



METRO COUNCIL WORK SESSION
Meeting Minutes
January 29, 2015
Metro Regional Center, Council Annex

Councilors Present: Council President Tom Hughes, and Councilors Bob Stacey, Craig Dirksen, and Sam Chase

Councilors Excused: Councilors Shirley Craddick, Carlotta Collette, and Kathryn Harrington

Council President Tom Hughes called the Metro Council work session to order at 2:31 p.m.

1. CHIEF OPERATING OFFICER COMMUNICATION

As Chief Operating Officer (COO) Martha Bennett gave her regular COO communications during the preceding Council meeting, Council agreed to skip this agenda item.

2. OREGON BROWNFIELDS COALITION UPDATE

Mr. John Williams, Deputy Director of Metro's Planning Department, along with Mr. Noah Siegel, Metro Policy Advisor, and Mr. Brian Harper, Metro Associate Regional Planner, presented the Oregon Brownfields Coalition Update. The purpose of the work session was to provide Council with an update on the Brownfields Coalition's progress to date, including legislative proposals and membership makeup. The desired outcome was for Council to endorse a letter of support for the Brownfield Coalition Legislative proposal. Key elements of the presentation included:

- Coalition desired outcomes over the next year:
 - Improve regional brownfield data.
 - Clarify brownfield needs and opportunities.
 - Outline a range of potential strategies.
 - Enable local and regional policy discussions to address needs.
- Coalition report products:
 - Estimation and illustration of the extent of brownfields in the region.
 - Spectrum of brownfield site redevelopment typologies.
 - Several district-level databases.
 - Outline of potential solutions and next steps.
- Proposed brownfield solutions:
 - State-issued income tax credits to developers to cover some portion of the costs incurred while cleaning up a brownfield site for redevelopment.
 - Property tax abatements from local governments for improvements to brownfield sites.

- Creating land banks that could acquire land in default or buy land from owners who don't want to take on cleanup costs alone. These banks could purchase and redevelop land using a variety of financial tools, and sell them to make a profit, which they would then contribute to other land purchases.
- Next steps:
 - Coalition efforts do not end with the 2015 legislative session.
 - Other programmatic and legislative ideas have been discussed, including:
 - Licensed Site Remediation Professional program.
 - Pooled environmental insurance program.
 - Brownfield urban renewal areas.
 - Tax Assessment reform.
 - Local and regional funding programs.

Council Discussion:

Councilors inquired about the possibility of existing tax abatements for brownfield redevelopment. Council President Hughes spoke to taking stock of brownfield sites in the region, to understand how proposed strategies would assist in redevelopment of existing sites, and to have a better idea of the amount of land that is available over a given timeframe. Councilor Chase inquired about the funding dynamics of the land banking proposal. Councilor Dirksen spoke to the revenue stream and return on investment involved with the land banking concept, and spoke about enhancing land availability within the Urban Growth Boundary (UGB) using brownfield cleanup.

3. COUNCIL LIAISON UPDATES AND COUNCIL COMMUNICATION

Councilor Dirksen spoke about his attendance of the January 28 Westside Economic Alliance (WEA) Board of Directors Strategic Planning Session. Councilor Stacey spoke about the February 19 WEA panel discussion on solid waste, at which Councilor Harrington will be speaking about Metro's Solid Waste Roadmap. Council President Hughes spoke about a number of Greater Portland, Inc (GPI) meetings he had attended recently. Specifically, he discussed his involvement with the GPI 2020 planning process, and as a part of the Global Leaders Policy Group.

4. ADJOURN

Seeing no further business, Council President Tom Hughes adjourned the Council work session at 3:24 p.m.

Respectfully submitted,



Joel Cvetko, Council Policy Assistant

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JAN. 29, 2015

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
1.0	Agenda	2/3/15	Council Retreat Agenda for Feb. 3, 2015	012915cw-01
2.0	PowerPoint	1/29/15	Oregon Brownfields Coalition Update Presentation	012915cw-02