



600 NE Grand Ave.
Portland, OR 97232-2736

Council work session agenda

Tuesday, April 2, 2024

10:30 AM

**Metro Regional Center, Council Chamber,
<https://zoom.us/j/615079992> Webinar ID:
615 079 992 or 888-475-4499 (toll free)
[https://www.youtube.com/watch?
v=Jb7peOknW9U](https://www.youtube.com/watch?v=Jb7peOknW9U)**

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/watch?v=-OGvV22IFJc>

10:30 Call to Order and Roll Call

10:35 Work Session Topics:

10:35 Readiness Toolkit: Industrial Site Readiness Toolkit: [24-6031](#)
Increasing the Availability of Small Industrial Spaces
Across the Region

Presenter(s): David Tetrick (he/him), Senior Economic Development
Planner, Metro

Attachments: [Staff Report](#)

11:15 2024 End of Session Legislative Update [24-6034](#)

Presenter(s): Jenna Jones (she/her), State and Regional Affairs Advisor,
Metro

Kyung Park (he/him), Espousal Strategies
Aaron Deas (he/him), Espousal Strategies

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

11:45 Chief Operating Officer Communication

11:50 Councilor Communication

12:00 Adjourn

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ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានការប្រឹក្សាស្តីពីការរើសអើងសូមទូរស័ព្ទទៅលេខ 503-797-1700 ។ www.oregonmetro.gov/civilrights ។ បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃធ្វើការ) ប្រាំពីរថ្ងៃ មុនថ្ងៃប្រជុំដើម្បីអាចឲ្យគេបកប្រែសម្រាប់លោកអ្នក ។

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**Readiness Toolkit: Industrial Site Readiness Toolkit:
Increasing the Availability of Small Industrial Spaces Across
the Region**
Presentations

Metro Council Work Session
Tuesday, April 2nd, 2024

[STAFF REPORT FOR USE FOR WORK SESSIONS AND COUNCIL MEETINGS]

INDUSTRIAL SITE READINESS TOOLKIT: INCREASING THE AVAILABILITY OF SMALL INDUSTRIAL SPACES ACROSS THE REGION

Date: March 14, 2024
Department: Planning, Development & Research
Meeting Date: April 2, 2024

Prepared by: David Tetrick,
971.393.3226,
david.tetrick@oregonmetro.gov
Presenter(s), (if applicable): David Tetrick (he/him), Senior Economic Development Planner, Metro
Length: 45 minutes

ISSUE STATEMENT

Greater Portland’s economy includes a mix of large and smaller industrial businesses, both of which our region needs to thrive. Local governments face unique challenges in developing smaller industrial sites to support their economic development goals. Understanding the unique challenges and benefits of small industrial development for the region will help Metro to make informed decisions about the direction of future projects and initiatives, as well as future land use planning decisions.

ACTION REQUESTED

No action is needed at this time. This item is being brought to the Council to help inform and further the conversation about site readiness, industrial land needs, and equitable economic development around the region.

IDENTIFIED POLICY OUTCOMES

The goal of this work session is to inform Metro Council about the challenges for planning and development of industrial lands in the region, the unique challenges facing smaller industrial sites, and the efforts to address these.

POLICY QUESTION(S)

How can Metro Council support the region’s economic vitality and job creation goals while advancing racial equity and responding to the needs of local government partners?

POLICY OPTIONS FOR COUNCIL TO CONSIDER

N/A

STAFF RECOMMENDATIONS

N/A

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

Metro’s work in economic development and land readiness includes long-term employment forecasting in support of urban growth management, managing urban growth boundary expansions for employment, working in collaboration to establish and update an inventory of regional industrial land readiness, forming and leading a brownfields coalition to obtain increased funding for assessment and cleanup, and advocating for increased funding for industrial land readiness in Oregon.

The Semiconductor Task Force highlighted a shortage of very large industrial parcels in our region. While large industrial businesses served by these sites represent a key competitive advantage for our region, small industrial sites serve an incredibly diverse array of business types that also provide enormous economic benefits to our residents. These small industrial sites are underprovided by the market and this fact is unlikely to change without intervention from the public sector.

Metro staff will inform Metro Council of the current and continuing challenges faced by local governments in the development of industrial land and provide context for the specific challenges faced by small industrial sites and why these challenges need additional focus in our region.

BACKGROUND

The Site Readiness Toolkit was developed in 2020 by the Port of Portland in partnership with Metro staff and 13 other jurisdictions in the region. The Toolkit identified barriers to development and included roadmaps to determine specific tools and revenue returns available in support of site development.

The 2020 Toolkit provided the foundation for the 2023 update: “Metro Land Readiness: Ensuring the Availability of Small Industrial Spaces Across the Region”. Metro conducted research and worked with industrial brokers, designers, developers, advocates and government partners to identify 10 tools for improving development feasibility for small industrial spaces in the greater Portland region. The land readiness toolkit describes opportunities to support the preservation and creation of small industrial spaces across greater Portland.

ATTACHMENTS

Slides to be sent before presentation.

[For work session:]

- Is legislation required for Council action? Yes No
- If yes, is draft legislation attached? Yes No

What other materials are you presenting today? Slides to be sent before meeting

2024 End of Session Legislative Update
Presentations

Metro Council Work Session
Tuesday, April 2nd, 2024

Date: March 14, 2024
To: Metro Council
From: Jenna Jones, State and Regional Affairs Advisor
Re: End of Session Report on 2024 Legislative Session

Background

As you will recall, in January you adopted Resolution 24-5377, which established the Metro Council's overall legislative agenda for the 2024 legislative session and incorporated the Council's legislative principles. An annotated version of the resolution, which lists the Council's specific legislative priorities, is attached. The annotations describe outcomes of the session with respect to each legislative priority; the document also includes outcomes for other issues on which Metro staff engaged but that were not part of the Council's pre-session agenda.

Session Atmosphere

The Legislature convened on February 5 and adjourned on March 7, a few days before its constitutional deadline. Unlike long sessions, short sessions focus on small, necessary budgetary tweaks, passing technical fixes and a few pieces of policy legislation. It is rare for large, controversial pieces of legislation to pass or significant budget changes to occur. Many parties approach the short session with only one or two minor bills, and legislative leadership limits the number of bills legislators are allowed to file.

Additionally, there was additional certainty that a walkout would not occur. Days leading up to the session, the Oregon Supreme Court ruled that Republican senators who walked out last year can't seek reelection. Fortunately, quorum was maintained through the entirety of session as some lawmakers focused on securing wins for their districts in their last term.

Reelection restricted legislators, under Measure 113, were not the only ones trying to leave their mark on the legislative branch as there are an unusual number of statewide seats up for election in 2024 and sitting legislators have indicated an interest or are running for these seats. Former Oregon Secretary of State Shemia Fagan (D) resigned in May 2023 due to conflicts of interest with the cannabis industry. This results in an open seat in 2024 for Oregon Secretary of State. Oregon State Treasurer Tobias Read (D) and State Senator James Manning (D-Eugene) have filed for the position. In addition, State Senator Steiner (D-Portland) is running for Treasurer. Attorney General Ellen Rosenblum has also indicated she is not running again, and House Speaker Dan Rayfield (D - Corvallis) is running for the seat.

In addition, Oregon's congressional seats have also garnered legislators' interest. Congressman Earl Blumenauer (D) will not be running for re-election, providing an open seat for Oregon's 3rd congressional district. Maxine Dexter (D-Portland) is running for the seat. Oregon's Congressional District 5, held of Congresswoman Lori Chavez-DeRemer (R), also has a legislator running for the seat: Rep Janelle Bynum (D - Clackamas). Fortunately, this did not result in legislative leadership changes nor new legislative members during the short session but will likely result in major shifts for 2025.

Outcomes

Housing production, Measure 110 reforms, and campaign finance were also primary conversation drivers this session. In addition, the budget was expected to be tight because the significant infusion of one-time federal funds was dwindling, and the economic forecasts of the beginning of session suggested a looming recession. Ultimately, the budget situation was much less dire than earlier worst-case scenarios had suggested.

Given the expected nature of the session, your agenda was relatively modest. However, considering the challenges described above, we (in collaboration with many partners) were able to achieve a few key priorities outlined in your agenda.

- Oregon became the fourth state to pass right to repair laws;
- Significant housing infrastructure funding;
- Investment in arts and culture organizations;
- Gap funding for the city owned Hillsboro Hops stadium; and
- A pathway for the Columbia River levee system to finance its future.

As mentioned above, attached is a more detailed version of the Council's specific legislative priorities and associated session outcomes. Naturally, your GAPD team will work with you later this year to develop your legislative agenda for the 2025 session. Some items we anticipate could be of interest to Council in 2025 include:

- A transportation package;
- Bottle bill amendments and reform; and
- Comprehensive recreational immunity reforms.



ECONOMIC PROSPERITY

- **Industrial Site Readiness:** Support legislation that advances solutions to make land inside urban growth boundaries available for industrial development and job creation through infrastructure investment, brownfield cleanup, land aggregation, and other means.

SB 1526 passed. This omnibus bill made technical and clarifying changes to tax statutes. It included a sunset extension for the Industrial Site Readiness Program to December 31, 2029.

HB 4042 failed. This bill would have established the Industrial Site Readiness Loan Fund and invested \$40 million into the fund.

- **Regional Economic Recovery and Growth:** Support legislation that addresses economic recovery for the region including policy changes and funding assistance in line with the Portland Central City Task Force, recovery efforts for arts and culture organizations, and additional business, economic development, and housing support.

HB 4041 failed but \$8 million was secured in the end of session budget bill. The bill asked for \$30 million for the Economic Equity Investment Program for grants to culturally responsive, community-based organizations with programs that build generational wealth for people experiencing multiple economic risk factors.

HB 4124 failed but \$11.8 million was secured in the end of session budget bill. This bill asked for \$27 million to support arts and culture organizations' recovery efforts from the COVID-19 pandemic. Although this bill did not pass, \$11.8 million dollars was awarded to seven venues for programming and thirteen venues for capital projects.

GPI Elevate Greater Portland funded in end of session budget bill. The economic development marketing strategy to restore the Portland region's reputation and to help attract, retain businesses and jobs and talent received \$2.5 million funding.

ODOT Trash Clean Up funded in end of session budget bill. A recommendation of the Portland City Task Force was to adequately fund ODOT to clean up trash and maintain the health and safety of their right of ways. ODOT received \$20 million to do this work.

- **Hillsboro Hops:** Support legislation that ensures the Hillsboro Hops baseball team stays in Oregon, including securing the final \$15 million in state funding needed for a new, city-owned ballpark.

SB 5701, the end of session budget passed with Hillsboro Hops funding. The end of session budget omnibus bill included \$15 million to the City of Hillsboro for the Hillsboro Hops Ballpark.

HOUSING AND HOMELESSNESS

- **Equitable and Achievable Housing Production:** Support legislation that increases equitable housing production and development including incorporating the Oregon Housing Needs Analysis in urban unincorporated areas and funding for housing infrastructure.

SB 1530 passed. Senate Bill 1530 is the primary housing appropriations bill being considered by the legislature during the 2024 legislative session and included \$89.4 million in direct allocations for shovel-ready housing infrastructure projects. There were 7 projects funded in the Metro region. The bill also included funding for housing stability and eviction preventions, climate initiatives for housing, shelter operations and culturally specific affordable housing projects.

HB 4063 passed. This bill was a housing omnibus bill that included provisions extending the Oregon Housing Needs Analysis to urban unincorporated areas of the Metro region.

LAND USE

- **Urban Growth Management:** Ensure that the Legislature establishes the policy framework and process for local land use decisions and respects the authority of local governments, including Metro, to make specific decisions on local land use matters. Oppose efforts to legislatively determine specific land use designations in the region or to distort the process of assessing land need by mandating inaccurate analysis.

SB 1537 passed. This bill was proposed by the Governor after being introduced in many other sessions. It will allow cities to petition Metro for urban growth boundary expansions once in the next seven years for housing if they can demonstrate land need and affordability need. Metro will determine if the petition meets the requirements of the bill and if a petition does, Metro shall expand the urban growth boundary once they verify the petition meets the requirements of the bill. The UGB provisions become operative on January 1, 2025, and sunset on January 2, 2032.

HB 4026 passed. This bill shields final land use decisions from referendum petitions and establishes that land use decisions are administrative decisions of local governments. It is also retroactive to January 1, 2023 to address the North Plains petition.

WASTE MANAGEMENT AND WASTE REDUCTION

- **Equitable and Convenient Electronic Reuse:** Support legislation that provides for better electronic reuse pathways that are more convenient and equitable, like right to repair.

SB 1596 passed. After many years, right to repair legislation passed with bipartisan support. This legislation will make it easier for Oregonians to fix their stuff by requiring manufacturers of consumer electronics and appliances to make parts, tools, and repair documentation available. This legislation is known as right to repair. Right to repair combats e-waste by keeping electronics not at their end other lives in circulation by refurbishing them.

OTHER ITEMS

- **Columbia River Levees:** Support legislation that provides additional revenue tools needed to protect flood safety along the Columbia River and facilitate the transition of the Columbia River levee system management to the Urban Flood Safety and Water Quality District.

SB 1517 passed. This bill provides the Urban Flood Safety and Water Quality District with two financial tools to raise revenue for ongoing operations and maintenance. The operating revenue source is necessary to refer a general obligation bond measure to voters in May 2024 and to access federal funding opportunities.

STAFF REPORT
STATE LEGISLATIVE RECAP

Date: 3/11/2023

Department: GAPD

Meeting Date: 4/2/2023

Prepared by: Jenna Jones, State and
Regional Affairs Advisor

Presenters:

Jenna Jones, State and Regional Affairs
Advisor (she/her)

Kyung Park, Espousal Strategies (he/him)

Aaron Deas, Espousal Strategies (he/him)

Length: 45 minutes

ISSUE STATEMENT

This Council work session is for staff to provide a post session update on the Council's 2023 State Legislative Priorities and a look ahead to 2024 session.

ACTION REQUESTED

The Council may discuss outcomes of the 2023 Legislative Session. The Council may wish to discuss specific legislative concepts or principles or direct staff to develop policy or funding proposals for the 2024 legislative session.

IDENTIFIED POLICY OUTCOMES

Inform Metro Council of political landscape at the Oregon State Legislature and state agencies and its impact on Metro policy goals.

POLICY QUESTION(S)

This is mainly an update; in future work sessions, staff will bring forward concepts the Council may wish to consider for its 2024 legislative agenda.

Does the Council wish to provide early guidance for staff with respect to 2025 legislative priorities?

POLICY OPTIONS FOR COUNCIL TO CONSIDER

See attached for an annotated version of Council's State Legislative Priorities and an end of session report.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

During the fall and winter of 2023, we met with Metro Departmental leadership, community organizations, jurisdictional partners and legislators to discuss possible state legislative priorities. In addition, Metro Council had work sessions in October and December to discuss the initial drafts of the state legislative agenda and state legislative principles. The Council adopted priorities and principles in January 2024 in advance of the legislative session.

Over the last few months, Metro Government Affairs and Policy Development staff have worked in partnership with Council, Metro staff and external partners to advance Metro Council's 2024 State Legislative Priorities during the 2024 legislative session. Staff is before you today to provide a summary of the legislative session and the outcomes on Metro Council's legislative priorities.

BACKGROUND

The Council adopted its State Legislative Agenda in January 2024. This update is to provide Council with session outcomes and impacts on its legislative priorities.

ATTACHMENTS [Identify and submit any attachments related to this legislation or presentation]

- End of session report
- 2023 State Legislative Priorities with Outcomes

[For work session:]

- Is legislation required for Council action? Yes No
- If yes, is draft legislation attached? Yes No
- What other materials are you presenting today? [INSERT]