resolution No. 86-682 does the following:

1. Creates a seven member committee to advise the Metro Council on the development and implementation of the rehabilitation and enhancement program.
2. Sets a boundary for the rehabilitation and enhancement program (same as the North Portland Advisory Committee).
3. Establishes membership requirements for the Committee (substantially the same as the North Portland Advisory Committee except it makes Councilor from District 12 the Chairman).
4. Establishes duties and responsibilities of the Committee to: a) prepare and recommend a budget for the Rehabilitation and Enhancement Fund to the Metro Council; b) select programs or projects to be approved according to Metro contract procedures; and c) enable the Committee to recommend changes in proposal or project criteria.
5. Establishes criteria which must be used by the Committee and Council for approving projects or proposals (substantially same as North Portland Advisory Committee).
6. Instructs the Executive Officer to assign staff to assist the Committee in carrying out its duties. Requires the Executive Officer to consult with the Committee before making staff assignments.

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends approval of Resolution No. 86-682.

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REPORT OF THE NORTH PORTLAND  
REHABILITATION AND ENHANCEMENT ADVISORY COMMITTEE

I. BACKGROUND INFORMATION

The North Portland Rehabilitation and Enhancement Advisory Committee was created by the Metro Council to assist Metro in developing a rehabilitation and enhancement program for the area in and around the St. Johns Landfill. The request for a rehabilitation and enhancement program was a result of legislation passed by the 1985 Legislature. SB 662 states in part:

"Section 9. (11) The metropolitan service district shall apportion an amount of the service or user charges collected for solid waste disposal at each general purpose landfill within or for the district and dedicate and use the moneys obtained for rehabilitation and enhancement of the area in and around the landfill from which the fees have been collected. That portion of the service and user charges aside by the district for the purposes of this subsection shall be 50 cents for each ton of solid waste."

In response to SB 662, the Metro Council adopted Resolution No. 86-620, January 23, 1986, creating the North Portland Rehabilitation and Enhancement Advisory Committee.

The Committee members include:

Metro Councilor, District No. 12	1 Gary Hansen
Public Works Commissioner, City of Portland	1 Dick Bogle
State Senator, District No. 8	1 Bill McCoy
State Representative, District No. 17	1 Mike Burton
Citizens of North Portland	<u>3</u> Brian Jeanotte James Seale Steve Roso
TOTAL	7

The Committee was charged to:

Make recommendations to the Metro Council regarding policies and the administration of the rehabilitation and enhancement program for the North Portland area, to include the following:

- a. specify the boundaries of the area to be rehabilitated and enhanced;
- b. criteria for determining how funds will be used for rehabilitation and enhancement; and

- c. continuing public involvement (a committee to recommend projects for funding, etc.)

The Committee held 15 committee meetings from February 3, 1986, to July 22, 1986. Two public meetings were held with participation by the broader North Portland community.

The Committee contracted with N.W. Strategies, Inc., to assist them in establishing criteria. The consultant interviewed community residents, business owners, state, federal and private agencies. A copy of the consultant's report is attached.

## II. ADVISORY COMMITTEE RECOMMENDATIONS:

Based on the N.W. Strategies Inc. report, committee meetings and public comments the committee makes the following recommendations.

- A. Boundaries of the Rehabilitation and Enhancement Program: The area between the Willamette and Columbia Rivers, I-5 to I-405 (map attached)
- B. Creation of a Commission to Administer the Rehabilitation and Enhancement Fund.
  1. Membership will consist of: six individuals living within the specified boundaries and one Metro Councilor representing District 12. All members will have equal voting rights.

Three Commission members will be appointed by the official neighborhood organization that is, the organization designated by the City of Portland to provide neighborhood participation services to North Portland.

Three Commission members will be appointed by Metro, who will select nominees from individuals living within the boundaries. Metro will follow the usual public procedure for selecting committee members.

Commission members will serve four-year terms (terms to be staggered).

The Commission will hold meetings at least quarterly. Public notice will be given and public comment will be received at each meeting.

2. The fund balance will remain with Metro in a special account. The fund will be invested with other Metro monies in accordance with Metro's established investment policies and state law.

In managing the fund, the Commission should make a strong effort to preserve the principal.

Metro will not spend any funds without prior recommendation by the Commission.

3. An annual budget and operational plan shall be prepared by the Commission as required for the Rehabilitation and Enhancement fund for submittal to Metro Council. The budget will specify the amount available for project/program award in that current year, including staffing requirements as necessary. The budget and operational plan will be approved by the Metro Council in accordance with Metro's budget process.

Metro's role in approving the budget and operational plan and expenditures will be limited to reviewing for compliance with the law.

4. Expenditures of funds may be requested by the Commission as specified within the budget and operational plan adopted by the Metro Council. The Commission should actively pursue other monies and matching funds.
5. Administrative services will be provided by Metro to the Commission. Direct costs will be charged against the fund. The Commission may contract for staff or other specialized services within the context of the budget.
6. Reviews will be held annually with Metro to review administrative policies and decision criteria.

C. Criteria for Funding Projects/Programs

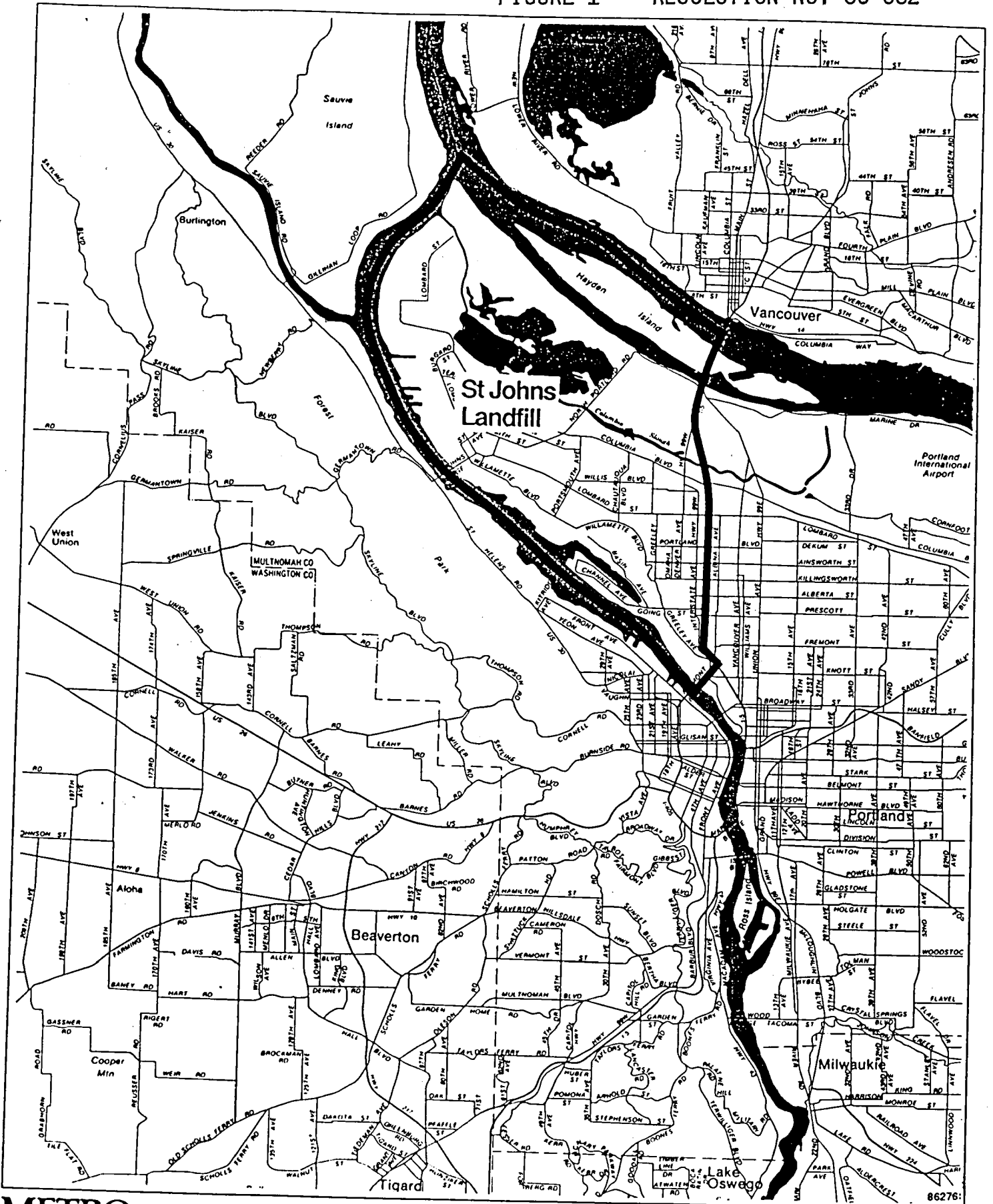
1. Projects/Programs will only be funded within the boundaries as specified.
2. Anyone or any organization may submit proposals.
3. The Commission will provide an open public process for project/program review and recommendation. It will coordinate with Metro's budget process.
4. The fund shall not substitute for projects/programs funded by other sources.
5. Projects/Programs may be funded in part or in full.
6. Projects/Programs that best enhance or rehabilitate the area impacted by the landfill will receive priority consideration for approval.

D. Projects/Programs Should Address one or more of the Following Guidelines to Rehabilitate and Enhance North Portland Community within the Specified Boundaries to Mitigate or Overcome Image or Other Problems caused in

Whole or in Part by the Existence of the Landfill,  
Excepting Any Projects Connected with the Closure Plan  
Thereof to:

1. Result in increased employment/economic opportunities for North Portland residents.
2. Result in rehabilitation, upgrading or direct increase in the market value of a significant portion of the housing stock of residential land in North Portland.
3. Result in the preservation or enhancement of existing wildlife and marine areas of North Portland, or improve public awareness or opportunity to enjoy them.
4. Result in improvement to or increase in recreational areas of North Portland.
5. Result in improvement in the safety of the area of North Portland.
6. Result in an improvement of the appearance or cleanliness of the areas of North Portland neighborhoods or a significant portion thereof.
7. Result in a significant increase in the utilization or occupancy of a North Portland commercial area.
8. Be directed to the aid of residents, non-profit corporations and small businesses as defined by the Small Business Administration.
9. Result in programs such as training opportunities to benefit North Portland youth and elderly.

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METRO

*N. Portland Rehabilitation  
& Enhancement Boundary*

86276:

Regarding Chapter 2 of the draft plan, Councilor Oleson said he thought Metro should seek legislative authority for hazardous waste disposal before seeking cooperation from small businesses. Ms. Wexler explained the Task Force had discussed that issue without conclusion. A new committee would address the issue but at this time no consensus existed for Metro to take a lead for hazardous waste disposal for small businesses. Senator Cohen agreed the current draft of the Plan was a starting place and more work would be done.

Vote: A vote on the motion resulted in:

Ayes: Councilors Collier, Cooper, DeJardin, Frewing, Gardner, Hansen, Kirkpatrick, Oleson, Van Bergen and Waker

Absent: Councilors Kafoury and Kelley

The motion carried and Resolution No. 86-676 was adopted.

8.3 Consideration of Resolution No. 86-682, for the Purpose of Creating the North Portland Rehabilitation and Enhancement Committee

Peg Henwood, Community Relations Coordinator, provided a historical perspective of the project as outlined in the written staff report. The Resolution included the recommendations of a task force of North Portland area representatives, she said.

Councilor Hansen reported the rehabilitation and enhancement project had created much excitement among North Portland residents. He emphasized that because many of the decisions to be made were controversial, they should be made by residents. He considered the Resolution a good balance of local representation and accountability.

R. S. Kolemaine, 2652 North Willamette, Portland, said he had monitored all meetings of the initial task force and thought the Resolution now before the Council represented a softening a previous hard feelings regarding the St. Johns Landfill. He said not all residents were comfortable with Metro's role in the partnership which was a good justification for community approval on projects financed by rehabilitation and enhancement funds.

Motion: Councilor Hansen moved Resolution No. 86-682 be adopted and Councilor DeJardin seconded the motion.

Vote: A vote on the motion resulted in:

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Ayes: Councilors Collier, Cooper, DeJardin, Frewing,  
Gardner, Hansen, Kirkpatrick, Oleson and Waker

Absent: Councilors Kafoury, Kelley and Van Bergen

The motion carried and Resolution No. 86-676 was adopted.

The Presiding Officer commended Councilor Hansen on developing the program and said he looked forward to receiving good proposals from the Task Force.

### 3. EXECUTIVE OFFICER'S COMMUNICATIONS

#### West Transfer and Recycling Center Consideration of Resolution No. 86-685, for the Purpose of Establishing the West Transfer and Recycling Center Task Force and Appointing Members

Executive Officer Gustafson reported the owner of the selected 209th/TV Highway site had been notified of Metro's intent to make an initial offer to purchase the property as authorized by the Council on August 14, 1986. In addition, the Washington County Commission adopted zoning amendment that would change all industrial uses to conditional uses under a Type III process. This change would not go into effect until 90 days after its adoption and the rule had not yet been adopted. The Executive Officer said it was his intent to file metro's permit well in advance of the 90 days. Staff had scheduled a September 15 design issues meeting with the 209th/TV Highway neighborhood with additional meetings to follow.

Presiding Officer Waker said he had Resolution No. 86-685 prepared for consideration at this meeting to appoint Councilor Collier, Oleson and himself to the Task Force for the purpose of mitigating problems with the neighborhood.

Motion: Councilor Waker moved to adopt Resolution No. 86-685 and Councilor Cooper seconded the motion.

Vote: A vote on the motion resulted in:

Ayes: Councilors Collier, Cooper, DeJardin, Frewing,  
Gardner, Hansen, Kirkpatrick, Oleson and Waker

Absent: Councilors Kafoury, Kelley and Van Bergen

The motion carried and Resolution No. 86-685 was adopted.

Executive Officer Gustafson further reported two ownerships existed on the land parcels under consideration. Negotiations were underway