

Metro

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Metro

Minutes

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)

Council work session

This meeting will be held electronically and in person at the Metro Regional Center Council Chamber.

10:30 Call to Order and Roll Call

Council President Peterson called the Work Session to order at 10:30 a.m.

Present: 6 - Councilor Gerritt Rosenthal, Councilor Mary Nolan, Duncan Hwang, Juan Carlos Gonzalez, Lynn Peterson, and Christine Lewis

Excused: 1 - Ashton Simpson

10:35 Work Session Topics:

10:35 Industrial Site Readiness Toolkit: Increasing the Availability of Small Industrial Spaces Across the Region

Attachments: [Staff Report](#)

Council President Peterson introduced David Tetrick (he/him), Senior Economic Development Planner, Metro, to present on the Readiness Toolkit: Industrial Site Readiness Toolkit: Increasing the Availability of Small Industrial Spaces Across the Region.

Staff pulled up the Readiness Toolkit Presentation to present to Council.

Presentation Summary:

David Tetrick (he/him), Senior Economic Development Planner, Metro, emphasized the importance of spreading awareness of the 2023 Small Site Industrial Readiness Toolkit, building on the 2020 toolkit let by the Port of Portland and Metro. He highlighted the need for more small industrial spaces to meet demand, particularly for women-owned and BIPOC-owned business and outline the barriers to developing such sites. He concluded by stressing

Metro's role in supporting industrial site readiness and equity through various tools and partnerships, aiming to create a more accessible and equitable regional economy.

Council Discussion

Councilor Lewis noted that if it was possible to evaluate specific sites, identifying applicable tools and resources for cities or planning bodies.

David Tetrick stated that the site development roadmaps serve the purpose mentioned, while the budget did not note for additional time and resources for the next fiscal year, he believed it was possible to do so. He emphasized his role in bringing the right contractors and partners to address specific site challenges, moving the needle whilst using tools like 2040 grants.

Councilor Rosenthal inquired about the time available to address the needs of their twenty-four partners, ensuring they were on the same page, had the necessary tools, and were up to speed. He questioned the extent of their ability to communicate and support these partners effectively.

David Tetrick stated that Metro's role as a well-positioned convene in the region was to facilitate conversations to identify challengers, tools, and needed technical assistance with hopes of doing it soon.

Malu Wilkinson mentioned that most small businesses are in manufacturing industrial facilities. These facilities start out small and they have one need, which is to grow, but Metro might not have the ability for these sites to grow in the geographical scale. She questioned what other mechanisms does Metro have to help these small facilities grow.

Councilor Gonzalez emphasized that industrial land of all types and sizes was a significant issue in his district and others across the metro area. He highlighted the importance of having an adequate supply of small industrial sites to allow local companies to scale and compete with larger employers, and he inquired about the existing underutilized inventory or brownfields that could be transitioned for this purpose.

David Tetrick acknowledged that while Metro had not updated it, other entities, like the City of Portland, had updated their economic opportunities analysis, which would be featured in its industrial land readiness project in the 2040 grant. He noted that traditionally this work was part of an urban growth report, but Metro was not engaged in it currently due to lack of funding, time, and rationale to support the project.

Councilor Gonzalez expressed his concern for cities that have a small industrial base and need further economic development. He commented that he would like to see Metro's advocacy, leadership, and resources support those communities that are struggling to develop and use their industrial land.

Wilkinson clarified that there will be further conversation with the Councilors about the employment lands inventory, as part of the urban growth report.

Councilor Gonzalez added that there is currently a small industrial project occurring north of Highway 26 that he would like the economic development team to be apprised of, to inform future conversations related to project financing and barriers.

Councilor Hwang asked the presenters whether a land bank currently exists and what authorities it has. Additionally, he requested clarification on the major benefit of the land concept for small industrial parcels.

Tetrik responded that land banks were authorized a decade prior by the state, but none have been successfully established, though there was an attempt by Clackamas County. He communicated that the main purpose and benefit of a land bank is that is authorized to purchase brownfields, restore them, and pass on that land for further development. Tetrik also stated that Metro is well-positioned to provide technical assistance to jurisdictions wishing to utilize land banks.

Councilor Hwang remarked that both industrial development and housing development seem to face the same barriers, including staffing and financing. He inquired whether those issues could be solved collaboratively.

Tetrik replied that while he had not previously considered such a solution, the idea warranted further investigation. He added that aligning those infrastructural investments could significantly reduce costs.

Councilor Lewis explained that she was in the process of being appointed to Clackamas County's land bank authority when the decision to create it was reversed due to changes in the administration. She emphasized that jurisdictional stability and a long-term plan are critical to successful investments for land bank authorities. Councilor Lewis encouraged a partnership with WPES to rehabilitate land within the region. She stated her appreciation for the team's work.

Councilor Rosenthal wondered whether the metropolitan region had an industrial incubation program similar to those in Bend and Corvallis.

Tetrik answered that there are a few private-sector industrial spaces that hold multiple tenants, many of which are small manufacturing businesses. He stated that his team has communicated with those industrial programs to learn what barriers those small businesses are facing.

Seeing no further discussion, Council President Peterson excused herself from the work session. Deputy Council President Hwang moved on to the next agenda item.

11:15 2024 End of Session Legislative Update

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

Deputy Council President Hwang introduced Jenna Jones (she/her), State and Regional Affairs Advisor; Metro Kyung Park (he/him), Espousal Strategies; and Aaron Deas (he/him), Espousal Strategies to present the 2024 End of Session Legislative Update.

Staff pulled up the 2024 End of Session Legislative Update Presentation to present to Council.

Presentation Summary:

The presenters began with a discussion of the turbulent nature of the legislative session, due to concerns about a potential walkout, several legislators running for Congress, and the possibility of a recession. The state assessed budget

impacts from two costly packages on behavioral health and housing. According to the presenters, the latest revenue forecast showed better-than-expected finances.

The presenters reminded Council of their legislative priorities. These include 1) industrial land readiness, 2) regional economic recovery and growth, 3) housing production, 4) urban growth management, 5) the right to repair, 6) Columbia River levees, and 7) the Hillsboro Hops project. The presenters communicated that the session was successful overall, with progress being made to advance each of the aforementioned priorities.

Council Discussion:

Councilor Rosenthal raised concerns over the discrepancy between the funding available for housing units versus the number of housing projects that have been completed.

The presenters clarified that more housing projects were planned and completed than those mentioned in the presentation; however, there are significant funding challenges and complex expectations that limit the breadth of housing options being established.

Councilor Rosenthal asked for additional clarification on where the remaining state funding is going and whether cities outside of the metropolitan area are benefitting from it.

The presenters affirmed that the funds are being used statewide for a wide array of housing developments.

Councilor Lewis noted that OHCS tends to over-fund cities outside of the metropolitan area and under-funds those

cities within it. She then expressed a desire to build alliances ahead of the upcoming session and commended the presentation team for a successful legislative session.

Councilor Nolan expressed appreciation for the presenters for ensuring Metro remained part of the conversation from last year's regular session through this year's short session. They added that the outcome is a significantly improved package of policy changes and investments that will generate affordable housing.

Seeing no further discussion, Deputy Council President Hwang moved onto the next agenda item.

11:45 Chief Operating Officer Communication

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

There is an upcoming affordable housing stakeholder advisory table meeting, and Metro is working with the counties to schedule presentation times.

11:50 Councilor Communication

Councilors provided updates on the following meetings and events:

- Councilor Lewis thanked the COO for working with the counties to encourage budget transparency. She reported that she joined a tour of the Lower Pudding River natural area, a recently acquired parcel of land, and encouraged others to learn more about the habitat and water quality concerns of the area.
- Councilor Nolan stated that the most recent MPAC

meeting saw discussion about population growth and employment as part of the urban growth boundary management process. They added that there is some disconnect between the State's expectations for Metro and Metro's own aspirations, with regard to UGB management. Finally, Councilor Nolan shared that the housing bond oversight committee is reviewing presentations from multiple jurisdictions and will prepare a report for the council in the coming weeks.

12:00 Adjourn

There being no further business, Deputy Council President Hwang adjourned the Metro Work Session at 11:45 a.m.

Respectfully submitted,



Nicholas Cooley, Legislative Assistant