

# **Metro**

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## **Minutes**

**Thursday, December 7, 2023**

**10:30 AM**

**Metro Regional Center, Council Chamber,  
[https://www.youtube.com/live/ZGdk0IYjZlc?  
si=CZNLUO64QgwanidV](https://www.youtube.com/live/ZGdk0IYjZlc?si=CZNLUO64QgwanidV), <https://zoom.us/j/615079992> Webinar ID:  
615 079 992 or 888-475-4499 (toll free)**

## **Council meeting**

This meeting will be held electronically and in person at the Metro Regional Center Council Chamber. You can join the meeting on your computer or other device by using this link: <https://www.youtube.com/live/ZGdk0IYjZlc?si=CZNLUO64QgwanidV>

**1. Call to Order and Roll Call**

**Present:** 5 - Councilor Christine Lewis, Councilor Juan Carlos Gonzalez, Councilor Mary Nolan, Councilor Gerritt Rosenthal, and Councilor Duncan Hwang

**Excused:** 2 - Council President Lynn Peterson, and Councilor Ashton Simpson

**2. Public Communication**

**3. Presentations**

**3.1 Affordable Housing Bond Audit Results**

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

Council Deputy Christine called on Brian Evans, Metro Auditor, Angela Owens, Principal Auditor Metro, and Mason Atkins, Senior Management Auditor Metro, to present on the Affordable Housing Bond.

Staff pulled up the presentation to present to Council.

Summary of presentation:

Auditor Evans gave a summary of the housing bonds core components which include a \$652 million dollar measure for those who earn 30% of the medium household income, and to lead with racial equity.

Owens then went over the results of the audit and explained that 7 out of 9 recommendations were implemented, and that the audits recommendations are to identify ways to simplify projects process, a plan to clarify metros goals and

responsibilities and a fund to reflect those goals and responsibilities.

Atkins explained they found gaps related to administrative spend and reporting, and that the bonds will not cover administrative needs, and that \$34 million dollars in administrative bonds will come from outside sources, and that they recommend the housing department provide information to the Community oversight Committee about how Metros annual administrative spending compares to the actual amount.

Auditor Evans thanked staff for the support during the audit.

Council discussion:

Councilor Lewis stated that she would like to hear management response before councilors ask questions.

COO Marissa Madrigal noted that apart of the 2023 annual report, Metro will be asking partners to report on trends related to cost allocation, housing equality to capture lessons learned.

Councilor Gonzalez asked how confident they are between Metros process and other sources processes.

Auditor Evans explained that they considered all factors as to what decreased efficiency but did not dive deeper into figuring what exactly what factor affected the process however covid and other factors were part of causing efficiency.

Owens noted that the amount of information with the time given was limited and the review of documents is related to

what Metro maintains however she did acknowledge there is a bigger factor that is unknown.

Councilor Gonzalez asked if Metro is doing the monitoring on the housing projects.

Emily Lieb, Housing Policy Director, Metro explained that Metro executed an IGA with Oregon Housing and community Services to share data with their monitoring as Metro can not spend bond dollars on operating costs and that there is a need to understand the capacity and roles for the long term.

Councilor Rosenthal asked about the comprehensive housing plan not stating a comprehensive housing plan and asked how broadly it should be drawn out in the plan.

Auditor Evans explained that the bond came before the housing measure and other sources that come to Metro for assistance often come with a regional plan, however he did mention that they will draw out a plan that is clearer when Metro asks the voters for money.

Councilor Hwang stated how Metro plans to address a long-term plan and why is Metro waiting until next fiscal year to start.

Patricia Rojas explained that the Oregon Housing Needs analysis is taking plan and that Metros housing department is working on that and will release information in the summer on 2024, and that they plan to conduct a regional state housing analysis to understand how the landscape as changed and they have several more projects to role out so these factors are a reason for the longer wait time.

Councilor Hwang stated that he would like the process to be more efficient and to be done faster.

Rojas noted she will try to figure out how they can escalate the process.

End of presentation.

#### 4. Consent Agenda

**A motion was made by Councilor Lewis, seconded by Councilor Gonzalez, that this item be approved. The motion passed by the following vote:**

**Aye:** 5 - Councilor Lewis, Councilor Gonzalez, Councilor Nolan, Councilor Rosenthal, and Councilor Hwang

**Excused:** 2 - Council President Peterson, and Councilor Simpson

- 4.1 Resolution No. 23-5365 For the Purpose of Amending and Adding New Federal Discretionary Plus Metro TSMO Program Awards to the 2024-27 MTIP

Attachments: [Resolution 23-5365](#)  
[Exhibit A](#)  
[Staff Report](#)

- 4.2 Resolution No. 23-5363 For the Purpose of Authorizing the Chief Operating Officer to Issue a Renewed Non-System License to Republic Services of for Transport of Commercial Food Waste and Yard Debris Mixed with Residential Food Waste to the Pacific Region Compost Facility

Attachments: [Resolution No 23-5363](#)  
[Exhibit A](#)  
[Staff Report](#)

#### 5. Resolutions

**A motion was made by Councilor Nolan, seconded by Councilor Gonzalez, that this item be approved. The motion passed by the following vote:**

**Aye:** 5 - Councilor Lewis, Councilor Gonzalez, Councilor Nolan, Councilor Rosenthal, and Councilor Hwang

**Excused:** 2 - Council President Peterson, and Councilor Simpson

- 5.1 Resolution No. 23-5361 For the Purpose of Metro Council's Acceptance of the Results of the Independent Audit for Financial Activity During Fiscal Year Ending June 30, 2023

Attachments: [Resolution 23-5361](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Exhibit C](#)  
[Staff report](#)

Council Deputy President Lewis called on Metro Auditor Brian Evans, Metro, CFO Brian Kennedy, Metro and Ashley Osten, Moss Adams to present on the audit results.

Staff pulled up the presentation to present.

Summary of Presentation:

Osten went over the presentation and went over the financial statement which included going over the financial statements related to US GAAP, and GASB statements. She then explained the auditor reports and mentioned there were no control or compliance findings related to the GAGAS report on internal control over financial reporting and on compliance related to other matters. Next, she went over the Oregon minimum standards and bond expenditures and noted there were no control or compliance findings, and that there were expenditures tested that met the stated purpose in council resolutions laying out the intended use of the bond proceeds related to the natural area's general obligation bonds, affordable housing general and obligation bonds. Osten then went over the required communications and mentioned they have reporting deadlines by December 31st, 2023, and that there were no difficulties encountered in performing the audit and no

disagreement with management.

Council discussion:

Councilor Rosenthal mentioned that he appreciates staffs work and then noted that that presentation would have been better if there was something to look at.

End of discussion.

Kennedy spoke about the annual comprehensive financial report and went over the ACFR highlights and mentioned that Metros net position increased over 20% to \$955 million, and that supportive housing services revenues are now Metros largest source of revenues and that business type activities increased 9.7% reflecting increased venue and solid waste activity. Kennedy then went over the Revenues and expenses which presented charts to show how the revenue is shared and split.

Council Discussion:

Councilor Gonzalez asked about the 9.7% business increase and how that compares to pre pandemic levels.

Kennedy noted that all the venues are under pre-pandemic revenue levels however the Oregon Zoo is the closest to being back to pre-pandemic levels and the P5 theater is back to pre-pandemic attendance but may not reflect the same revenue as before the pandemic.

Councilor Hwang asked if Metros audits affect the bond ratings.

Kennedy answered yes, as negative results would affect the bond ratings.

Councilor Hwang asked if there are no other way to increase Metros bond ratings.

Kennedy explained that Metro has the highest rating possible however he mentions it is important to stay consistent.

Councilor Hwang asked what it means to scale up overtime or if Metro is already at its highest point.

Kennedy noted that there is always another level to approach and that COO Marissa Madrigal has prioritized investments in the central services to maintain evolving needs to let Metro stay on top, and some backend technology investments to stay on top as well.

#### 6. Local Contract Review Board Consent Agenda

**A motion was made by Councilor Rosenthal, seconded by Councilor Gonzalez, that this item be approved. The motion passed by the following vote:**

**Aye:** 5 - Councilor Lewis, Councilor Gonzalez, Councilor Nolan, Councilor Rosenthal, and Councilor Hwang

**Excused:** 2 - Council President Peterson, and Councilor Simpson

##### 6.1 Resolution No. 23-5360 For the Purpose of Amending Metro's Contracting and Procurement Administrative Rules

Attachments: [Resolution No. 23-5360](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Redline Procurement LCRB Rules 2024](#)

[Redline Personal Services Rules 2024](#)

[Redline Equity in Contracting Rules 2024](#)

[Staff Report](#)

Contract Review Board discussion:



Councilor Gonzalez asked why Metro is increasing the level from \$150,000 to \$250,000 and not higher than that number, and how they approach that number.

procurement manager Metro, Gabriele Schuster explained that this is an administrative update, and the numbers must do something with the high costs and that the \$250,000 threshold is there to add more flexibility.

Councilor Hwang how the plans are being manifested through the procurement process.

Schuster explained that they look at the \$250,000 threshold as more room for flexibility to invite firms to participate and bring diversity and that Metro will be very strategic to invite small firms in the region.

End of discussion.

## **7. Chief Operating Officer Communication**

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

- Madrigal shared a little about what she read from the 5th National climate assessment and mentioned a few key points that she wants council and staff to think about.

## **8. Councilor Communication**

Councilors provided updates on the following meetings and events:

- Councilor Gonzalez spoke about meeting with the Region One Act and brought one item to attention related to the interstate bridge plan for design to add a second lane and how he made sure they knew Metro's position.
- Councilor Rosenthal commented on Marissa Madrigals discussion and how important it is and then he went over the discussion around which venue will be remodeled.
- Council Deputy President Lewis mentioned the supportive housing services over-site committee met and spoke about what they want their reflection and questions to look like.

## 9. Adjourn

There being no further business, Council President Lynn Peterson adjourned the Metro Council Meeting at 11:59am

Respectfully submitted,

*Sermad Mohamad*

Sermad Mohamad, Legislative Assistant