

# Metro | Agenda

Meeting: Metro Policy Advisory Committee (MPAC)  
Date: Wednesday, Jan. 23, 2013  
Time: 5 p.m.  
Place: Metro, Council Chamber

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- |         |     |   |                                   |
|---------|-----|---|-----------------------------------|
| 5 PM    | 1.  | <b><u>CALL TO ORDER</u></b>   | <b>Loretta Smith, Chair</b>       |
| 5:02 PM | 2.  | <b><u>SELF INTRODUCTIONS &amp; COMMUNICATIONS</u></b>   | <b>Loretta Smith, Chair</b>       |
| 5:05 PM | 3.  | <b><u>CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS</u></b>  |                                   |
| 5:10 PM | 4.  | * <b><u>COUNCIL UPDATE</u></b><br><b><u>CONSENT AGENDA</u></b>  |                                   |
| 5:15 PM | 5.  | *<br>* <ul style="list-style-type: none"><li>• Consideration of the Dec. 12, 2012 Minutes</li><li>• MTAC Member Nominations</li></ul>   |                                   |
|         | 6.  | <b><u>INFORMATION / DISCUSSION ITEMS</u></b>  |                                   |
| 5:20 PM | 6.1 | 2013 MPAC Work Program – <b><u>INFORMATION</u></b><br><ul style="list-style-type: none"><li>• <i>Outcome:</i> MPAC review of upcoming agenda items and additional possible discussion topics for 2013.</li></ul>  | <b>Loretta Smith, Chair</b>       |
| 5:50 PM | 6.2 | * Community Investment Initiative Regional Infrastructure Enterprise – <b><u>INFORMATION / DISCUSSION</u></b><br><ul style="list-style-type: none"><li>• <i>Outcome:</i> Shared understanding of the status of the Community Investment Initiative and feedback regarding the potential functions for the Regional Infrastructure Enterprise.</li></ul> | <b>Tom Imeson<br/>Maria Ellis</b> |
| 6:35 PM | 7.  | <b><u>MPAC MEMBER COMMUNICATION</u></b>   |                                   |
| 6:45 PM | 8.  | <b><u>ADJOURN</u></b>   | <b>Loretta Smith, Chair</b>       |

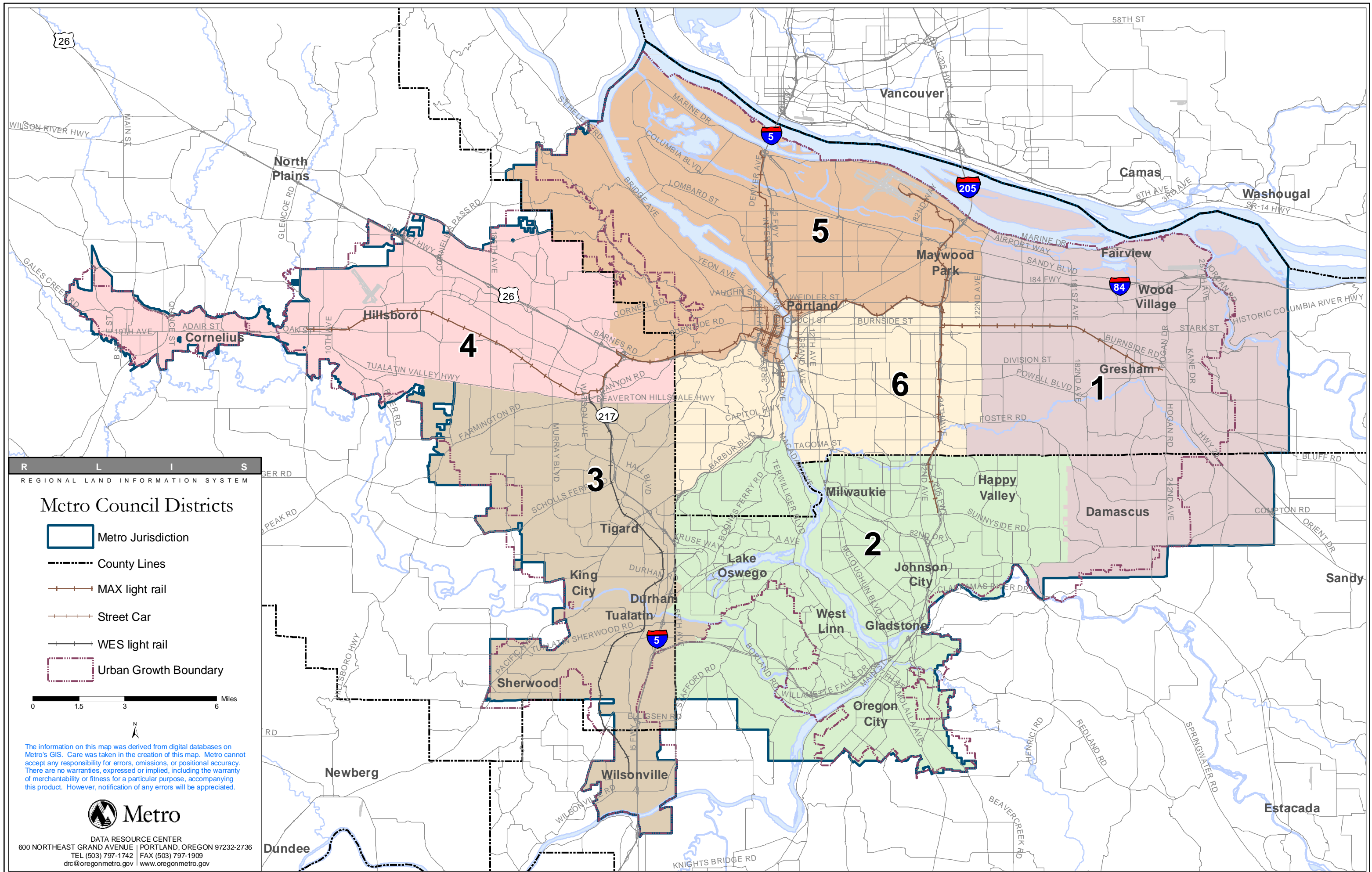
\* Material included in the packet. For agenda and schedule information, call Kelsey Newell at 503-797-1916, e-mail: [kelsey.newell@oregonmetro.gov](mailto:kelsey.newell@oregonmetro.gov). To check on closure or cancellations during inclement weather please call 503-797-1700.

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**R L I S**  
REGIONAL LAND INFORMATION SYSTEM

### Metro Council Districts

- Metro Jurisdiction
- County Lines
- MAX light rail
- Street Car
- WES light rail
- Urban Growth Boundary

0 1.5 3 6 Miles

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## Metro | Memo

Date: January 10, 2013  
To: Metro Council, MPAC  
From: Martha Bennett, Chief Operating Officer *MAB*  
Subject: 2012 annual report on amendments to the Employment and Industrial Areas Map

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### Background

Title 4 (Industrial and Other Employment Areas) of the Urban Growth Management Functional Plan seeks to improve the region's economy by protecting a supply of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas, Industrial Areas, and Employment Areas. Those areas are depicted on the Employment and Industrial Areas Map.

Title 4 sets forth several avenues for amending the map, either through a Metro Council ordinance or through an executive order, depending on the circumstances. Title 4 requires that, by January 31 of each year, Metro's Chief Operating Officer submit a written report to the Council and MPAC on the cumulative effects on employment land in the region of amendments to the Employment and Industrial Areas Map during the preceding year. This memo constitutes the report for 2012.

### Summary of Title 4 map amendments in 2012

During 2012, no Title 4 Map amendments were made by executive order. In 2012, there were three separate ordinances approved by the Metro Council that amended the Title 4 Map to reflect existing uses, local plans, or zoning designations<sup>1</sup>. These amendments responded to requests from the cities of Fairview, Forest Grove, Happy Valley, Hillsboro, Portland, Troutdale, Tualatin, and Wood Village and Washington County. The cumulative effect of the three ordinances is summarized in Table 1. The bulk of the changes took place in a map cleanup ordinance adopted in October.

**Table 1: summary of Title 4 Map changes adopted in 2012**

Adopted change	Gross acres (not all acres are vacant)
Newly added to Title 4 map	132
Change from one Title 4 designation to another	252
Removal of Title 4 designation	1,042

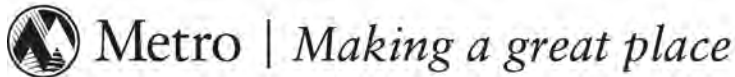
### Chief Operating Officer recommendations for 2013

There are currently about 49,000 acres designated on the Title 4 Map, representing about one-fifth of the acres inside the urban growth boundary<sup>2</sup>. Staff does not believe that the Title 4 Map amendments made in 2012 represent a cumulative erosion of the region's employment capacity. Therefore, staff does not, at this time, recommend changes to Title 4 policies.

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<sup>1</sup> Ordinance Nos. 12-1284 (various jurisdictions), 12-1288 (Happy Valley), 12-1290 (Troutdale)

<sup>2</sup> These acreage figures are primarily for land, but do include acres of water. They are cited here for general context.



METRO POLICY ADVISORY COMMITTEE  
**December 12, 2012**  
Metro Regional Center, Council Chambers

MEMBERS PRESENT

Jody Carson, 2<sup>nd</sup> Vice Chair  
Dennis Doyle  
Andy Duyck  
Bob Grover  
Kathryn Harrington  
Jack Hoffman  
Carl Hosticka  
Tom Imeson  
Charlotte Lehan  
Annette Mattson  
Marilyn McWilliams  
Keith Mays  
Doug Neeley  
Wilda Parks  
Loretta Smith, 1<sup>st</sup> Vice Chair  
Norm Thomas  
Bill Turlay  
William Wild  
Jerry Willey, Chair

AFFILIATION

City of West Linn, representing Clackamas Co. Other Cities  
City of Beaverton, representing Washington Co. 2<sup>nd</sup> Largest City  
Washington County Commission  
Washington County Citizen  
Metro Council  
City of Lake Oswego, representing Clackamas Co. Largest City  
Metro Council  
Port of Portland  
Clackamas County Commission  
Governing Body of School Districts  
Washington County Special Districts  
City of Sherwood, representing Washington Co. Other Cities  
City of Oregon City  
Clackamas County Citizen  
Multnomah County Commission  
City of Troutdale, representing Multnomah Co. Other Cities  
City of Vancouver  
Clackamas County Special Districts  
City of Hillsboro, representing Washington Co. Largest City

MEMBERS EXCUSED

Sam Adams  
Shane Bemis  
Steve Clark  
Maxine Fitzpatrick  
Amanda Fritz  
Michael Demagalski  
Jim Rue  
Barbara Roberts  
Steve Stuart  
Norm Thomas

AFFILIATION

City of Portland Council  
City of Gresham, representing Multnomah Co. 2<sup>nd</sup> Largest City  
TriMet Board of Directors  
Multnomah County Citizen  
City of Portland Council  
City of North Plains, representing Washington Co. outside UGB  
Oregon Dept. of Land Conservation & Development  
Metro Council  
Clark County, Washington Commission  
City of Troutdale, representing Multnomah Co. Other Cities

ALTERNATES PRESENT

Peter Truax

AFFILIATION

City of Forest Grove, representing Washington Co. Other Cities

STAFF:

Evan Landman, John Williams, Nick Christensen, Alison Kean Campbell, Robin McArthur, Ken Ray, Ramona Perrault, Andy Cotugno, Kelsey Newell

**1. CALL TO ORDER AND DECLARATION OF A QUORUM**

Chair Jerry Willey called the meeting to order at 5:06 pm and declared a quorum.

**2. SELF INTRODUCTIONS AND COMMUNICATIONS**

All attendees introduced themselves.

**3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS**

Members discussed the proposed parks maintenance local option levy the Metro Council is considering placing before voters. They explained that while they personally supported maintaining the region's parks and natural areas, they requested that MPAC consider future Metro actions of regional significance.

Metro Councilor Kathryn Harrington requested a legal perspective on the issue from Metro Attorney Alison Kean Campbell. Ms. Kean Campbell said that Metro is acting in its home rule charter capacity when it considers putting a levy on the ballot in the same way that local jurisdictions are not required to bring their tax measures before MPAC. Metro is only required by charter to seek the input of MPAC at certain times, including on the RFP and amendments. The proposed levy is not one of the areas of land use or related matters that MPAC is required to weigh in upon.

Chair Willey noted that it is better to do things as a team.

**4. COUNCIL UPDATE**

Metro Councilors Kathryn Harrington and Carl Hosticka provided an update of recent council business to MPAC:

- The Metro Council is considering whether to send voters a five-year local option levy to support ongoing maintenance and preservation at Metro's natural areas. Metro's COO appointed an outside advisory panel, which recommended that the Metro Council refer the levy to the voters. Metro also conducted an Opt In survey with over 5000 responses, which found that a majority of likely voters in the three counties expressed support. The Council will consider a resolution to this effect on Tuesday, December 18, that would put before the voters in May 2013 a five-year levy at a rate of 9.6 cents per \$1000 of assessed value.
- On Thursday, December 6<sup>th</sup>, the Metro Council met in a quasi-judicial hearing to consider a request by the City of Lake Oswego to amend the urban growth boundary to bring in 9.8 acres of city-owned land in order to develop an indoor tennis center. The City went through Metro's established process for off-year UGB amendments and sufficiently demonstrated a need to adjust the UGB now to provide additional recreational facilities and take advantage of favorable financing conditions. The Metro Council voted 4-2 to approve the request.
- MPAC members are invited to a farewell gathering to thank Rex Burkholder, Carl Hosticka and Barbara Roberts for their combined 26 years of service on the Metro Council on the night of December 13<sup>th</sup> from 5 to 7:30 p.m. in the Oregon Ballroom Lobby at the Oregon Convention Center
- The Metro Council expresses its appreciation to the MPAC members for whom this is their last meeting, and recognized the public service of Clackamas County Chair Charlotte Lehan, Portland Mayor Sam Adams, Lake Oswego Mayor Jack Hoffman, Lake Oswego City Councilor

Mary Olson, and Sherwood Mayor Keith Mays. The Council also thanked Hillsboro Mayor Jerry Willey for his service as MPAC chair in 2012.

Lake Oswego Mayor Jack Hoffman commented on the UGB amendment process. Mayor Hoffman was surprised at how complicated the process was. From his perspective, the Metro Council and staff take UGB amendments very seriously.

Councilor Hosticka discussed his no vote on the Lake Oswego UGB amendment. He said that it is in the nature of the system to be very cautious about expanding the UGB, because Metro elected officials answer to the region's voters on this issue.

## **5. CONSIDERATION OF THE CONSENT AGENDA**

- **Consideration of the Nov. 28, 2012 Minutes**
- **Consideration of the Nov. 14, 2012 Minutes**
- **MTAC Member Nominations**

MOTION: Mayor Hoffman moved and Mayor Doug Neeley seconded to adopt the November 28, 2012 and November 14, 2012 Minutes, and the MTAC Member Nominations.

ACTION: With all in favor, motion passed.

## **6. ACTION ITEMS**

### **6.1 Approval of the 2013 MPAC Officer Nominations**

MOTION: Washington County Chair Andy Duyck moved and Mayor Doug Neeley seconded to nominate the 2013 MPAC officers:

- Loretta Smith, Chair
- Jody Carson, 1<sup>st</sup> Vice Chair
- Peter Truax, 2<sup>nd</sup> Vice Chair

ACTION: With all in favor, motion passed.

## **7. INFORMATION / DISCUSSION ITEMS**

### **7.1 Hillsboro Energy Flow Map - INFORMATION**

Mr. Peter Brampton of the City of Hillsboro presented on the energy flow map created by the City in cooperation with Climate Solutions. The map shows energy flows in Hillsboro; it displays the energy sources, economic segments that utilize that energy, and the total GHG that result from the different inputs and outputs. This is a tool that can be used to inform some of the actions the City takes in its energy-related work on both the generation and use sides, its work on its community vision plan, and actions that can be taken at reducing GHG.

Mr. Brampton discussed several of the City of Hillsboro's ongoing programs focused on energy efficiency or clean energy:

- Clean Energy Works Oregon, which incentivizes homeowners to make clean energy improvements
- Hillsboro Solar Advantage encourages people to add solar panels to their home
- The City has made efforts to reduce its own energy use, including a new control system for the civic center which enables more efficient management of the building.
- Hillsboro was recently recognized by EPA's Green Power Challenge as the #2 US city for total green power and #4 for percentage of green power used.
- Hillsboro has been named a finalist in the Bloomberg Mayors Challenge for its mobility hub concept, developed in cooperation with Metro, TriMet, PSU and OTREC. The top prize is \$5 million, and the finalists should be announced late this winter or early next spring.

MPAC member discussion included:

- Members asked how the map incorporates energy use attributable to transportation. Mr. Brampton explained that Climate Solutions and Metro provided methodologies based on population and employment to calculate those figures, and that they are not based on petroleum consumption or transit ridership.
- Members commented that energy generated from non-renewable sources is inefficient, and said that it would be important to shift energy production to the more efficient non-renewable sources such as natural gas as cities build their renewable energy capacity.
- Commissioner Loretta Smith asked about how other communities could pursue similar efforts. Mr. Brampton recommended the work and technical capacity of the New Energy Cities team, which conducts workshops in different cities to help them transition toward a cleaner, more efficient energy system.
- Chair Willey remarked that each jurisdiction needs to be focused on how to use its energy and water more efficiently, because though they are abundant today, looking 20-30 years forward there will be some challenges.

## **7.2 Community Investment Initiative: Development Ready Communities – information**

Mr. Joel Schoening of Metro and Mr. John Southgate of the Hillsboro Chamber of Commerce presented on the development-ready communities assessment tool that a team from the Community Investment Initiative (CII) has been developing. CII is a regional effort between the private sector and civic leadership, of which Metro is a member and provides funding. The 30+ members of the CII leadership council identified 4 strategies in June, one of which is addressed here: to investigate what communities could do better to reach their own development aspirations. The assessment tool is meant to provide communities with information on whether their policies and codes are truly supportive of the type of development they want to see happen. The project team has solicited feedback from the private sector development community, and has come up with a framework of factors that affect development including: fees, permit processes, codes, and construction pricing, among others, which impact the development process,

Mr. Southgate explained that they now feel that they have a definitive list of factors, and are ready to work with a pilot city to test the assessment tool. He emphasized that participation was voluntary, and that this is not something Metro or any other organization is mandating cities participate in. The purpose of the pilot is to hone the assessment tool. The CII will settle on a pilot jurisdiction in January, and will compile a report by June. While they have so far only approached a

select group of cities in terms of size, geography and other factors, other interested jurisdictions are invited to share their viewpoint.

MPAC member discussion included:

- Chair Willey noted that there are many communities that can point to successful public-private partnerships as a way of getting big projects accomplished. As a group, regional leaders are looking into how to properly structure and manage public-private partnerships.
- Members questioned the presenters on how the community would be selected for the pilot project. The team is looking for a location for the pilot where the identified obstacles to development are well-represented, as well as a place that has a good representation in both size and place in the region. They are seeking a community with geographic and size diversity, and which includes employment areas, centers, and corridors.
- Mr. William Wild of the Oak Lodge Sanitary District asked whether this tool pertained to urban unincorporated areas as well. Any entity that oversees a development process or issues permits can use this tool but there may be unique challenges in urbanized unincorporated areas.
- Members discussed the importance of creating communities where businesses are able to operate and expand, and the challenges of balancing that aspect with other aspirations that can sometimes limit the development-readiness of cities.

**8. MPAC MEMBER COMMUNICATION**

Vice Chair Smith reminded MPAC that the first meeting of 2013 will take place on January 23<sup>rd</sup>, and will be an opportunity to talk with the new Metro Council members of MPAC.

**9. ADJOURN**

Vice Chair Smith adjourned the meeting at 6:23 PM.

Respectfully submitted,



Evan Landman  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR OCTOBER 10, 2012**

The following have been included as part of the official public record:

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
7.1	Powerpoint	12/12/2012	Hillsboro Energy Flow Map	121212m-01





Date: January 16, 2013  
To: Metro Policy Advisory Committee  
From: John Williams  
Chair, MTAC  
Re: MTAC Nominees for MPAC Approval

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Please see the 2013 nominations for the Metro Technical Advisory Committee in the attached table. As per MPAC bylaws, MPAC may approve or reject any nomination.

Any vacant positions are still pending and will be submitted for MPAC consideration as soon as they are received.

If you have any questions or comments, do not hesitate to contact me.

Thank you.

**METRO TECHNICAL ADVISORY COMMITTEE  
2013 MEMBERS**

	<i>Position</i>	<i>Member</i>	<i>Alternate</i>
1.	<b>Clackamas County Citizen</b>	<b>Jerry Andersen</b>	<b>Susan Nielsen</b>
2.	<b>Multnomah County Citizen</b>	<b>Kay Durtschi</b>	<b>Jennifer Shih, Carol Chesarek</b>
3.	<b>Washington County Citizen</b>	<b>Bruce Bartlett</b>	<b>Dresden Skees-Gregory</b>
4.	<b>Largest City in the Region: Portland</b>	<b>Susan Anderson</b>	<b>Joe Zehnder, Tom Armstrong</b>
5.	<b>Largest City in Clackamas County: Lake Oswego</b>	<b>Denny Egner</b>	<b>Beth St. Amand</b>
6.	<b>Largest City in Multnomah County: Gresham</b>	<b>Stacy Humphrey</b>	<b>Brian Martin</b>
7.	<b>Largest City in Washington County: Hillsboro</b>	<b>Colin Cooper</b>	<b>Jeannine Rustad</b>
8.	<b>2<sup>nd</sup> Largest City in Clackamas County: Oregon City</b>	<b>Tony Konkol</b>	<b>Pete Walter</b>
9.	<b>2<sup>nd</sup> Largest City in Washington County: Beaverton</b>	<b>Don Mazziotti</b>	<b>Tyler Ryerson</b>
10.	<b>Clackamas County: Other Cities</b>		
11.	<b>Multnomah County: Other Cities</b>	<b>Rich Faith, Troutdale</b>	<b>Bill Peterson, Wood Village</b>
12.	<b>Washington County: Other Cities</b>		
13.	<b>City of Vancouver</b>	<b>Chad Eiken</b>	<b>Matt Ransom</b>
14.	<b>Clackamas County</b>	<b>Dan Chandler</b>	<b>Jennifer Hughes</b>
15.	<b>Multnomah County</b>	<b>Chuck Beasley</b>	<b>Karen Schilling</b>
16.	<b>Washington County</b>	<b>Andy Back</b>	<b>Aisha Willits</b>
17.	<b>Clark County</b>	<b>Oliver Orjiako</b>	<b>Mike Mabrey</b>
18.	<b>ODOT</b>	<b>Lainie Smith</b>	<b>Kirsten Pennington, Lidwien Rahman</b>
19.	<b>DLCD</b>	<b>Jennifer Donnelly</b>	<b>Anne Debbaut</b>

20.	<b>Service Providers: Water and Sewer</b>	<b>Kevin Hanway (Water)</b>	
21.	<b>Service Providers: Parks</b>	<b>Hal Bergsma</b>	
22.	<b>Service Providers: School Districts</b>	<b>Dick Steinbrugge (Beaverton School District)</b>	<b>Ron Stewart (1<sup>st</sup> alternate: North Clackamas School District) Tony Magliano (2<sup>nd</sup> alternate: Portland Public Schools)</b>
23.	<b>Service Providers: Private Utilities</b>	<b>Shanna Brownstein (NW Natural)</b>	<b>Annette Mattson (PGE)</b>
24.	<b>Service Providers: Port of Portland</b>	<b>Susie Lahsene</b>	<b>Tom Bouillion</b>
25.	<b>Service Providers: TriMet</b>	<b>Eric Hesse</b>	<b>Alan Lehto, Steve Kautz</b>
26.	<b>Private Economic Development Associations</b>	<b>Peter Livingston</b>	<b>Jeff Swanson</b>
27.	<b>Public Economic Development Organizations</b>	<b>Eric Underwood (Oregon City)</b>	
28.	<b>Land Use Advocacy Organization</b>	<b>Mary Kyle McCurdy</b>	<b>Tara Sulzen</b>
29.	<b>Environmental Advocacy Organization</b>		
30.	<b>Housing Affordability Organization</b>	<b>Ramsay Weit</b>	
31.	<b>Residential Development</b>	<b>Justin Wood</b>	<b>Ryan O'Brien</b>
32.	<b>Redevelopment / Urban Design</b>	<b>David Berniker</b>	<b>Joseph Raddy</b>
33.	<b>Commercial / Industrial</b>		
34.	<b>Green Infrastructure, Design, &amp; Sustainability</b>	<b>Mike O'Brien</b>	<b>Kurt Lango</b>
35.	<b>Public Health &amp; Urban Form</b>	<b>Paul Lewis (Clackamas Co.)</b>	<b>Jennifer Vines (Washington Co.) Moriah McSharry McGrath (Multnomah Co.)</b>
	<b>Non-voting Chair</b>	<b>John Williams</b>	<b>Robin McArthur</b>

# MPAC Worksheet

**Agenda Item Title:** The Community Investment Initiative Regional Infrastructure Enterprise

**Presenter(s):** Tom Imeson (CII Co-Chair), Lorelei Juntunen (ECONorthwest)

**Contact for this worksheet/presentation:** Heidi Rahn x1535

**Date of MPAC Meeting:** January 23, 2013

## **Purpose/Objective**

Update MPAC members on recent Community Investment Initiative (CII) sponsored survey and focus group work to help understand the functions a Regional Infrastructure Enterprise (RIE) could play.

## **Action Requested/Outcome**

Shared understanding of the status of the Community Investment Initiative and feedback regarding the potential functions for the Regional Infrastructure Enterprise.

## **How does this issue affect local governments or citizens in the region?**

The CII Leadership Council is a volunteer coalition of private and community leaders committed to building the region's economy by investing in infrastructure to create living-wage jobs. The Leadership Council of the CII has no official authority as a group but can use their extensive network of professional relationships to problem-solve issues of regional importance with public sector partners and advocate with them for action.

The CII's Strategic Plan, adopted in June 2012, calls for the development of a RIE to facilitate strategic investments in infrastructure that supports job creation and economic development. The CII has established an implementation group to help answer the critical questions surrounding the RIE:

- **What** should the RIE do? What functions, services, or skills should the RIE provide?
- **Where** should the RIE make investments? What principles and criteria should be used to decide where to make investments?
- **Who** governs the RIE? How should RIE be structured and who makes investment decisions?
- **How** will RIE fund its functions?

The RIE implementation group is tackling these questions by starting with the "what". To aid in this, the RIE implementation group commissioned two bodies of work:

1. Catalytic Infrastructure Survey, the goal of which was to:
  - Identify the challenges to delivering infrastructure projects in the region
  - Assess what potential functions and capabilities would allow the RIE to be most useful in advancing projects
2. A Mayors focus group series to have in depth, frank, and confidential discussion related to the key questions for the development of the RIE. The group includes a diverse set of Mayors from small and large communities within the region. The focus groups are administered and moderated by Adam Davis of DHM Research.

During the January 23 MPAC discussion, Tom Imeson, MPAC member and Chair of the RIE implementation group, and Lorelei Juntunen from ECONorthwest will share the results from this work and update you on next steps.

**What has changed since MPAC last considered this issue/item?**

Implementation groups have been established to execute the actions and tasks outlined in the CII Strategic Plan.

**What packet material do you plan to include?**

The Catalytic Infrastructure Survey cover letter and survey tool to provide context around the information that was received.

Dear Partner,

In 2011, a group of business and community leaders came together to form the Community Investment Initiative (CII) Leadership Council. The mission of the Initiative is to build the region's economy by investing in infrastructure to support the creation of living-wage jobs. In July 2012, the Leadership Council adopted a Strategic Plan calling for the implementation of four strategies (you can read the Strategic Plan at [www.communityinvestmentinitiative.org](http://www.communityinvestmentinitiative.org)). The centerpiece of the Strategic Plan – Strategy One – is the creation of a Regional Infrastructure Enterprise (RIE).

**The goal of the Regional Infrastructure Enterprise is to facilitate infrastructure investment that catalyzes job creation, private investment, and economic development.** The RIE is still in the development phase. An implementation group is answering key questions relating to the RIE's structure, function and investment priorities.

We know a variety of impediments can slow, or altogether stall, the implementation and build-out of critical infrastructure development in centers, employment areas, and industrial sites. Often funding is the challenge. However, we understand that for some communities financing is just one piece of the implementation puzzle. **We want to better understand these challenges in order to design a RIE that will address our region's development needs and augment existing capacities.** To inform this work, we are surveying our regional partners to:

1. Identify the kinds of projects that might be appropriate for RIE involvement;
2. Assess what potential functions and capabilities would allow the RIE to be most useful in advancing projects; and
3. Identify the challenges of delivering infrastructure projects in the region.

**We would like to invite you to participate in this survey.** Here are the specifics:

- I. **Project parameters:** We are pursuing an approach of targeting **geographic project areas** that have significant opportunity for job creation and investment. These project areas may involve multiple infrastructure projects. Accordingly, we are inviting you to send us information on projects that will catalyze development in regional centers, town centers, employment areas, and industrial areas that have some (not necessarily all) of the following characteristics:
  - a. Have significant economic development and job creation potential
  - b. Have adopted master plans or concept plans
  - c. Have a private partner that has approached the local government to initiate a potential partnership
  - d. Have implementation challenges in addition to funding (e.g. – brownfields, redevelopment, etc.)
  - e. Have the potential to stimulate redevelopment or infill

These parameters are broad and could include a variety of project types. In addition to the information we receive from you, we will evaluate sites identified by the Regional Industrial Site Readiness Project to assess regional needs and opportunities for industrial lands.

- II. **Information needed:** Because this is not an application for funding, we hope to make the process of replying to this survey as simple as possible, while providing enough information to help us shape the RIE in a way that is most responsive to regional needs. What we are asking of you is:
- a. Electronic versions of *master plans, concept plans or any other relevant studies, data, information or descriptions of catalytic projects or project areas* in your community that would spur economic development and job creation.
  - b. Complete and submit *one "Catalytic Infrastructure Survey."* The survey asks a few questions that you should be able to answer fairly readily. The purpose of the form is to provide us with an idea of the obstacles to these projects and the potential functions the RIE could provide to help advance them.

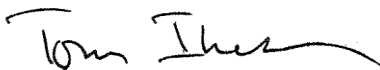
Once we have received your response, we may be in touch to request additional information on particular projects.

- III. **Timeline:** Please submit the survey and project information in *electronic format* to Maria Ellis, CII staff, at [info@communityinvestmentinitiative.org](mailto:info@communityinvestmentinitiative.org) no later than **Friday December 7, 2012**.

We know that many of our regional partners have questions about how the CII will be able to help them achieve their goals for their communities. Your responses to this survey will help us better answer those questions and create a Regional Infrastructure Enterprise that helps our region create jobs and build prosperous, livable communities. Thank you in advance for your participation.

Should you have any questions about this survey, please contact Maria Ellis at (503) 797-1732.

Sincerely,



Tom Imeson  
Co-Chair, Community Investment Initiative Leadership Council  
Chair, Regional Infrastructure Enterprise Implementation Group

## CATALYTIC INFRASTRUCTURE SURVEY

---

Thank you for your participation in this survey. In addition to this completed survey form, please send us electronic versions of master plans, concept plans *or any other relevant studies, data, information or descriptions* for catalytic projects in your centers, employment areas, and industrial areas that would spur economic development, private investment, and job creation. This information will help the Regional Infrastructure Enterprise (RIE) implementation group identify what role the RIE could play in helping advance these projects and development areas. **Please send all pertinent project information and this completed survey to Maria Ellis at [info@communityinvestmentinitiative.org](mailto:info@communityinvestmentinitiative.org) by December 7, 2012.** If you have any questions regarding the survey, please contact Maria at (503) 797-1732.

### Basic description(s)

*Please provide a combined basic description of the projects you are submitting in 300 words or less (this can be a very high-level description).*

### Priorities

*Of the infrastructure, land readiness, or other projects in your centers or employment areas (and for which you have submitted information for this survey), which one(s) would catalyze the greatest economic development? Which projects need to be completed to maximize job creation? Please explain why.*

### Costs and funding

*What are the approximate costs of the projects you submitted and potential sources of funding secured (from public sources, private sources, or public-private partnership opportunities)?*

### Challenges to delivery

*What obstacles are preventing these projects from advancing? Examples could include political barriers, legal or regulatory factors, funding, staff capacity, or others. Is there an obstacle that is common to many of your projects? Is there one obstacle that is preventing a particularly important project?*

### How could RIE help?

*The CII is assessing what RIE functions would be most helpful to local communities in delivering projects. With the understanding that that RIE cannot address all needs, what functions or services, in addition to funding, do you think RIE could contribute to your community's ability to deliver these projects? Examples could include project scoping, design/engineering or other predevelopment, contract negotiation, evaluating and managing long-term maintenance and replacement, or others.*

### Help from your neighbor

*What project(s) in another jurisdiction would most benefit your community if completed?*

### Who to contact?

*If we have questions about your projects and would like to follow up on the survey, whom should we contact? Please list the name, title and contact information for each person or persons.*





**REVISED,  
12/12/12**

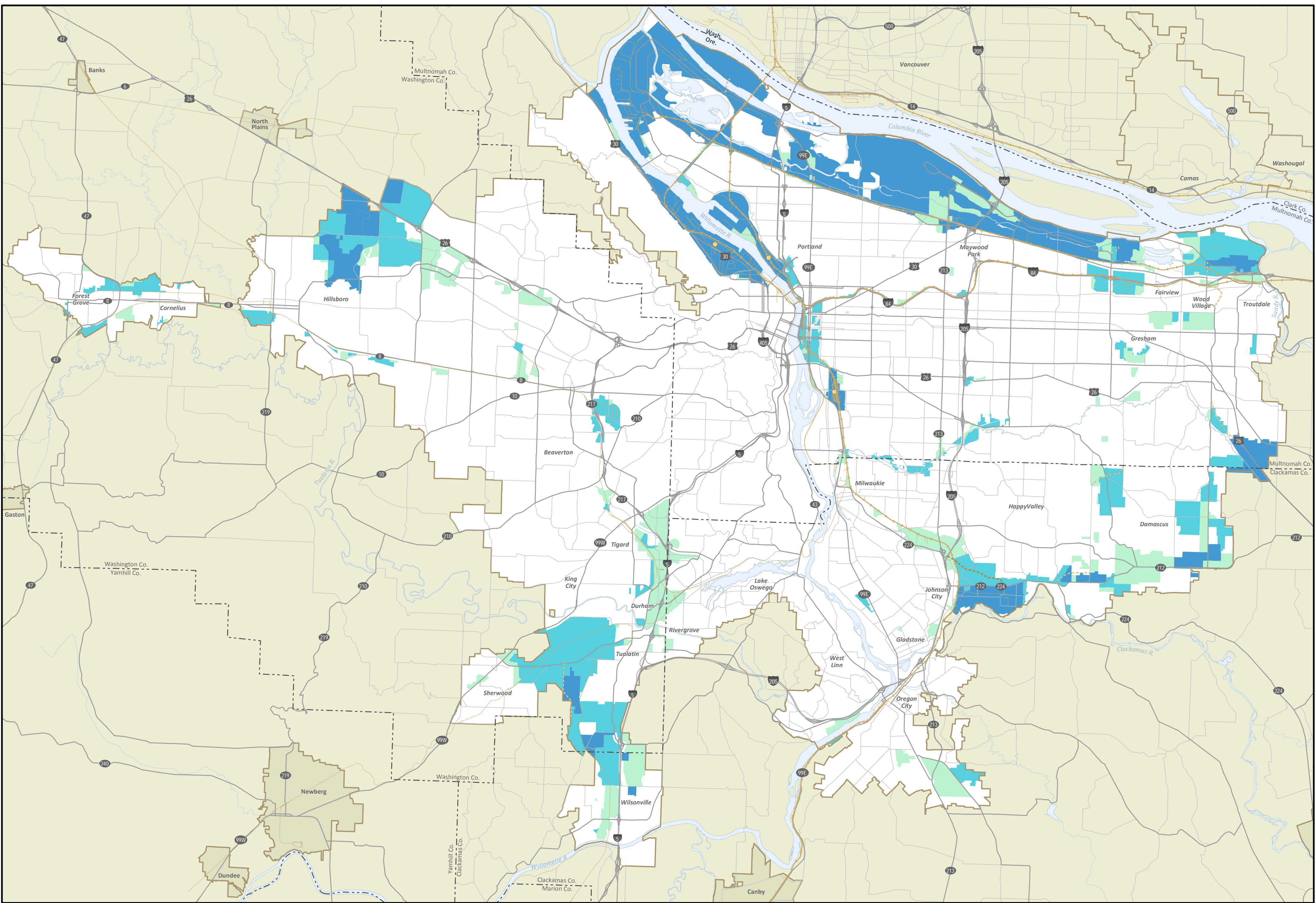
Date: Monday, Nov. 5, 2012  
To: MPAC Members and Alternates  
From: Kelsey Newell  
Subject: 2013 MPAC Meeting Schedule

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Below is the 2013 MPAC meeting schedule. All MPAC meetings will be held from 5 to 7 p.m. in the Metro Council Chamber.

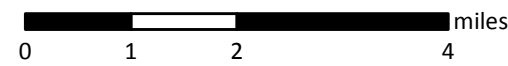
<del>Wednesday, Jan. 9, 2013</del>	<del>Regular MPAC meeting</del>
Wednesday, Jan. 23, 2013	Regular MPAC meeting
Wednesday, Feb. 13, 2013	Regular MPAC meeting
Wednesday, Feb. 27, 2013	Regular MPAC meeting
Wednesday, March 13, 2013	Regular MPAC meeting
Wednesday, March 27, 2013	Regular MPAC meeting
Wednesday, April 10, 2013	Regular MPAC meeting
Wednesday, April 24, 2013	Regular MPAC meeting
Wednesday, May 8, 2013	Regular MPAC meeting
Wednesday, May 22, 2013	Regular MPAC meeting
Wednesday, June 12, 2013	Regular MPAC meeting
Wednesday, June 26, 2013	Regular MPAC meeting
Wednesday, July 10, 2013	Regular MPAC meeting
Wednesday, July 24, 2013	Regular MPAC meeting
Wednesday, Aug. 14, 2013	Regular MPAC meeting
Wednesday, Sept. 11, 2013	Regular MPAC meeting
Wednesday, Sept. 25, 2013	Regular MPAC meeting
Wednesday, Oct. 9, 2013	Regular MPAC meeting
Wednesday, Oct. 23, 2012	Regular MPAC meeting
Wednesday, Nov. 13, 2012	Regular MPAC meeting
Wednesday, Dec. 11, 2012	Regular MPAC meeting

Materials following this page were distributed at the meeting.



# Title 4, Industrial and Other Employment Areas

January 2013



The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors are appreciated.

- Employment areas
- Industrial areas
- Regionally significant industrial areas
- Proposed main roadway routes
- Proposed road connectors
- Mainline freight
- Branch line freight
- Rail yards
- County boundaries
- Urban growth boundaries
- Neighbor cities





Date: January 16, 2013  
To: Metro Policy Advisory Committee  
From: John Williams  
Chair, MTAC  
Re: MTAC Nominees for MPAC Approval

---

Please see the 2013 nominations for the Metro Technical Advisory Committee in the attached table. As per MPAC bylaws, MPAC may approve or reject any nomination.

Any vacant positions are still pending and will be submitted for MPAC consideration as soon as they are received.

If you have any questions or comments, do not hesitate to contact me.

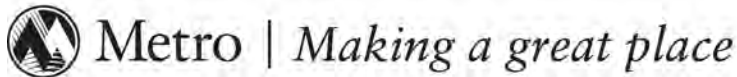
Thank you.

**METRO TECHNICAL ADVISORY COMMITTEE  
2013 MEMBERS**

	<i>Position</i>	<i>Member</i>	<i>Alternate</i>
1.	<b>Clackamas County Citizen</b>	<b>Jerry Andersen</b>	<b>Susan Nielsen</b>
2.	<b>Multnomah County Citizen</b>	<b>Kay Durtschi</b>	<b>Jennifer Shih, Carol Chesarek</b>
3.	<b>Washington County Citizen</b>	<b>Bruce Bartlett</b>	<b>Dresden Skees-Gregory</b>
4.	<b>Largest City in the Region: Portland</b>	<b>Susan Anderson</b>	<b>Joe Zehnder, Tom Armstrong</b>
5.	<b>Largest City in Clackamas County: Lake Oswego</b>	<b>Denny Egner</b>	<b>Beth St. Amand</b>
6.	<b>Largest City in Multnomah County: Gresham</b>	<b>Stacy Humphrey</b>	<b>Brian Martin</b>
7.	<b>Largest City in Washington County: Hillsboro</b>	<b>Colin Cooper</b>	<b>Jeannine Rustad</b>
8.	<b>2<sup>nd</sup> Largest City in Clackamas County: Oregon City</b>	<b>Tony Konkol</b>	<b>Pete Walter</b>
9.	<b>2<sup>nd</sup> Largest City in Washington County: Beaverton</b>	<b>Don Mazziotti</b>	<b>Tyler Ryerson</b>
10.	<b>Clackamas County: Other Cities</b>		
11.	<b>Multnomah County: Other Cities</b>	<b>Rich Faith, Troutdale</b>	<b>Bill Peterson, Wood Village</b>
12.	<b>Washington County: Other Cities</b>		
13.	<b>City of Vancouver</b>	<b>Chad Eiken</b>	<b>Matt Ransom</b>
14.	<b>Clackamas County</b>	<b>Dan Chandler</b>	<b>Jennifer Hughes</b>
15.	<b>Multnomah County</b>	<b>Chuck Beasley</b>	<b>Karen Schilling</b>
16.	<b>Washington County</b>	<b>Andy Back</b>	<b>Aisha Willits</b>
17.	<b>Clark County</b>	<b>Oliver Orjiako</b>	<b>Mike Mabrey</b>
18.	<b>ODOT</b>	<b>Lainie Smith</b>	<b>Kirsten Pennington, Lidwien Rahman</b>
19.	<b>DLCD</b>	<b>Jennifer Donnelly</b>	<b>Anne Debbaut</b>

20.	<b>Service Providers: Water and Sewer</b>	<b>Kevin Hanway (Water)</b>	
21.	<b>Service Providers: Parks</b>	<b>Hal Bergsma</b>	
22.	<b>Service Providers: School Districts</b>	<b>Dick Steinbrugge (Beaverton School District)</b>	<b>Ron Stewart (1<sup>st</sup> alternate: North Clackamas School District) Tony Magliano (2<sup>nd</sup> alternate: Portland Public Schools)</b>
23.	<b>Service Providers: Private Utilities</b>	<b>Shanna Brownstein (NW Natural)</b>	<b>Annette Mattson (PGE)</b>
24.	<b>Service Providers: Port of Portland</b>	<b>Susie Lahsene</b>	<b>Tom Bouillion</b>
25.	<b>Service Providers: TriMet</b>	<b>Eric Hesse</b>	<b>Alan Lehto, Steve Kautz</b>
26.	<b>Private Economic Development Associations</b>	<b>Peter Livingston</b>	<b>Jeff Swanson</b>
27.	<b>Public Economic Development Organizations</b>	<b>Eric Underwood (Oregon City)</b>	
28.	<b>Land Use Advocacy Organization</b>	<b>Mary Kyle McCurdy</b>	<b>Tara Sulzen</b>
29.	<b>Environmental Advocacy Organization</b>	<b>Eric Lindstrom</b>	<b>Joanna Malaczynski</b>
30.	<b>Housing Affordability Organization</b>	<b>Ramsay Weit</b>	
31.	<b>Residential Development</b>	<b>Justin Wood</b>	<b>Ryan O'Brien</b>
32.	<b>Redevelopment / Urban Design</b>	<b>David Berniker</b>	<b>Joseph Raddy</b>
33.	<b>Commercial / Industrial</b>		
34.	<b>Green Infrastructure, Design, &amp; Sustainability</b>	<b>Mike O'Brien</b>	<b>Kurt Lango</b>
35.	<b>Public Health &amp; Urban Form</b>	<b>Paul Lewis (Clackamas Co.)</b>	<b>Jennifer Vines (Washington Co.) Moriah McSharry McGrath (Multnomah Co.)</b>
	<b>Non-voting Chair</b>	<b>John Williams</b>	<b>Robin McArthur</b>





## 2013 MPAC Tentative Agendas

As of 1/15/13

*Items in italics are tentative*

<p><b><u>MPAC Meeting</u></b> Wednesday, Jan. 23, 2013</p> <ul style="list-style-type: none"> <li>• 2013 MPAC Work Program – Information / Discussion</li> <li>• Community Investment Initiative Development – Regional Infrastructure Enterprise – Information</li> </ul>	<p><b><u>MPAC Meeting</u></b> Wednesday, Feb. 13, 2013</p> <ul style="list-style-type: none"> <li>• <i>2013 State legislation – Metro and MPAC members update group on their priorities. Presentation by DLCD on Governor’s land use package?</i></li> <li>• <i>Continue 2013 MPAC work program discussion</i></li> </ul>
<p><b><u>MPAC Meeting</u></b> Wednesday, Feb. 27, 2013</p> <ul style="list-style-type: none"> <li>• <i>Climate Smart Communities update/discussion including presentation of first case studies</i></li> <li>• <i>2014 Urban Growth Report – present draft timeline</i></li> </ul>	<p><b><u>MPAC Meeting</u></b> Wednesday, March 13, 2013</p> <ul style="list-style-type: none"> <li>• <i>Brownfields – presentation by City of Portland, continued MPAC discussion of policy recommendations to advance brownfields remediation in region.</i></li> <li>• <i>Climate Smart Communities update/discussion – preparation for joint summit with JPACT</i></li> </ul>
<p><b><u>MPAC Meeting</u></b> Wednesday, March 27, 2013</p> <ul style="list-style-type: none"> <li>• <i>Spring Break (consider cancellation)</i></li> </ul>	<p><b><u>MPAC Meeting</u></b> Wednesday, April 10, 2013</p> <ul style="list-style-type: none"> <li>• <i>Consider cancelling MPAC due to joint summit with JPACT on Climate Smart Communities</i></li> </ul>
<p><b><u>MPAC Meeting</u></b> Wednesday, April 24, 2013</p> <ul style="list-style-type: none"> <li>• <i>Large site industrial site readiness – further discussion of policy recommendations and update on 2013 state legislation.</i></li> </ul>	<p><b><u>MPAC Meeting</u></b> Wednesday, May 8, 2013</p> <ul style="list-style-type: none"> <li>• <i>Regional Active Transportation Plan presentation</i></li> <li>• <i>Presentation on health &amp; land use featuring local projects from around the region</i></li> </ul>
<p><b><u>MPAC Meeting</u></b> Wednesday, May 22, 2013</p> <ul style="list-style-type: none"> <li>• <i>Possible subcommittee meeting date if any designated.</i></li> </ul>	<p><b><u>MPAC Meeting</u></b> Wednesday, June 12, 2013</p> <ul style="list-style-type: none"> <li>• <i>Regional Active Transportation Plan – recommendation</i></li> <li>• <i>Community Investment Initiative update</i></li> <li>• <i>Metro Planning &amp; Development grants update</i></li> </ul>
<p><b><u>MPAC Meeting</u></b> Wednesday, June 26, 2013</p> <ul style="list-style-type: none"> <li>• <i>Possible subcommittee meeting date if designated.</i></li> </ul>	<p><b><u>MPAC Meeting</u></b> Wednesday, July 10, 2013</p> <ul style="list-style-type: none"> <li>• <i>MPAC field trip?</i></li> </ul>
<p><b><u>MPAC Meeting</u></b> Wednesday, July 24, 2013</p> <ul style="list-style-type: none"> <li>• <i>Consider cancellation</i></li> </ul>	<p><b><u>MPAC Meeting</u></b> Wednesday, Aug. 14, 2013</p> <ul style="list-style-type: none"> <li>• <i>Metropolitan Export Initiative</i></li> <li>• <i>SW Corridor Plan</i></li> </ul>

<p><b><u>MPAC Meeting</u></b>  Wednesday, Sept. 11, 2013</p> <ul style="list-style-type: none"> <li>• <i>Discuss next steps on brownfields/large site industrial if needed</i></li> </ul>	<p><b><u>MPAC Meeting</u></b>  Wednesday, Sept. 25, 2013</p> <ul style="list-style-type: none"> <li>• <i>Climate Smart Communities – update/discussion</i></li> </ul>
<p><b><u>MPAC Meeting</u></b>  Wednesday, Oct. 9, 2013</p> <ul style="list-style-type: none"> <li>• <i>20-year population and employment forecasts</i></li> </ul>	<p><b><u>MPAC Meeting</u></b>  Wednesday, Oct. 23, 2012</p> <ul style="list-style-type: none"> <li>• <i>Topics TBD</i></li> </ul>
<p><b><u>MPAC Meeting</u></b>  Wednesday, Nov. 13, 2012</p> <ul style="list-style-type: none"> <li>• <i>Topics TBD</i></li> </ul>	<p><b><u>MPAC Meeting</u></b>  Wednesday, Dec. 11, 2012</p> <ul style="list-style-type: none"> <li>• <i>Topics TBD</i></li> </ul>



## **METRO POLICY ADVISORY COMMITTEE (MPAC) BY-LAWS**

Approved March 13, 1996; Revised March 26, 1997; May 1998; September, 1999; October, 2000; November, 2000; June, 2001; March 12, 2003; April 25, 2007; June 24, 2009; June 30, 2011

### **ARTICLE I**

This Committee shall be known as the METRO POLICY ADVISORY COMMITTEE (“MPAC”) created by Section 27 of the 1992 Metro Charter.

### **ARTICLE II MISSION AND PURPOSE**

**Section 1.** MPAC shall perform the duties assigned to it by the 1992 Metro Charter and any other duties the Metro Council prescribes.

**Section 2.** The purposes of MPAC are as follows:

- a. MPAC shall perform those duties required by the Metro Charter, including:
  1. Providing consultation and advice to the Council on the Regional Framework Plan (Metro Charter Section 5 (2));
  2. Providing consultation and advice to the Council on the possible inclusion in the Regional Framework Plan of other growth management and land use planning matters, determined by the Council to be of metropolitan concern, which will benefit from regional planning, other than those specifically identified in Metro Charter Section 5 (2) (b);
  3. Providing consultation and advice to the Council on any amendments to the Regional Framework Plan (Metro Section 5 (2) (d));
  4. Approve or disapprove the authorization for Metro to provide or regulate a local government service, as defined in Metro Charter Section 7 (2), in those cases in which Metro does not seek or secure such approval directly from the voters; and
  5. Providing advice to the Council before it adopts an ordinance authorizing provision or regulation by Metro of a service which is not a local government service as defined by the Metro Charter (Section 7 (3)).
- b. Other duties prescribed by the Council.

**ARTICLE III  
COMMITTEE MEMBERSHIP**

**Section 1. Membership**

a. The Committee will be made up of **representatives** of the following voting and non-voting members:

1. Voting Members:

Multnomah County Commission	1
Second Largest City in Multnomah County	1
Other Cities in Multnomah County	1
Special Districts in Multnomah County	1
Citizen of Multnomah County	1
City of Portland	2
Clackamas County Commission	1
Largest City in Clackamas County	1
Second Largest City in Clackamas County	1
Other Cities in Clackamas County	1
Special Districts in Clackamas County	1
Citizen of Clackamas County	1
Washington County Commission	1
Largest City in Washington County	1
Second Largest City in Washington County	1
Other Cities in Washington County	1
Special Districts in Washington County	1
Citizen of Washington County	1
Tri-Met	1
Governing Body of a School District	1
<b>Total</b>	<b>21</b>

2. Non-voting members:

Oregon Dept of Land Conservation and Development	1
Clark County	1
City of Vancouver	1
Port of Portland	1
City in Clackamas County outside UGB	1
City in Washington County outside UGB	1
<b>Total</b>	<b>6</b>

b. Except as provided in Section 2 voting members and alternates representing jurisdictions shall be appointed from among members of the governing body. All voting jurisdictions represented by members, including cities within each county, shall have territory within Metro boundaries.

c. Non-voting members or alternates may either be members of the governing body of a jurisdiction or serve as a Chief Operating Office or Planning Director or equivalent.

d. Alternates shall serve in the absence of the regular members.

- e. Metro Councilors will participate with the Committee membership with three non-voting liaison delegates appointed by the Metro Council.
- f. The composition of the MPAC may be changed at any time by a vote of both a majority of the MPAC members and a majority of all Metro Councilors (Metro Charter, Section 27 (2)).

**Section 2. Appointment of Members and Alternates**

- a. Members and alternates from the City of Portland, the counties of Multnomah, Clackamas, and Washington, the largest cities of Multnomah, Clackamas, and Washington Counties, excluding Portland, and the second largest cities of Clackamas and Washington counties shall be appointed by the jurisdiction.
- b. Members and alternates from the cities of Multnomah, Clackamas, and Washington Counties, other than those directly entitled to membership, will be appointed jointly by the governing bodies of those cities represented. The member and alternate will be from different jurisdictions. The member and alternate will serve until either he or she leaves office or is replaced by an appointment by the governing bodies of those cities represented. The member and alternate may be reappointed. In the event the member's position is vacated, the alternate will automatically become the member and serve until the governing bodies of those cities represented have appointed or re-appointed representatives.
- c. Members and alternates from the special districts with territory in Multnomah, Clackamas, and Washington Counties will be appointed jointly by the governing bodies of those districts represented. The member and alternate will be from different organizations. The member and alternate will serve until either he or she leaves the district or is replaced by an appointment by the governing bodies of those district represented. The member and alternate may be reappointed. In the event the member's position is vacated, the alternate will automatically become the member and serve until the governing bodies of those district represented have appointed or re-appointed a representative.
- d. Metro Council delegates will be appointed by the Metro Council President. The delegates may be removed by the Council President at any time.
- e. Members and alternates representing citizens will be appointed by the Metro Council President and confirmed by the Metro Council consistent with Section 26(1)(m) of the 1992 Metro Charter and will represent each county in the region. Members and alternates will be appointed to designated terms of a length to be determined by the appointing authority, but for a period of not less than two years. Members and alternates may be reappointed. Terms of the members and alternates will be staggered to ensure continuity. In the event the member's position is vacated, the alternate will automatically become the member and complete the original term of office.
- f. Members and alternates from the Tri-County Metropolitan Transportation District of Oregon (Tri-Met) will be appointed by the governing body of that District. The member and alternate will serve until removed by the governing body.

- g. Members and alternates from the Land Conservation and Development Commission will be chosen by the Chairperson of that body. The member and alternate may be removed by the Chairperson at any time.
- h. Members and alternates from the Port of Portland will be appointed by the governing body of that organization. The member and alternate will serve until removed by the governing body.
- i. The member and alternate from the school boards in the Metro Region will be appointed jointly by the governing bodies of the school districts represented. The member and alternate will be from different districts. The member and alternate will serve until either he or she leaves office or is replaced by an appointment by the governing bodies of those school districts represented. The member and alternate may be reappointed. In the event the member's position is vacated, the alternate will automatically become the member and serve until the governing bodies of those school districts represented have appointed or reappointed representatives.
- j. Appointments of all members and alternates shall become effective upon the appointing authority giving written notice addressed to the Chair of MPAC and filing the notice with the Clerk of the Metro Council. The determination of the relative size of cities shall be based on the official population estimates for Oregon issued by the Center for Population Research and Census, School of Urban and Public Affairs, Portland State University, or alternative official population estimates if that source ever ceases estimating population. If the official population estimates result in a change in the relative population of a city entitled to membership, then the term of membership of the affected city or cities shall terminate 90 days after the release of the official estimate and new member(s) shall be appointed as provided by these by-laws. Members and alternates may be removed by the appointing authority at any time.

#### **ARTICLE IV MEETINGS, CONDUCT OF MEETINGS, AND QUORUM**

- a. A regular meeting date, time and place of MPAC shall be established by the MPAC Chair. Special or emergency meetings may be called by the Chair or a third of the members of MPAC.
- b. A majority of the members (or designated alternates) shall constitute a quorum for the conduct of business. The act of a majority of those voting members present at meetings at which a quorum is present shall be the act of MPAC, except in exercising the duty of authorizing Metro to provide or regulate a local government service as described in Section 7 (2) of the 1992 Metro Charter. In these cases a majority vote of all voting MPAC members is required.
- c. Subcommittees or advisory committees to develop recommendations for MPAC may be appointed by the Chair and ratified by MPAC. At a regularly scheduled meeting MPAC shall approve subcommittee membership and MPAC members and/or alternates and outside experts. The Chair of any citizen advisory committee shall neither be the Chair of MPAC nor be an MPAC member, except upon the agreement of a majority of the advisory committee membership. MPAC members of any citizen advisory committee of MPAC shall participate on a nonvoting basis.

The Metro Technical Advisory Committee (“MTAC”) is an advisory committee to MPAC. Its purpose shall be to provide MPAC with technical recommendations on growth management subjects as directed by MPAC. MTAC shall have the following representation:

<b>Non-Voting Chair</b>	<b>1</b>
<b>Citizen Representatives</b> <i>(one from each county)</i>	<b>3</b>
Local Jurisdictions:	
<b>Cities</b> <i>(one from each below)</i>	<b>10</b>
• City of Portland	
• Largest city in each county (not including Portland)	
• Second largest city in Clackamas County	
• Second largest city in Washington County	
• Other cities in each county	
• Vancouver, Washington	
<b>Counties</b> <i>(one from each below)</i>	<b>4</b>
• Multnomah	
• Washington	
• Clackamas	
• Clark	
<b>State Agencies:</b> <i>(one from each below)</i>	<b>2</b>
• ODOT	
• DLCD	
<b>Service Providers:</b> <i>(one from each below)</i>	<b>6</b>
• Water and Sewer	
• Parks	
• School Districts	
• Private Utilities	
• Port of Portland	
• TriMet	
<b>Private Economic Development Association</b>	<b>1</b>
<b>Public Economic Development Association</b>	<b>1</b>
<b>Other Organizations:</b> <i>(one from each below)</i>	<b>8</b>
• Land Use	
• Environmental	
• Housing Affordability	
• Residential	
• Redevelopment/Urban Design	
• Commercial/Industrial	
• Green infrastructure, design & sustainability	
• Public Health & Urban Form	
 <b>Total</b>	 <b>36</b>

Each jurisdiction or organization named shall annually notify MPAC of their nomination. MPAC may approve or reject any nomination. Revision of the membership of MTAC may occur consistent with MPAC bylaw amendment procedures. If any membership

category (member and alternate) is absent for three (3) consecutive MTAC meetings, the representatives shall lose their voting privilege. MTAC members who acquire non-voting status may regain their voting status after attending three (3) consecutive MTAC meetings. A quorum for MTAC meetings shall be a simple majority of voting MTAC members. MTAC shall provide MPAC with observations concerning technical, policy, legal and process issues along with implementation effects of proposed growth management issues, including differing opinions, with an emphasis on providing the broad range of views and likely positive and negative outcomes of alternative courses of action. MTAC may adopt its own bylaws provided they are consistent with MPAC bylaws and are approved by a majority vote of MTAC members.

- d. All meetings shall be conducted in accordance with ROBERT’S RULES OF ORDER, Newly Revised.
- e. MPAC may establish other rules of procedure as deemed necessary for the conduct of business.
- f. Unexcused absence from regularly scheduled meetings for three (3) consecutive months shall require the Chair to notify the appointing body with a request for remedial action.
- g. MPAC shall make its reports and findings, including minority reports, public and shall forward them to the Metro Council.
- h. MPAC may receive information and analysis on issues before it from a variety of sources.
- i. MPAC shall provide an opportunity for the public and the Metro Committee for Citizen Involvement (“Metro CCI”) to provide comment on relevant issues at each of its regularly scheduled meetings.
- j. MPAC shall provide a minimum of seven days notice to members of any regular or special meetings, and a minimum of three days notice for emergency meetings.
- k. MPAC shall abide by ORS Chapter 192, which provides for public records and meetings.

## **ARTICLE V OFFICERS AND DUTIES**

- a. A Chair, 1<sup>st</sup> Vice-Chair, and 2<sup>nd</sup> Vice-Chair shall be elected by a majority of the voting members for a one year term of office ending in January of each year. A vacancy in any of these offices shall be filled by a majority vote of MPAC, for the remainder of the unexpired term.
  - 1. Nominations may be received at the first meeting in January for Chair, First Vice Chair and Second Vice Chair.
  - 2. The First Vice Chair shall become Chair following the completion of the Chair’s term, unless a majority of MPAC elects a different member to serve as Chair.

3. The Second Vice Chair shall become the first Vice Chair following the completion of the first Vice-Chair's term, unless a majority of MPAC elects a different member to serve as first Vice-Chair.
  - i. The Second Vice Chair shall be a rotating position to keep balance for a) county/geographic representation; and/or b) city/county/special district representation after the previous year's first vice chair moves up to chair and the first vice chair is selected.
- b. The Chair shall set the agenda of and preside at all meetings, and shall be responsible for the expeditious conduct of MPAC's business. The Chair may establish or utilize a Coordinating Committee comprised of the three officers and the Metro Council responsible for long-term planning of MPAC business and agendas. Three members can cause a special meeting to be called with a minimum of seven days notice.
- c. In the absence of the Chair, the 1st Vice-Chair, and then the 2nd Vice-Chair shall assume the duties of the Chair.

#### **ARTICLE VI AMENDMENTS**

- a. These by-laws may be amended by a majority vote of the MPAC membership, except that Article III related to the MPAC membership may not be amended without the concurrence of the majority of the Metro Council.
- b. Written notice must be delivered to all members and alternates at least 30 days prior to any proposed action to amend the by-laws.

# Community Investment Initiative | Leadership Council

**Michael Alexander**  
Urban League of Portland

**Thomas Aschenbrener**  
Impact Philanthropy for Progressive Thinkers

**Craig Boretz**  
Con-way, Inc.

**John Branam**  
Grantmakers for Education

**Tom Brian**  
Former Washington County Chair

**Fred Bruning**  
CenterCal Properties, LLC

**John Carter\***  
Schnitzer Steel Industries, Inc.

**Steve Clark**  
Oregon State University

**Corky Collier**  
Columbia Corridor Association

**Aneshka Dickson**  
Colas Construction, Inc.

**Angus Duncan\***  
Bonneville Environmental Foundation

**Bart Eberwein**  
Hoffman Construction

**Patrick Egan**  
PacifiCorp

**Mark Garber**  
Portland Tribune and Community Newspapers

**Dave Garten**  
Professor, Portland State University

**Kurt Koehler**  
Kryptiq Corporation

**Tom Imeson\*\***  
Port of Portland

**Cobi Jackson**  
Wells Fargo

**Margaret Kirkpatrick**  
NW Natural

**Don Krahmer**  
Schwabe, Williamson & Wyatt

**Nolan Lienhart**  
ZGF Architects, LLP

**Ann Lininger**  
Attorney

**Randy Miller\***  
Produce Row Property Management Co.

**John Mohlis**  
Oregon State Building & Construction Trades Council

**Marcus Mundy**  
Mundy Consulting

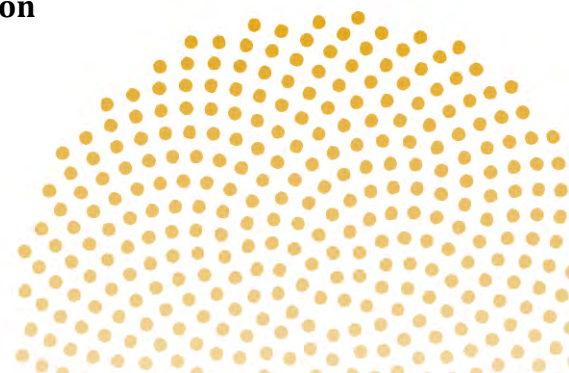
**Jerralynn Ness**  
Community Action

**Deanna Palm\***  
Hillsboro Chamber of Commerce

**Dave Robertson**  
PGE

\* Indicates a member of the Leadership Council Steering Committee

\*\* CII Leadership Council Co-chair





# Community Investment Initiative | Leadership Council

**Joe Rodriguez\***

Former Superintendent  
Hillsboro Public Schools

**John Russell**

Russell Development

**Casey Ryan**

Riverview Community Bank

**John Spencer**

Spencer Consultants

**Carl Talton\***

Portland Family of Funds

**Joanne Truesdell**

Clackamas Community College

**Peter Watts**

Jordan Ramis PC

**Wim Wiewel**

Portland State University

**Karen Williams\*\***

Carroll Community Investments, LLC

**Bill Wyatt**

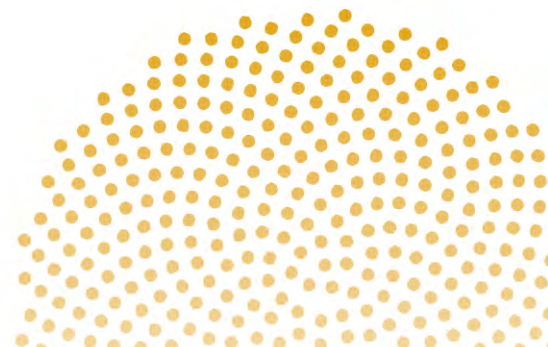
Port of Portland

**Justin Yuen**

FMYI, Inc.

\* Indicates a member of the Leadership Council Steering Committee

\*\* Indicates CII Implementation Group membership



# Developing functions for the Regional Infrastructure Enterprise (RIE)

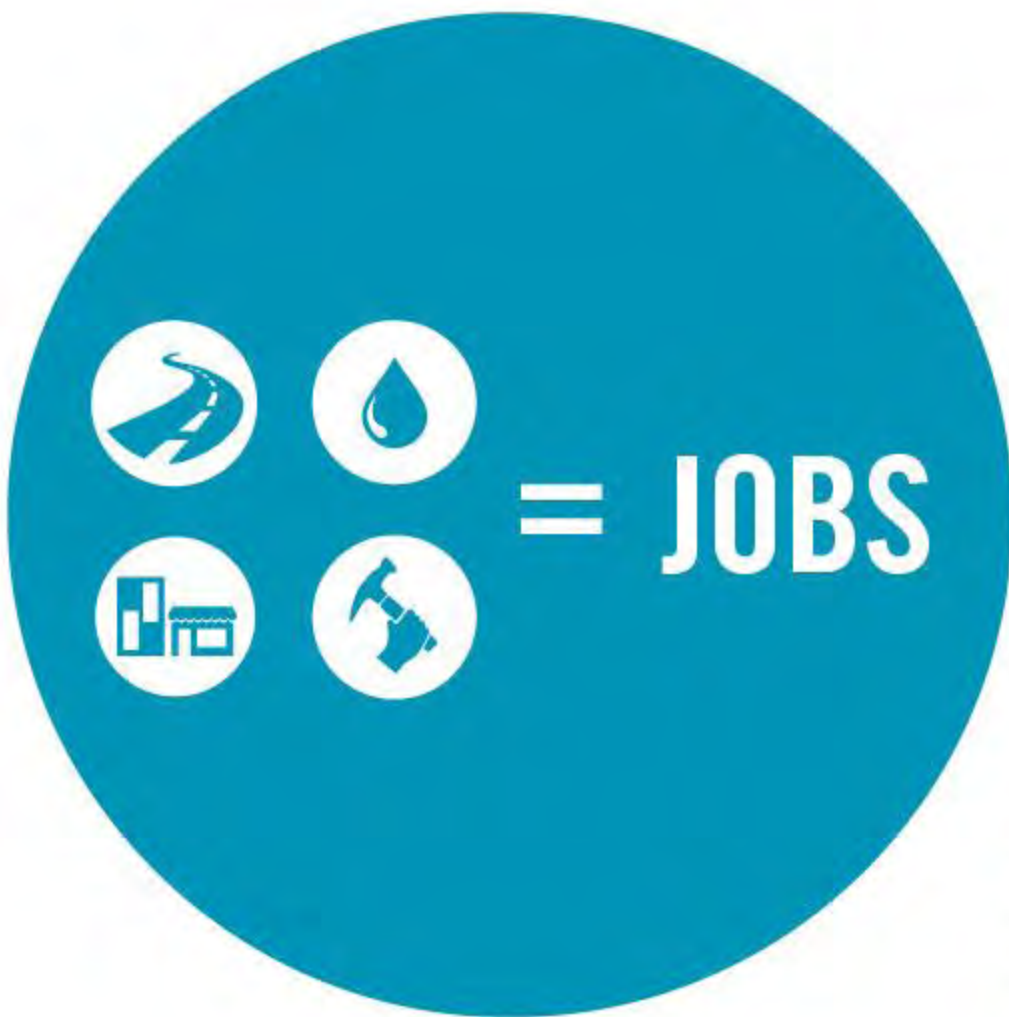
MPAC  
January 23, 2013

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**COMMUNITY INVESTMENT**  
initiative

# About the CII

The CII Leadership Council is a group of **volunteer business and community leaders** committed to building the region's economy by investing in infrastructure to support the creation of living wage jobs.



## **STRATEGY ONE**

Invest in the roads, highways, water and sewer networks and other infrastructure our communities need to prosper

# Regional Infrastructure Enterprise (RIE)

***Goal: to facilitate investment in infrastructure that catalyzes job creation, economic development, and private investment.***

# Why develop a RIE?

## **Needs and challenges**

- \$27 - \$41 billion through 2035; only half covered through traditional sources
- Shrinking federal and state funding
- Revenue caps/limits
- Cost of construction
- Competing needs and limited resources

# Why develop a RIE?

To advance CII goals and critical regional strategies

- Oregon Business Plan initiative on industrial land supply and readiness
- Greater Portland Inc's Comprehensive Economic Development Strategy (CEDS)
- Regional 2040 Growth Concept Plan and desired outcomes

## Key questions regarding the RIE

- **What** should the RIE do?
- **Where** should the RIE make investments?
- **Who** governs the RIE?
- **How** will RIE fund its functions?
  
- Necessitates an **iterative process**

Two bodies of work to understand the “what”

- Catalytic Infrastructure Survey
- Mayors focus group series



# The Mayors Focus Groups

# Purpose of first focus group

Add context to the survey responses regarding functions

## Questions

- ✓ Projects with economic development and job creation potential
- ✓ Challenges to completing the projects
- ✓ Assistance needed from RIE

Factors to consider for selecting investments



# About the focus group

- 12 cities invited, 5 cities participated
- Prompted and unprompted written exercises
- Professionally moderated by Adam Davis of DHM Research



# Reported challenges to development

- Land aggregation
- Brownfield remediation
- Legal challenges to land use decisions
- Regulatory challenges tax increment financing and “urban renewal”
- Transition of agricultural land to urbanization



## Assistance needed

### **Pre-development & other technical assistance**

- Land assembly/aggregation (17)
- Coordination with other jurisdictions (10)

### **Funding related assistance**

- Low interest financing and/or patient capital (11)
- Direct investment from private investor (10)

### **Regulatory system assistance**

- Navigating the permitting and entitlement environment at various levels (9)



# Project selection

- Serves the most people/biggest use value
- Attracts and retains most business
- Quickest way to a win
- Connect investment to long-term future and goals
- Impact on moving people and freight
- What people have been asking for/where there is agreement



# Catalytic Infrastructure Survey

# About the survey

- Sent to 25 cities, 3 counties, 4 water and sewer districts, the Port, and TriMet
- Questions:
  - ✓ What catalytic projects are in your jurisdiction?
  - ✓ Challenges to delivery?
  - ✓ How can RIE help?
  - ✓ Help from your neighbor
- 22 jurisdictions returned surveys, resulting in 60 projects





# Caveats about the survey

- Purpose is functions, not project selection
- The survey is a limited tool
- Self reported survey
- Additional work is needed
  - Follow-up
  - Criteria and project targets and prioritization



# Projects by location and type

## TOWN & REGIONAL CENTERS (48%)

- (Re)Development and TOD
- Multi-modal transportation improvements (bike, peds, transit)
- Local road improvements
- Structured parking
- Plazas/parks/open space

## EMPLOYMENT LANDS (28%)

- Site readiness
- Local road improvements
- Local water and sewer system improvements
- Brownfield remediation
- Land assembly

## REGIONAL PROJECTS (16%)

- Freight road/rail grade separation improvements
- Water and sewer capacity improvements
- Jurisdictional transfers of state-owned arterials
- Energy projects

## OTHER (8%)

- Road capacity improvements
- Master planning
- Hotel and events center



# Key findings from projects

- ~ Equal industrial and community dev't projects
- Range of sophistication: basic vs. complex
- Biggest needs: (1) Funding (2) technical assistance
  - ✓ Pre-development and feasibility
  - ✓ Need for patient capital and packaging
  - ✓ Coordinate and prioritize use of existing resources
- Some innovative projects: energy efficiency, habitat restoration, open space
- Few projects with identified funding



# Implications from the survey and focus group

# Function options

Regional Prioritization	Pre-dev & Site Readiness	Finance Packaging & Funding
<ul style="list-style-type: none"><li>• <b>Consensus among political players</b></li><li>• <b>Coordination with other jurisdictions</b></li><li>• <b>Outreach and education to stakeholders</b></li></ul>	<ul style="list-style-type: none"><li>• <b>Due diligence and feasibility</b></li><li>• <b>Market analysis</b></li><li>• <b>Regulatory/Permitting</b></li><li>• <b>Aggregation</b></li><li>• <b>Brownfield</b></li></ul>	<ul style="list-style-type: none"><li>• <b>Developing public-private partnerships for projects</b></li><li>• <b>Direct and patient funding/investment</b></li><li>• <b>Grants</b></li></ul>

*RIE goal: to facilitate investment in infrastructure that catalyzes job creation, economic development, and private investment.*



# Next steps

## The RIE implementation work plan

Start with functions → projects  
prioritization → governance and  
structure → funding



# Questions?

Visit our website:

CommunityInvestmentInitiative.org

Contact: [info@communityinvestmentinitiative.org](mailto:info@communityinvestmentinitiative.org)