



METRO COUNCIL MEETING
Meeting Minutes
September 15, 2016
Metro Regional Center, Council Chamber

Councilors Present: Council President Tom Hughes, and Councilors Craig Dirksen, Shirley Craddick, Carlotta Collette, Sam Chase, Kathryn Harrington, and Bob Stacey

Councilors Excused: None

1. CALL TO ORDER AND ROLL CALL

Council President Tom Hughes called the regular Council meeting to order at 2:05 pm.

2. CITIZEN COMMUNICATION

There was none.

3. GLENDOVEER GOLF COURSE OPERATING CONTRACT AUDIT PRESENTATION

Council President Hughes called on Metro Auditor Brian Evans to provide a briefing on the Glendoveer Golf Course Operating Contract Audit Report. Auditor Evans explained that the objectives of the audit were to determine if the operating agreement's financial, environmental sustainability and community outcomes were achieved. He noted that the report found that progress was made in each of the three areas but additional work was needed to fully realize the outcomes covered in the operating agreement. Auditor Evans stated that the report found mixed financial results during the first years of the operating agreement, as enough revenue was generated to cover operating costs, but the revenue totaled less than what was spent on capital improvements.

Auditor Evans recommended improving financial planning, clarifying financial goals, and addressing the remaining environmental and community goals outlined in the operating agreement. He noted that most of the environmental sustainability and community benefit goals in the agreement had been met, but there were still improvements that needed to be made, including achieving SalmonSafe certification and resolving potential data security issues. Auditor Evans thanked Mr. Tim Collier and Ms. Kathleen Brennan-Hunter and their staff for their help preparing and reviewing the report.

Council President Hughes introduced Mr. Tim Collier, Director of Finance and Regulatory Services, and Ms. Kathleen Brennan-Hunter, Director of Parks and Nature, to provide the management response. Ms. Brennan-Hunter thanked Auditor Evans and his staff, and noted that their recommendations would be helpful to the Parks and Nature department as they moved forward with their work at Glendoveer. She noted that the upcoming contract renewal would provide Metro with an opportunity to make improvements to its financial outcome planning at the site. Mr. Collier added that Metro staff would begin renegotiation of the operating contract renewal with a focus on

improving financial targets and incentives as well as perform a detailed review of the point-of-sale and complimentary round systems to ensure that the processes were running most effectively. Mr. Collier also stated that his department had commissioned a project to develop an enterprise management and strategic capital planning framework that would help improve controls concerning capital planning. Mr. Collier thanked Auditor Evans and his staff for their work.

Council discussion:

Councilor Collette asked about transitions in management and expected versus actual maintenance costs. Councilor Stacey asked about the details of the operating agreement in terms of capital improvements. Councilor Harrington noted that in the management written responses, it was unclear if the departments were working together in regards to following through on recommendations one and two.

4. FURNITURE STORE (82ND AVENUE AND DIVISION) REDEVELOPMENT UPDATE

Council President Hughes called on Mr. Jonathan Williams, Metro staff, to provide an update on the redevelopment of the Furniture Store site located at 82nd and Division. Mr. Williams explained that the site was acquired by Metro in December 2014 for redevelopment as a mixed-use building with affordable units and was currently being leased to the community organization Asian Pacific American Network of Oregon (APANO) on a short-term basis. Mr. Williams informed the Metro Council that on September 1, 2016, Metro entered into an Exclusive Negotiating Agreement with ROSE Community Development (CDC) that would give ROSE exclusive rights to negotiate a Disposition and Development Agreement with Metro to develop a mixed-use affordable housing project at the Furniture Store site.

Mr. Williams added that on August 11, the Transit-Oriented Development (TOD) Steering Committee endorsed ROSE CDC's development program for use in its 2016 application for Low Income Housing Tax Credits. He shared that the application reflected a development program consisting of 48 units, 15 parking spaces, and approximately 5,070 square feet of ground floor space which would be separately owned by APANO. He noted that APANO intended to use the space as its new office, while hosting community classes, after school programs, and events.

Mr. Williams explained that next steps in the site's redevelopment included hopefully receiving a commitment for Low Income Housing Tax Credits, further design refinement, community outreach, and finalization of the development program. He stated that the final design and development program would be memorialized in a Disposition and Development Agreement, which would describe the project's design, establish the final development program, provide for the conveyance of the property from Metro to ROSE CDC, and set forth the Metro Transit-Oriented Development program's financial contribution to the project. He noted the agreement would be subject to approval by the TOD Steering Committee and the Metro Council.

Council discussion:

Councilors expressed their support for the project and acknowledged the community benefits that would come with the redevelopment of the site. Councilor Collette commended the transit-oriented development team and expressed her support for APANO's use of the space and their focus on using the site as a community resource. Councilor Chase asked about the Portland Development Commission's engagement with the project. Councilor Craddick asked about the layout of the site and parking for future residents.

5. CONSENT AGENDA

Motion:	Councilor Shirley Craddick moved to adopt items on the consent agenda.
Second:	Councilor Kathryn Harrington seconded the motion.

Vote:	Council President Hughes, and Councilors Dirksen, Craddick, Chase, Collette, Harrington, and Stacey voted in support of the motion. The vote was 7 ayes, the motion <u>passed</u> .
-------	---

6. ORDINANCES (FIRST READ)

4.1 Ordinance No. 16-1380, For the Purpose of Annexing to the Metro District Boundary Approximately 19.63 Acres Located at 17300 and 17400 NW Brugger Road in the North Bethany Area of Washington County

Metro Attorney Alison Kean and Council President Hughes read the requirements on holding a quasi-judicial hearing, and Council President Hughes introduced Metro staff, Mr. Tim O'Brien, to provide a brief staff report. Mr. O'Brien provided a brief report regarding the annexation request, explained the criteria required and that the request did meet the required criteria for annexation into the Metro district boundary. Mr. O'Brien noted that he had provided copies of an email he had received regarding the annexation, but explained that the email did not explicitly speak to the annexation criteria. He informed the Metro Council that he had spoke to the sender of the email and explained the development process, as well as how to contact Washington County.

Council discussion:

Councilor Harrington thanked Mr. O'Brien and suggested that staff, when fielding questions from new homeowners, particularly in the North Bethany area, also refer them to their local community partnership organization (CPO).

Council President Hughes opened a public hearing on Ordinance No. 16-1380 and requested that those wishing to testify come forward to speak. Seeing none, Council President Hughes gaveled out of the public hearing. He noted that second read, Council consideration, and vote on Ordinance No. 16-1380 would take place on Thursday, October 13.

7. CHIEF OPERATING OFFICER COMMUNICATION

Metro Chief Operating Officer Martha Bennett thanked Metro staff for their work implementing the new Granicus system and provided an update on the following events or items: the approval of the Parks and Natural Areas Levy Year Four Work Plan, the Blue Lake Culture Festival to be held on September 17, and the Northwest Public Employees Diversity Conference on October 18.

8. COUNCILOR COMMUNICATION

Councilors provided updates on the following meetings or events: the Levee Ready Columbia Oregon Solutions team meeting, the Oregon Zoo Bond Citizen Oversight Committee, Nature in Neighborhoods capital grants, the Willamette Falls Locks Task Force meeting, Equitable Housing planning and development grants, the Metro Policy Advisory Committee (MPAC), the Joint Policy

Advisory Committee on Transportation (JPACT), the Joint Committee on Transportation Preservation and Modernization, the second Regional Leadership Forum, community planning organization (CPO) meetings in Washington County, Regional Arts and Culture Council appointments, the proposed Cleanup Plan for the Portland Harbor, and the Oregon Zoo Integration Conservation Action Plan reception.

9. **ADJOURN**

There being no further business, Council President Hughes adjourned the regular meeting at 3:57 p.m. The Metro Council will convene at the next regular council meeting on Thursday, October 13, 2016 at 2 p.m. in the council chamber at the Metro Regional Center.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Nellie Papsdorf".

Nellie Papsdorf, Interim Regional Engagement and Legislative Coordinator

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF SEPTEMBER 15, 2016

Item	Topic	Doc. Date	Document Description	Doc. Number
3.3	PowerPoint	09/15/2016	Furniture Store Redevelopment Presentation	091516c-01
5.1	Minutes	09/01/2016	Council Meeting Minutes from September 1, 2016	091516c-02
6.1	Memo	09/14/2016	Memo from Anand Koppal to Tim O'Brien Regarding Ordinance No. 16-1380	091516c-03