



METRO COUNCIL WORK SESSION
Meeting Minutes
October 9, 2014
Metro Regional Center, Council Chamber

Councilors Present: Council President Tom Hughes, and Councilors Shirley Craddick, Kathryn Harrington, Carlotta Collette, Craig Dirksen and Bob Stacey

Councilors Excused: Councilor Sam Chase

Council President Tom Hughes called the Metro Council work session to order at 2:05 p.m.

1. CHIEF OPERATING OFFICER COMMUNICATION

Chief Operating Officer Martha Bennett updated the Council on the following items:

- Reminded Council of the upcoming off site council meeting on Thursday is in Oregon City. Read the agenda and get enough time for travel.
- Provided Council with feedback from the recent preparation meeting for the national “CEOs for Cities” event in Nashville on November 4-6th to discuss best practices related to equity, diversity and the wealth gap.
- Announced Metro’s new Disaster Debris Relief Planner, Dan Nibouar, who brings over 12 years in emergency preparedness.
- Acknowledged Vice President Joe Biden’s visit to Oregon Convention Center went well and congratulated staff there for their work in making his visit a success.
- President Hughes has been nominated for the Oregon Latino Agenda for Action, Ally for Excellence Award, to be presented at Warner Pacific College on October 11th.

2. 2015 URBAN GROWTH MANAGEMENT DECISION: DRAFT 2014 URBAN GROWTH REPORT ASSESSMENT OF EMPLOYMENT CAPACITY NEEDS

Mr. Ted Reid, Metro Senior Regional Planner, and Mr. John Williams, Metro Deputy Director of Planning and Development, presented their 2014 Urban Growth Report Assessment of Employment Capacity Needs. The purpose of the presentation was to provide Council with the opportunity to discuss the employment component of the draft 2014 Urban Growth Report (UGR). Key elements of the presentation included:

- The Metro Council urban growth management decision timeline.
- Results of the UGR’s Employment Capacity Needs.
- Provided feedback received and overall experience from MTAC and MPAC presentations.
- Posed opportunity to develop questions for MPAC to consider in making a recommendation to Council.

- The UGR has received recommendation from MTAC, unanimously agreed that the UGR has undergone sufficient review.
- The region's existing land supply can accommodate job growth, but a continued focus on land readiness is needed to make that job growth occur:
 - Commercial employment is naturally drawn to areas where people live. Ongoing investments in downtowns and main streets are needed to send a signal to the private sector.
 - Our region has traditional strengths in industrial sectors, but ongoing investments in industrial and employment areas are needed to support business retention, expansion and recruitment.
- The following questions were posed to Council to consider:
 - Does the draft 2014 Urban Growth Report provide enough information to support ongoing growth management policy discussions in 2015?
 - Are there topics that should be identified in the UGR resolution for additional discussion in 2015, in advance of the Council's 2015 urban growth management decision?
 - Are there topics that should be identified in the resolution as having had sufficient discussion?

Council Discussion:

Councilor Harrington informed the rest of Council she will not be present at the Oct 14th meeting and offered comments regarding the work completed by staff for the Community Investment Strategy. Councilor Harrington offered comments on the Regional Land Readiness project going to state legislature and addressed additional actions to be addressed in regards to Brownfields and the feedback received from local jurisdictions.

3. UPDATE OF THE REGIONAL INDUSTRIAL SITE READINESS PROJECT

The project management team for the Industrial Site Readiness Project included:

- Keith Leavitt and Lise Glancy of the Port of Portland
- Marion Haynes of the Portland Business Alliance
- Kelly Ross standing in for Kirk Olsen from NAIOP, the Commercial Real Estate Development Association
- Marion Haynes and Raihana Ansary of the Portland Business Alliance
- Tom Hogue and Jennifer Donnelly of the Department of Land Conservation and Development
- Mike Williams and Sierra Gardiner of Business Oregon

Mr. Leavitt offered historical context of the project as conceived in response to an identified shortage of large industrial sites (50 acres) throughout the region in Metro's 2009 Urban Growth report and in relation to the needs of jurisdictions' economic development strategies that focus on traded-sector industries for job growth that require at least 25 developable acres. Key takeaways included:

- Although employment has improved since 2011, the region still has long term declining per capita income compared to other metro areas, and a shortage of tax revenue at all levels.

- As highlighted in the 2014 Urban Growth Report, while the region has met its population growth forecasts, employment growth has lagged and wage levels have tended to be on either the low end or the high end of the spectrum.
- Over the next 20 years, the region will need to create 85,000 to 440,000 jobs to meet the region's projected population growth.
- Large industrial sites are critical to expanding and locating traded-sector companies as new revenue is brought into the region.
- Large industrial sites provide higher wage jobs and a sustainable tax base for public services at the state and local level.
- Diverse and market-ready Industrial land supply is critical to growing trade and competing in the global economy.

Council Discussion:

Councilors asked clarifying questions about the acres required by the sites for development and presenters offered examples of what is common and what is in need. Councilors asked questions in regards to the origins of the data presented. Councilors discussed how to look at ways to work more efficiently within the existing boundary. Presenters shared details from the last inventory to provide Council with a greater sense of what the challenges and needs for investment are. Councilor Stacey asked questions as to how sites move from one tier level to the next in becoming development ready. Councilor Dirksen asked questions in regards to natural resource mitigation and the number of sites that are ready in and outside of the UGB currently, spoke to the obstacles involved in trying to consider those not in the existing UGB. Councilor Harrington offered comments towards looking at the jobs that pay well that are included in the appendices of the UGR and to consider where they are located and offered history in attracting employers. Councilor Collette offered experience from her recent best practices trip in Barcelona and offered comments as to how Clackamas County would be constrained. She requested that Council be mindful of the future development of Brownfields and suggested a possible need for a new template in development.

4. COUNCIL COMMUNICATION

Councilor Stacey briefed councilors from the Oct 8th MPAC meeting in regards to the residential land assumptions and what kind advice and assistance MPAC can offer to Council.

Allison Kean, attorney for Metro, provided Council an update, referring Council to a recent email to them regarding the recent briefs that were filed on the matters regarding the Convention Center Hotel and was available to take any questions. Ms. Kean reminded Council of the upcoming hearing with the Land Conservation and Development Commission, to determine the scope of the remand. She informed Council that a reply brief was filed in the hotel validation suite.

Councilor Collette Carlotta asked about the decision regarding the LCDC remand had been made? Ms. Kean responded that Alison no, Metro requested that LCDC to decide the case, which will take place during November. Councilor Harrington offered comments from MPAC, reminded council that all 3 MPAC liaisons will not be present. She offered feedback from MPAC and her observations in regards to positioning. Councilor Harrington brought forth the question in regards to MTAC and the work that has been done, where the energy there, and how the 2 committees are interacting. Councilor Dirksen offered feedback from JPACT and the discussion around Climate Smart Communities Project. Councilor Craddick offered her feedback on her experience with similar conversations regarding the tool kit and the ability to raise enough funds to achieve the goals. She

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also offered input from the Regional Water Providers meeting, shared details of the conversations in relation to emergency management and conservation. President Hughes shared feedback from meeting with Congressman Blumenauer and Councilor Stacey in regards to the transportation funding piece and discussed ways to better engage with the public.

5. ADJOURN

Seeing no further business, Council President Tom Hughes adjourned the Council work session at 4:38pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jessica Rojas".

Jessica Rojas, Council Policy Assistant

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF OCT. 9, 2014

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
3.0	PowerPoint	10/9/14	Update of Portland Metro Industrial Site Readiness Inventory	100914cw-01
3.0	Handout	10/9/14	Industrial Site Size and Tier Distribution	100914cw-02