



600 NE Grand Ave.  
Portland, OR 97232-2736

## Council work session agenda

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Tuesday, June 9, 2026

10:00 AM

Metro Regional Center, Council Chamber;  
<https://zoom.us/j/615079992> (Webinar ID:  
615079992) or 253-205-0468 (toll free),  
[https://www.youtube.com/watch?  
v=WyBHRksx6DI](https://www.youtube.com/watch?v=WyBHRksx6DI)

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This work session will adjourn to an Executive Session.

Work session will begin at 10:00 a.m. Agenda item times are estimated and the order of items may be subject to change.

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

You can join the meeting on your computer or other device by using this link:

<https://zoom.us/j/615079992> (Webinar ID: 615 079 992);

<https://www.youtube.com/@OregonMetro/streams>

1. Call to Order and Roll Call

2. Work Session Topics:

- 2.1 Disparities by the Numbers: Understanding Inequities in Oregon's Economy [26-6558](#)

Presenter(s): Anneliese Koehler, she/her, Legislative Affairs Manager

Attachments: [Staff Report](#)

- 2.2 910 MLK Jr. Blvd: Presentation of Project Concept and Structure [26-6574](#)

Presenter(s): Cindy Wallace, Executive Director, Oregon Convention Center and Expo Center

Will Thier, Real Estate Manager, Prosper Portland

Kurt Huffman, CEO, ChefStable

Attachments: [Staff Report](#)

- 2.3 Procurement Rules Update [26-6568](#)

Presenter(s): Gabriele Schuster, Procurement Manager, Finance and

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Regulatory Services

Ashley McCarron, Senior Attorney, Office of Metro Attorney

Attachments: [Staff Report](#)

**3. Chief Operating Officer Communication**

**3.1 Natural Areas and Capital Performance Oversight Committee  
Update (Jon Blasher, Parks and Nature Director)**

**4. Councilor Communication**

**5. Adjourn to Executive Session**

The Executive Session will be held pursuant to ORS 192.660(2)(i) to review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing.

Only members of the news media and designated staff will be allowed to attend the executive session. If you are a member of the news media wish to attend the executive session, please call or email the Legislative Coordinator at least 24 hours before the noticed meeting at [legislativecoordinator@oregonmetro.gov](mailto:legislativecoordinator@oregonmetro.gov) or 503-797-1916. Representatives of the news media and all other attendees are specifically directed not to disclose information that is the subject of the Executive Session.

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

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# Metro

600 NE Grand Ave.  
Portland, OR 97232-2736  
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Agenda #: 2.1

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**File #:** 26-6558

**Agenda Date:** 6/9/2026

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**Disparities by the Numbers: Understanding Inequities in Oregon's Economy**

Anneliese Koehler, she/her, Legislative Affairs Manager

## DISPARITIES BY THE NUMBERS: UNDERSTANDING INEQUITIES IN OREGON'S ECONOMY

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Date: 5/18/26  
Department: GAPD  
Meeting Date: 6/9/26

Prepared by: Anneliese Koehler, she/her,  
Legislative Affairs Manager  
Presenter(s), (if applicable): Anneliese  
Koehler, she/her, Legislative Affairs  
Manager; ECONW, presenters TBD  
Length: 60 minutes

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### **ISSUE STATEMENT**

This work session will establish a baseline understanding of the region's and Oregon's current economic landscape, workforce conditions, outcome disparities, and general dynamics relevant to upcoming policy discussions. The presentation will focus on information about disparities by race/ethnicity, gender, and other characteristics (e.g., age).

### **ACTION REQUESTED**

This is the first in a series of work sessions to prepare Council for legislative and regional conversations about economic development and land use. Additional sessions are planned for July (Business Recruitment and Retention in Oregon and the Region; Traded Sector Industrial Land Supply); September (Agriculture in the Tri-County Region); and October (Data Centers; Historical Lookback on Industrial Land inside Metro's UGB).

### **IDENTIFIED POLICY OUTCOMES**

The Metro Council provides direction and guidance regarding possible future legislative and regional policy and funding solutions.

### **POLICY QUESTION(S)**

Are there key takeaways that Council wants to see reflected in policy and funding solutions?

### **POLICY OPTIONS FOR COUNCIL TO CONSIDER**

Topic is informational. No policy decisions are required at this time.

### **STAFF RECOMMENDATIONS**

Not applicable.

### **STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION**

Over the past few years, there have been growing concerns that Oregon lacks certain types and sizes of development-ready industrial land for current employers to expand to and new employers to come to Oregon. Most recently, both the Oregon Semiconductor Competitiveness Task Force and the Oregon Clean Technology Task Force both identified the lack of shovel ready sites as a key barrier to success for these critical industries in Oregon. In response, the Oregon Legislature considered changes to Oregon's land use

process to better position our state. That included time-limited gubernatorial super siting, bringing land directly into Metro's urban growth boundary, flipping rural reserves to urban reserves in Washington County, and additional funding for industrial site readiness and brownfields.

Staff anticipates that industrial land and Oregon's land use system will be a focus during the 2027 legislative session. In preparation for the session, staff is proposing a series of work sessions over the summer and into the fall to prepare Council for the likely regional and legislative conversations. These include topics like understanding the current racial and other inequities that exist in Oregon's economy; doing a deep dive into the region's business recruitment strategies and the connection between successful recruitment and land supply; examining how industrial land has been utilized within Metro's urban growth boundary; and exploring certain specific industries such as data centers and agriculture.

The intention of these work sessions are two-fold: to ensure Council is grounded with the latest information about the industrial land issues facing our state and our region and for Council to share perspectives and priorities to guide legislative solutions.

### **BACKGROUND**

This is the first work session in a series. Staff anticipates bringing future informational presentations to Council through October.

### **ATTACHMENTS**

[For work session:]

- Is legislation required for Council action?  Yes  No
- If yes, is draft legislation attached?  Yes  No
- What other materials are you presenting today? None.



# Metro

600 NE Grand Ave.  
Portland, OR 97232-2736  
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## Agenda #: 2.2

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**File #:** 26-6574

**Agenda Date:** 6/9/2026

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910 MLK Jr. Blvd: Presentation of Project Concept and Structure

Cindy Wallace, Executive Director, Oregon Convention Center and Expo Center

Will Thier, Real Estate Manager, Prosper Portland

Kurt Huffman, CEO, ChefStable

## 910 MLK JR. BLVD: PRESENTATION OF PROJECT CONCEPT AND STRUCTURE

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Date: May 21, 2026  
Department: Chief Operating Officer  
Meeting Date: June 9, 2026  
Prepared by: Craig Stroud & Cindy Wallace

Presenters:  
Cindy Wallace, she/her, Executive Director,  
OCC+Expo  
Will Thier, Prosper Portland  
Kurt Huffman, ChefStable  
Length: 30 minutes

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### **ISSUE STATEMENT**

Prosper Portland is redeveloping the vacant 910 NE MLK Jr. Blvd Sports Action building (910 MLK) into a food cart pod with an interior beer hall and event space. Prosper Portland is seeking Metro partnership on the project through a \$3 million loan.

### **ACTION REQUESTED**

Staff is updating Metro Council with current information and seeking Council direction and support. Council will approve loan repayment through appropriations budgeted in the FY2026-27 adopted budget. Upon finalization of the intergovernmental agreement terms and language for the loan between Metro and Prosper Portland, the Metro Chief Operating Officer will enter into the agreement.

### **IDENTIFIED POLICY OUTCOMES**

Per Prosper Portland, redevelopment of the 910 MLK building will provide multiple economic outcomes, including:

- Providing low cost of entry opportunities for businesses in the food and beverage industry
- Expanding food options adjacent to the Oregon Convention Center (OCC) and in the Lloyd neighborhood
- Supporting the Lloyd neighborhood for major convention events
- Activating the building and immediate surroundings to increase OCC and neighborhood appeal

Renovating the vacant building improves an existing structure and exterior space which supports Metro's climate goals. In addition, the improvements advance a property with a long history of graffiti, litter, and trespassing that required regular attention and public resources to address.

### **STAFF RECOMMENDATIONS**

Staff recommends moving forward with an Intergovernmental Agreement between Metro and Prosper Portland as outlined in this staff report.

### **STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION**

Partnering on this project with Prosper Portland directly supports the Oregon Convention Center's ability to attract and service clients, events, and guests. As we have shared previously, the region's hospitality recovery has stalled, and many hotels and food and beverage businesses are struggling. Visitor amenities in the Lloyd neighborhood and blocks surrounding the convention center have been scarce for decades, and in recent years have become even more so with locations closing. Convention planners, exhibitors, and guests frequently ask convention center staff for suggestions

and recommendations for off-site accommodations. To address this need, Travel Portland staffs a resource at an information kiosk inside the convention center for major events to help connect attendees to local businesses and opportunities throughout the city and region.

A food cart pod, beer hall, and event space adjacent to the convention center, and the convention center plaza provides a solution for client and guest off-site event, food, and beverage needs. While we expect convention planners to continue contracting off-site spaces such as OMSI, Oregon Zoo, MODA Center, Providence Park, and Portland Art Museum for their off-site activation and programs, securing a space immediately adjacent to the convention center will support business development. The convention center offers both catering and retail food outlets, but there are times when demand exceeds capacity, and it is normal for convention and event attendees to use off-site locations.

We expect the 910 MLK project to serve neighborhood residents and employees, convention center clients and event attendees, MODA Center event attendees, and residents of the broader Portland region. The Lloyd Center redevelopment, including the AEG-Monqui music venue slated to open in 2027, will provide additional demand for neighborhood food and beverage amenities.

The fiscal year 2026-27 adopted budgeted includes general fund appropriation to service Metro's lending, and future year budgets will include the Prosper Portland repayments as revenue.

## **BACKGROUND**

Several years ago, Prosper Portland began exploring the idea of redeveloping the vacant 910 NE MLK Jr. Blvd Sports Action building into a food cart pod with an interior beer hall and event space. Prosper received community input and market analysis that highlighted a deficit in local food venues in the Lloyd district. The project concept is to create a four-season gathering space that integrates to the nearby OCC Plaza, has a flexible and dynamic layout, and provides a safe and professional experience for patrons. After initial discussions with Metro and Oregon Convention Center leaders, momentum stalled before Prosper Portland re-engaged last year to move the concept forward.

In recent months, Prosper Portland has refined the proposal and submitted a draft offering to Metro. The proposed structure includes a Metro loan of \$3 million to support project build-out. Metro would receive quarterly principal and interest payments representing forgone General Fund earnings, with full principal repayment after 10 years. Prosper Portland has committed to backing repayment regardless of project performance, and to repay Metro any outstanding loan balance if the hall and pod cease to operate. In addition, the loan includes a provision for OCC clients to reserve the hall for ancillary events.

Prosper Portland has contracted ChefStable to serve as the venue operator. ChefStable will manage the beer hall and event space, while also licensing, supporting, and contracting food cart locations to local businesses.

**TIMELINE**

June 2026: Board Approval CM/GC Contract

September 2026: Permits Ready

October 2026: Construction Start

August 2027: Doors Open

**ATTACHMENTS**

None



# Metro

600 NE Grand Ave.  
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oregonmetro.gov

## Agenda #: 2.3

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**File #:** 26-6568

**Agenda Date:** 6/11/2026

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### **Procurement Rules Update**

Gabriele Schuster, Procurement Manager, Finance and Regulatory Services  
Ashley McCarron, Senior Attorney, Office of Metro Attorney

## STAFF REPORT

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Date: June 9, 2026  
Department: Finance

Prepared by: Gabriele Schuster,  
Procurement Manager, 503-797-1577,  
gabriele.schuster@oregonmetro.gov  
Presenters: Gabriele Schuster,  
Ashley McCarron  
Length: 30 minutes

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## BACKGROUND

The Metro Local Contract Review Board has adopted contracting and procurement administrative rules that direct the process by which Metro contracts for goods and services, personal services and construction services. The most recent substantial amendments to these rules were adopted in December 2023. Since that time, staff has monitored the rules' effectiveness across Metro procurements and has identified several areas where minor revisions are warranted. Of particular note, staff is recommending updating the Equity in Contracting Rules for compliance with the federal requirements.

The proposed changes to Metro's contracting and procurement administrative rules reflect revisions that have been made to the Oregon Contracting Code (ORS 279A, B and C) over the past two years. The updates will also prioritize efficiency in Metro procurements while ensuring compliance with law.

## ANALYSIS/INFORMATION

1. **Known Opposition.** None known.
2. **Legal Antecedents.** Oregon Revised Statutes Chapter 279A, B,C. . Metro Local Contract Review Board Rules; Metro Personal Services Contracting Rules; Metro Equity in Contracting Rules
3. **Anticipated Effects.** Revises Metro's contracting and procurement administrative rules to be consistent with recent changes in law as well as increasing efficiencies.
4. **Budget Impacts.** None.

## RECOMMENDED ACTION

No action needed at this time. This report is provided in preparation for the July 9, 2026 Council Meeting.