



METRO COUNCIL WORK SESSION

Meeting Minutes
November 6, 2014
Metro Council Chamber

Councilors Present: Deputy Council President Sam Chase, and Councilors Shirley Craddick, Kathryn Harrington, Bob Stacey, and Craig Dirksen

Councilors Excused: Council President Tom Hughes and Councilor Carlotta Collette

Deputy Council President Sam Chase called the Metro Council work session to order at 2:04 p.m.

1. CHIEF OPERATING OFFICER COMMUNICATION

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

- Councilor Stacey will be attending a Town Hall on 82nd Ave. Opportunities later in the evening. Randy Tucker, Metro Legislative Affairs Manager, will be speaking at the Town Hall as a member of the Oregon Transportation Forum (OTF).
- Ms. Bennett distributed draft versions of proposed agendas for the two upcoming Council retreats, and provided a brief outline of each.
- A number of Councilors will be attending the Portland Ross Hollywood Chapel Veterans Day Parade on November 11.
- The Oregon Zoo offers free admission to military veterans on Veterans Day.

2. CLIMATE SMART COMMUNITIES SCENARIOS PROJECT FINAL STEPS

Ms. Kim Ellis, Metro Principal Planner, and Mr. John Williams, Metro Deputy Director of Planning and Development, presented the Climate Smart Communities (CSC) Scenarios Project Final Steps. The purpose of the presentation was to provide Council with an opportunity to discuss materials in the final CSC adoption package, including amendments proposed by staff to respond to public comments received, as well as an updated draft short list of actions. The desired outcome was to receive Council's feedback on the proposed amendments and draft short list of actions, in preparation for the November 7 Joint Meeting of the Metro Policy Advisory Committee (MPAC) and the Joint Policy Advisory Committee on Transportation (JPACT).

Council was asked to analyze and provide feedback on the following documents:

- Draft CSC legislation: Ordinance No. 14-1346, For the Purpose of Adopting a Preferred Climate Smart Communities Strategy and Amending the Regional Framework Plan to Comply with State Law.
- Draft Summary of Recommended Changes (received during the public comment period).

- Draft Public Engagement Report (in response to comments received during the aforementioned period).
- MTAC and TPAC Straw Proposal for MPAC and JPACT Consideration: A Short List of Climate Smart Actions for 2015 and 2016.

Other key elements of the presentation included:

- An update on the CSC public comment period, which occurred from September 15 through October 30, and confirmed the region's broad support for many of the project's proposed investments.

Council Discussion:

Councilor Stacey spoke to responding to comments that seek to establish the CSC project as a review mechanism for other project proposals. He also spoke about interaction between CSC and other comprehensive regional plans. Councilor Harrington suggested that Metro's public engagement committees provide a structural overview of the proposed CSC legislation for analysis. She requested that staff place emphasis on legislative exhibits that constitute substantive changes, and suggested that Metro harness the public momentum generated by CSC to enhance engagement and interest in other regional projects. Councilor Craddick inquired about adequately communicating the scope of CSC initiatives to stakeholders and the general public. Councilor Harrington spoke to encouraging further Council discussion on the details of the CSC ordinance, and to putting Council's CSC policy direction into action through regional framework and functional plans. Councilor Chase spoke to regional understanding of the effects of highway expansion on carbon emissions. Councilor Stacey spoke to potential shifts in patterns of traffic use. Councilor Dirksen affirmed that CSC policy is based on reducing emissions, and that the implementation of strategies is outside the realm of policymaking. Councilor Harrington spoke to managing congestion. Councilor Chase spoke to approaching issues of highway congestion and expansion from a scientific perspective, and also to prioritizing a toolbox action to support reduced transit fares for low-income individuals and families.

3. OREGON CONVENTION CENTER HOTEL REVENUE BONDS METHOD OF SALE

Mr. Tim Collier, Metro Director of Finance and Regulatory Services, and Mr. Ken Rust, of PFM Group, presented the Oregon Convention Center (OCC) Hotel Revenue Bonds Method of Sale. The purpose of the presentation was to inform Council of the upcoming negotiated sale of revenue bonds for the OCC Hotel. The desired outcome was for Council to understand how staff came to the conclusion of selecting the negotiated sale method for this project.

Metro staff has selected the negotiated sale method, due to the complexity of the project and the uniqueness of the repayment structure. Metro has never used the negotiated sale method before when issuing bonds.

Key elements of the presentation included:

- Bond sale objectives.
- Best practices of the Government Finance Officers Association (GFOA) in selecting competitive versus negotiated sale methods.
- Evaluating the method of sale for the OCC Hotel project.
- PFM Group's Hotel Revenue Bonds sale recommendation:
 - Metro's Hotel Revenue Bonds should be sold in a negotiated sale or private placement.

- Metro should use a “competitive” request for proposal (RFP) process to choose the underwriting team.
- Metro should establish selection criteria that reinforce its other financing objectives.

Council Discussion:

Councilor Craddick inquired about factors that influence the Hotel Revenue Bonds credit rating. Councilors inquired about rate and price differences between revenue bonds sold in competitive sales versus negotiated sales, and also about Metro’s position and obligations in the case of a terms dispute. Councilor Chase inquired about prioritizing potential underwriters who have submitted bids for Metro’s past competitive bond sales. Councilors inquired about next steps in the process.

4. ENTERPRISING PLACES PROGRAM UPDATE

Ms. Elissa Gertler, Metro Director of Planning and Development, and Ms. Deb Meihoff, of Communitas Planning, presented the Enterprising Places Program Update. The purpose of the presentation was to update Council on the Development Center’s Enterprising Places program, as well as recommendations from the Enterprising Places Steering Committee for the proposed eligible areas of the program. The desired outcome was to obtain direction from Council, in order to finalize the districts in the region that will be eligible to apply for Enterprising Places grants. Key elements of the presentation included:

- Summary of program progress to date.
- Project motives, mission, and approach.
- Key program components:
 - District Transformation Grants: Two to four grants annually of approximately \$5,000 to \$10,000 each, “to encourage and reward community collaborations and innovations that support district placemaking and revitalization.”
 - Storefront Improvement Matching Grants: Three to six matching grants annually of approximately \$10,000 to \$50,000 each, “for projects with the potential to catalyze physical and economic transformation of the district and that demonstrate best practices for revitalization.”
 - Financial Resources: Enhance access to credit for owners and entrepreneurs seeking to invest, “to level the playing field for small businesses and property owners so they have the capital necessary to make transformative physical improvements”.
- Applied investment criteria, including:
 - Infrastructure: Pedestrian connectivity, urban street grid, and streetscape.
 - Building stock: Blockface, needed rehabilitation, and commercial.
 - Activity: Retail environment, underserved area, and ground floor vacancies.
- Eligibility assessment, including: initial screening and refinement, field visits and research, peer review of process, and local city review.
- Enterprising Places Steering Committee recommendations.
- Timeline of program launch and outreach in the near term.

Council Discussion:

Councilor Craddick inquired about the number of applicants the program will be able to accommodate. Councilor Stacey spoke to engaging local representatives of the business community as early as possible. Councilor Harrington spoke to mechanisms for measuring district

transformation. Councilor Craddick inquired about methods of business community outreach. Councilor Chase encouraged engagement with communities of color in implementing this program. All five present councilors gave their “thumbs-up” in approval of moving forward with the eligible districts outlined in the Enterprising Places Assessment of Eligible Districts Report.

5. COUNCIL COMMUNICATION

Councilor Harrington mentioned that she will be hosting an informal luncheon on emergency preparedness on November 12 at the Metro Regional Center.

6. ADIURN

Seeing no further business, Deputy Council President Sam Chase adjourned the Council work session at 4:21 p.m. An Executive Session was held immediately following the public meeting pursuant to ORS 192.660(2)(e), to conduct deliberations with person designated by the governing body to negotiate real property transactions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Joel Cvetko', with a long horizontal flourish extending to the right.

Joel Cvetko, Council Policy Assistant

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF NOV. 6, 2014

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
1.0	Handout	11/6/14	Priority and Agenda Setting Retreats Draft Agendas	110614cw-01
2.0	Handout	11/3/14	MTAC and TPAC Straw Proposal for MPAC and JPACT Consideration: A Short List of Climate Smart Actions for 2015 and 2016	110614cw-02
2.0	Handout	11/3/14	Climate Smart Communities Summary of Recommended Changes: Exhibit E to Ordinance No. 14-1346	110614cw-03
2.0	Handout	11/6/14	Draft Climate Smart Strategy: Public Comment Period Snapshot	110614cw-04