

Metro

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Metro

Minutes

Tuesday, October 17, 2023

10:30 AM

Metro Regional Center, Council Chamber,
<https://www.youtube.com/watch?v=l-He-tuGOzg>,
<https://zoom.us/j/615079992> Webinar ID: 615 079 992 or
888-475-4499 (toll free)

Council work session

10:30 Call to Order and Roll Call

Council President Peterson called the Work Session to order at 10:30.

Present: 7 - Councilor Gerritt Rosenthal, Councilor Mary Nolan, Juan Carlos Gonzalez, Duncan Hwang, Christine Lewis, Lynn Peterson, and Ashton Simpson

Work Session Topics:

10:30 State Legislative Agenda Discussion

Presenter(s): Anneliese Koehler (she/her), Legislative Affairs Manager, Metro
Jenna Jones (she/her), State and Regional Affairs Advisor, Metro
[Staff Report](#)

Attachments: [Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)

Council President Peterson introduced Anneliese Koehler (she/her), Legislative Affairs Manager, Metro, and Jenna Jones (she/her), State and Regional Affairs Advisor, Metro, to present on the topic.

Staff pulled up the State Legislative Agenda Discussion Presentation to present to Council.

Summary of Presentation:

The presenters discussed what the 2024 Legislative Session will likely be like. They noted that this session will likely include budget tweaks and technical fixes. They added that there will be new dynamics due to an unprecedented number of open seats statewide and due to last year's republican walkout. The presentation mentioned that the

State is likely to focus on housing production and Measure 110 reform, as well as right-to-repair for solid waste. The presenters mentioned transportation, economic development, and land use as important issues. They also addressed the next steps for outreach and future conversations surrounding this topic.

Council Discussion

Councilor Hwang remarked that many serve on the downtown task force, and they are anticipating legislative requests to come from that task force. He requested that those requests be supported. Councilor Hwang additionally asked if e-bikes are included in the right-to-repair bill.

Jenna Jones responded that she did not know if the right to repair bill is included, but she will investigate it.

Councilor Rosenthal mentioned the expansion of Urban Growth Boundary (UBG), sharing concerns about the speed of the process. He asked if they would have time to read and approve the bill.

Anneliese Koehler responded that it will likely have its challenges, but there is a more thorough process for Bill 3414 to incorporate stakeholder engagement and feedback. Koehler remarked that the draft from the Governors office is thorough. Koehler added that the council will hopefully have a seat at the table, but she is not certain what the outcome will be.

Councilor Lewis stated that the next stage of Bill 3414 will be important to make sure it works for Metro, and that is top priority for her. Additionally, she remarked that she supports the right-to-repair bill and wants to make sure that is also a priority. Councilor Lewis noted that the Brownfield

coalition could be an important organization to work with. She finally stated that she agrees with the other councilors that the work of the downtown task force should be supported.

Councilor Nolan asked about funding in relation to the rebate that is coming up. Councilor Nolan asked if the legislature will have any funds in this fiscal year to invest, reasoning that Measure 110, the UGB expansion, industrial land, and transportation, all include funding needs. They then asked in what context the general fund prediction plays a role in this, and if the legislature would cut funding for certain programs.

Koehler responded that the State is about to experience a five-billion-dollar kicker, one of the largest in history. However, Koehler noted that there is an amount of money set aside in the emergency fund for the short session. She remarked that the kicker is taking away critical dollars that could have been utilized for this session.

Jones added that a lot of leadership in the legislature tried to be as conservative as they could with the funds, and they put some money into the emergency funds. Jones added that the legislators tried to dial back the use of funds as much as possible.

Koehler added that they are approaching the cap of the rainy-day fund.

Councilor Nolan added that large kickers, such as the one they are facing, often result in deficits in the general fund. Councilor Nolan additionally asked about the UGB expansion, noting that if the State wanted to allow expansion into farmland, the land must be ready. Councilor Nolan noted that either the state needs to invest in land

readiness, or the cities need to show that they are ready.

Koehler responded that there is alignment with their concerns, and the Governor has a holistic package in terms of infrastructure. Koehler noted that the amount of money in the package is currently unknown.

Councilor Nolan said they need allies.

Jones remarked that the intent of this bill is for housing and affordable housing. Jones also noted that the comments they added surrounding this topic relayed the importance of affordable housing rather than just housing, and not all housing built will be affordable.

Councilor Nolan asked how they define “affordable” and questioned if it means it is subsidized.

Koehler responded that under the current provision, you can either build 30% of housing and up to 80% for rental or 130% for homeownership, depending on the needs of the city.

Councilor Gonzalez mentioned that engaging in good faith to help deliver housing to Oregon is important. He added that showing up as good partners is important to get things passed. He also added a comment about electric vehicles, and asked if there are opportunities to invest in incentives for electric vehicles, and how they can be supportive of such initiatives.

Koehler agreed about engaging in good faith and noted that engaging in this way is a goal. She added that there has not been a lot of discussion regarding electric vehicles because it is being incorporated into the 2025 package rather than the

2024 package.

Councilor Gonzalez remarked that workforce investments with Future Ready have been large and he would love to show legislators how successful it has been and how important construction careers are.

Jones noted that some of the Metro staff presented to the Workforce Subcommittee for the Housing Production Advisory Council about this and found that construction careers are being supported in the housing space.

Councilor Simpson agreed with Councilor Gonzalez' comment, but noted that transportation is the most crucial aspect that is impacting communities of color. He added that land readiness should also include transportation. Councilor Simpson also noted that hazardous waste planning is important and asked about the environmental impacts for semi-conductor plant workers.

Koehler responded that they would investigate that.

Jones discussed a climate protection program that was created through DEQ which recently started rolling out, noting that she can give an answer to his question soon.

Council President Peterson noted the importance of land readiness as a priority, as well as the downtown Governor's task force. She added that the taskforce is getting close to having legislative requests. Council President Peterson also noted that there are time constraints with the session today and asked for Councilors to ask questions for staff to respond to later.

Councilor Rosenthal asked if there is any talk about changing

the tolling legislation to finding a role for Metro in the process that makes a greater impact than simply having people listen to them.

Councilor Nolan highlighted Measure 110 and hoped it would include components of the reform initiative. Councilor Nolan noted that there is a spillover effect that impacts people experiencing homelessness and seeking supportive services. Councilor Nolan added that the State needs to weigh in and put money towards this issue.

Councilor Hwang mentioned that the investment and support for arts and culture was missing from the priorities.

Councilor Lewis noted that they should be realistic that they cannot change the gravitational force of land use and Measure 110 as top priorities. She agreed with Councilor Nolan that it is important to monitor Measure 110. Additionally, she asked if it would be possible to organize a legislative breakfast and have legislators to learn about their agenda as well as who Metro is.

Council President Peterson agreed and noted that partnership and relationship building with legislators is important.

With no further questions, Council President Peterson moved on to the second Work Session topic.

11:00 2040 Planning & Development Grants Cycle 11 - COO Recommendation for Council Endorsement

Presenter(s): Marissa Madrigal (she/her/ella), Chief Operating Officer, Metro,
Serah Breakstone, 2040 Grants Manager, Metro,
Eryn Kehe, Urban Policy & Development Manager, Metro

Attachments: [Staff Report](#)
[Attachment 1](#)

Council President Peterson introduced Marissa Madrigal (she/her/ella), Chief Operating Officer, Metro, Serah Breakstone, 2040 Grants Manager, Metro, and Eryn Kehe, Urban Policy & Development Manager, Metro, to present on the topic.

Staff pulled up the 2040 Planning & Development Grants Cycle 11- COO Recommendation for Council Endorsement Presentation to present to Council.

Summary of Presentation:

Presenters gave an overview of the 2040 Planning & Development Grants Cycle 11 process and gave recommendations for endorsement. They relayed the 2040 Grant Program goals. Additionally, they relayed the Cycle 11 timeline, discussed the evaluation process, and summarized the projects by project type and project category. The presenters then discussed the grant categories, which include the equitable development grants, industrial land readiness grants, and the community engagement grants. They also discussed the screening committee evaluation.

Council Discussion

Councilor Lewis noted that some of these projects have very specific numbers. She wanted to respect that due to the scarcity of these cycles, Metro is saying yes to folks who have been waiting a long time, and others who have very new proposals that are in the beginning stage. Councilor Lewis asked the presenters what the staff capacity is for shaping these newer projects.

Serah Breakstone noted that some projects had higher level

scopes than others. She added that between staff and consultants, there are managers for these projects and there will be a lot of coordination happening. Breakstone noted that the next step is full project scoping and drafting intergovernmental agreements, adding that there are different time frames for each.

Councilor Lewis followed up, asking about what will happen if a project is found to need more funds than they initially predicted.

Breakstone noted that if a project needs more money than they initially requested, and this is discovered during the scoping process, the issue can be resolved and will be reflected in the award. However, if this happens after the award, they can do an amendment which would go through the COO.

Eryn Kehe added that today they just need the Council's approval for staff to work with the grantees to develop solutions, noting that the presenters will come back with a formal request to vote on awards at a later date.

Councilor Lewis said that she wants to pursue this and make sure that every project asks for everything they need.

Breakstone said that some grantees felt that they were asking for less than they may need, so they would work with the grantees on that.

Councilor Rosenthal asked for a briefing on the Lombard-West grant project, questioning what it is for. He also asked about the Washington County EVS, noting that it is implied that it is only concerning District 4. Councilor Rosenthal stated that he cannot approve it if they are not including input from District 3.

Kehe stated that not including District 3 was an oversight.

Breakstone answered Councilor Rosenthal's first question, noting that it is a site-specific development of the Lombard-West area and it is a city-owned property. Breakstone added that it may be a field and it is roughly 3 acres.

Councilor Rosenthal questioned the size of the site for redevelopment, noting that he will be interested in seeing its development.

Councilor Gonzalez highlighted his enthusiasm for these projects. He questioned one of the projects within the industrial readiness category titled "Land Mitigation Bank". Councilor Gonzalez wanted to ensure that it focused on industrial readiness, asking if it was a conservation project rather than an industrial job readiness project.

Breakstone responded that in the Portland area, wetland impacts need a place to be mitigated, which is something that is not available now. There is not a place for Portland to offset the wetlands, which is acting as a barrier to industrial readiness.

Councilor Gonzalez clarified that if they cannot mitigate the wetland impacts onsite, they need to show they can do it elsewhere.

Breakstone responded that his clarification was correct.

Councilor Gonzalez noted that this makes sense because Portland is constrained in relation to land, but the title initially concerned him as to whether it was in the right category.

Councilor Hwang thanked the presenters and noted that he is excited for the Center for Tribal Nations (CTN) project due to its cultural impact. He noted the projects focused on district 6 and asked if coordination between them is there, questioning where they connect with each other to center cohesion. He further questioned whether the partners of these projects are connected in collaboration.

Breakstone noted that the conversation of that collaboration is beginning. She stated that she was unsure about the Green Loop project but noted that their role is to help facilitate that collaboration.

Councilor Hwang noted that Albina Vision, OMSI and other projects along the riverfront are being funded and added that crafting a cohesive plan to connect the natural and cultural aspects are important.

Kehe responded that she supports that idea.

Council President Peterson mentioned that there are so many projects across the region and questioned what their reconnection to their waterways are, especially because Metro has been buying a lot of land recently. She added that they have had requests for more access to those properties. Finally, Council President Peterson mentioned that there are good things happening and this conversation can continue a later date.

Councilor Rosenthal asked if the city or counties have determined what are constituted to be wetlands, and noted that they should see what wetlands are included and which are no longer subject to restrictions.

Kehe noted that they have had a conversation with staff regarding that.

Council President Peterson stated that they are interested in pursuing this recommendation.

There being no further comments, Council President Peterson moved onto the next topic.

11:30 Chief Operating Officer Communication

COO Marissa Madrigal provided an update on the following events or items:

- Madrigal reminded folks about the Great Shakeout, which is an earthquake drill. It will take place on Thursday at 10:19. The regional center will participate, along with other Metro.

12:25 Councilor Communication

Councilors provided updates on the following meetings and events:

There were none.

12:30 Adjourn into Executive Session

There being no further business, Council President Peterson adjourned the Metro Work Session at 11:52 a.m.

Respectfully submitted,

Georgia Langer

Georgia Langer, Legislative Assistant