



METRO COUNCIL WORK SESSION
MEETING SUMMARY
November 8, 2012
Metro Council Chamber

Councilors Present: Council President Tom Hughes and Councilors Rex Burkholder, Shirley Craddick, Carlotta Collette, Kathryn Harrington, Carl Hosticka and Barbara Roberts

Councilors Excused: None

Council President Tom Hughes convened the Metro Council work session at 3:15 p.m.

1. PARCELIZATION SCOPING PROJECT

Mr. Ted Reid of Metro and Mr. Terry Moore of ECONorthwest presented to the Council the findings of the Parcelization Scoping Project.

One of the most often-cited challenges to development is fragmented property ownership, or parcelization. Consequently, the Metro Council authorized a fiscal year 2011-2012 budget amendment calling for an investigation into the affect parcelization has on communities in the region. ECONorthwest conducted the study which focused on:

- The extent parcelization is responsible for impeding the investment and activity that communities wish to see in their downtowns, main streets, and employment areas
- Parcelization in the context of other development challenges, and
- Best practices for addressing parcelization

The study found that efforts to assemble fragmented land are best accomplished at the local level, and that Metro does not need to expand its role in addressing parcelization. However, the study's findings can be incorporated into future local and regional planning efforts and implementation activities.

Council Discussion:

- The Council discussed the use of eminent domain by local governments to assemble pieces of property into one unit. The presenters clarified that the use of eminent domain by local governments is illegal in Oregon and would likely only be used in rare, last resort scenarios.
- The Council conversed about the ties between this project and the Industrial Site Readiness project. The presenters added that there were similarities between the two projects, however, this project really focused on urban areas and finding land for restaurants and boutiques, not factories.

- The Council discussed the desire for the findings of the parcelization scoping project to be made readily available through Metro's website. The Council considered how Metro has put time and money into conducting projects like this one. Consequently, Metro should make this study and other similar studies it has conducted available to help jurisdictions address the various problems investigated if they may be experiencing similar issues.

2. NORTH PORTLAND ENHANCEMENT GRANT PROGRAM CHANGES – COMMITTEE RECOMMENDATION

Ms. Stacey Triplett of Metro presented to the Council the North Portland Enhancement Grant Program Changes Committee Recommendation.

A change in the operation of the North Portland Enhancement Grant Program was made necessary by the closure of the St. John's landfill in 1990, the recent reduction in interest earned by the fund, and Metro's administrative decision to reimburse annual program administrative costs from the current fund balance starting in 2013. Beginning in the summer of 2012 the North Portland Rehabilitation and Enhancement Committee conducted various community conversations to guide the decision making process for what to do with the program. The North Portland Rehabilitation and Enhancement Committee conducted community discussions and sent out surveys seeking the opinions of North Portland residents, receiving nearly 250 total responses.

The Committee completed its deliberations in October 2012 and recommends allocating the entire balance of the rehabilitation and enhancement fund by the close of fiscal year 2018. The community would like to use the balance of the fund to pay for North Portland trail improvements and provide grant opportunities for the area.

The Presenter was asking for approval from the Metro Council on the suggested approach, and whether or not the Council agreed to address this recommendation with a resolution to recognize the intent to spend the fund principal by FY 2018.

Council Discussion:

- The Council asked the presenter for clarification that the committee proposed to use the enhancement fund's capital toward North Portland trail improvements *and* grant funding. The presenter clarified that indeed the committee recommended splitting the funds balance between trail improvements and grant funding.
- The Council was unsure whether the remaining amount of money in the fund would be enough to make trail improvements and leave enough for grant opportunities. The presenter responded that the enhancement fund committee had done the math and would put around half a million dollars toward the trails, and then the remainder would be for grants.
- The Council suggested the enhancement fund committee review current and projected market conditions. The thought from several Councilors was that there could be an inflationary period coming that could pull the fund out of it's' stall in the next few years.

3. FISCAL YEAR 2012-13 FIRST QUARTER MANAGEMENT REPORT

Mr. Scott Robinson of Metro presented to the Council the Fiscal Year 2012-13 First Quarter Management Report.

The Fiscal Year 2012-13 First Quarter Management Report highlights the accomplishments of Metro's departments, programs, and projects that occurred during the first quarter. Councilor's had already received the report and had the opportunity to review it so Mr. Robinson's presentation focused solely on the accomplishments of Councilors Barbera Roberts, Rex Burkholder, and Carl Hosticka, all of whom will be departing from Metro at the end of the year. Mr. Robinson listed the top-5 accomplishments for each of the three departing Councilors during the presentation.

This presentation was purely informational.

Council Discussion:

There was none.

4. COUNCIL BRIEFINGS/COMMUNICATION

There was none.

5. ADJOURN

Seeing no further business, Council President Hughes adjourned the Council work session at 4:55 p.m.

Prepared by,



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ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF NOVEMBER 8, 2012

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
1.0	PowerPoint	11/8/2012	Parcelization Project	110812cw-01
2.0	Handout	10/2012	North Portland Enhancement Grant Information	110812cw- 02
3.0	PowerPoint	11/8/2012	FY 12-13 Management Report	110812cw- 03
4.0	Handout	11/8/2012	FY 12-13 Q1 Management Report	110812cw-04