



600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov

METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

June 24, 2026

MEMBERS PRESENT

Council President Elana Pirtle-Guiney
Councilor Candace Avalos
Council President Jerry Hinton, City of Gresham
Mayor Keith Kudrna, City of Fairview
Omar Qutub
Mayor Joe Buck, City of Lake Oswego
Councilor Brett Sherman, City of Happy Valley
Commissioner Sherry French
Commissioner Pam Treece
Councilor Rob Harris, City of Hillsboro
Councilor John Dugger, City of Beaverton
Mayor Tim Rosener, City of Sherwood
Miles Palacios
Councilor Gerritt Rosenthal
Councilor Duncan Hwang
Councilor Mary Nolan
Kirstin Greene

AFFILIATION

City of Portland
City of Portland
Second largest city in Multnomah County
Other cities in Multnomah County
Resident of Multnomah County
Largest city in Clackamas County
Other cities in Clackamas County
Special districts in Clackamas County
Washington County
Largest city in Washington County
Second largest city in Washington County
Other cities in Washington County
Special districts in Washington County
Metro Council
Metro Council
Metro Council
Oregon Department of Land Conservation
and Development

MEMBERS EXCUSED

Commissioner Vince Jones-Dixon
Commissioner Diana Helm
Mayor Denyse McGriff, City of Oregon City
Ed Gronke
Luis Nava
Director JT Flowers
Councilor Wil Fuentes

AFFILIATION

Multnomah County
Clackamas County
Second largest city in Clackamas County
Resident of Clackamas County
Resident of Washington County
TriMet
Clark County

Councilor Ty Stober
Dan Eisenbeis
Mayor Brian Hodson
Mayor Marsha Kirk

City of Vancouver
Port of Portland
City in Clackamas County Outside UGB
City in Washington County Outside UGB

1. CALL TO ORDER AND DECLARATION OF A QUORUM

MPAC Chair Keith Kudrna called the meeting to order at 5:00 p.m.

Council President Gonzalez introduced himself as the new Metro Council President, sharing his vision for economic development in the region.

2. PUBLIC COMMUNICATION ON AGENDA ITEMS

Sharon Nassett shared that she had requested records supporting the decision to replace rather than repair the I-5 Bridge. She stated that transportation improvements could still move forward through other I-5 corridor projects and emphasized that better access to industrial areas such as Rivergate would support development, job growth, freight movement, and reduced sprawl.

3. COUNCIL UPDATES

Councilor Rosenthal reported that Metro approved the IBR MTIP amendment. He highlighted the ongoing review of community vision grants and regional planning efforts, and announced the arrival of a new red panda, Enoki, at the Oregon Zoo.

4. COMMITTEE MEMBER UPDATES

There was none.

5. CONSENT AGENDA

Due to lack of quorum, this agenda item was skipped at the beginning of the meeting. At 5:49pm, MPAC reached a quorum and Chair Kudrna called for a vote.

5.1 Consideration of the April 22, 2026 MPAC Minutes

5.2 Consideration of the May 27, 2026 MPAC Minutes

5.1 Metro Technical Advisory Committee (MTAC) Nominations for Member/Alternative Member Positions

MOTION: Mayor Tim Rosener moved to approve the item, seconded by Commissioner Pam Treece

ACTION: With all in favor, the consent agenda passed.

6. INFORMATION/DISCUSSION ITEMS

6.1 Future Vision Engagement and Vision Summit

Presenters presented the update on the Future Vision engagement and details on the Future Vision summit coming up. They shared data on the Future Vision engagement work.

Mayor Rosener asked what they are doing to make sure that it is a scientific representation of what people are thinking.

Jess Zdeb shared that it is not a scientifically representative survey of the region, and that is one reason it is a component of how they are building regional values. They noted that it is an input, but not a representative survey of the region. She added that they also presented scientific polling and focus groups that Metro has done in the last couple of years about what people's concerns are. She added that they hope to partner with more communities

Mayor Rosener noted that CBOs do great work in the community, but they also may bring bias to polling as well. He would love to make sure that they have different types of input in the process.

Council President Rob Harris asked what strategies they are using to reach youth.

Laura Combs shared that they worked to connect with school districts before the school year started. They are also connecting with youth serving CBOs as well. Laura shared that she would love to hear ideas about how to connect with young people in their communities.

Councilor Elana Pirtle-Guiney asked if they have looked at the data through any cross tabs or filers, asking if any responses are similar or different in different parts of the Metro region.

Zdeb shared that they presented a small subset of what they have. They have information on urban versus suburban and rural areas. She noted that their margins of error are large, but they are happy to learn about what they want to do with the data.

Councilor Pirtle-Guiney shared that it would be helpful to look at urban, suburban, rural, and different age populations to see whose voices may be left out.

Zdeb shared that they made a pivot late in the process to connect with community engagement liaisons to have more community member to community member connections.

Mayor Rosener asked if they could provide the raw data.

Jess Zdeb noted that she wants to check on that with Metro.

Malu Wilkinson shared that they can share it, but need to ensure it does not share details about any protected classes before doing so.

6.2 2026 Economic Development Roadmap Update

Eryn Kehe, Jaye Cromwell, and David Tetrick presented on the economic development roadmap, sharing insight about the economic development in the region.

Commissioner Pam Treece asked if they are looking at business retention and expansion as items to focus on.

Eryn Kehe shared that they will work on that as well, and Metro will be hard at work on job-readiness.

Commissioner Treece shared that that is key to economic development to make sure they are retaining and expanding.

Mayor Rosener noted that it would be great if they had a regional tool to see what is available, as well as what is not available, at any given time.

Jaye Cromwell responded that that is a great idea. They shared that the idea for industrial land inventory update will be something that their jurisdictional partners can use to look at what is available and choose different criteria to use site size to look at and narrow down on each parcel. Cromwell shared that the team is currently building the map with the current data, noting that they are working through a similar thing. She noted that they do not have readiness information, so they will rely heavily on their jurisdictional partners to input accurate data into the map about the different readiness tiers.

Mayor Rosener asked if they are looking at how competitive they are compared to different states.

Kehe shared that the Job Ready Land focus is to quickly move actual properties inside the Metro area into more readiness, but they are hoping that having more ready sites could make them more competitive.

David Tetrick shared that they have identified 12 peer regions to compare their region to.

Mayor Rosener noted a desire to make sure that they continue to set themselves up for success.

Councilor John Dugger noted that Beaverton is largely a residential city, and industrial land is a goldmine for cities. He shared that the sustainability of the long-term program must be shared wealth. He noted that he does not want an inequity of how much industrial land is in each city. He shared concerns about layoffs and economic hardships in local governments that house more people and do not have as much industrial land.

Councilor Brett Sherman emphasized and encouraged this continued collaboration between Metro and the jurisdictions to create a coordinated and unified plan.

Councilor Pirtle-Guiney asked if they are looking at wages for the industries that they are recruiting, as well as sustainability.

Kehe shared that this is a very important conversation and when they come back, they hope they will be able to expand on this conversation.

Councilor Pirtle-Guiney shared that she is always happy to bring back up wage standards and making sure that they are recruiting high-paying employers so that the concerns brought up by other Councilors could bring in revenue to cities that don't have a lot of industrial land can be less acute.

6.3 2040 Growth concept Lookback Local Presentations: Portland and Tigard

Ted Reid introduced Patricia Diefenderfer, Chief Planner of City of Portland, who presented the case studies with the city of Portland, and Sean Farrelly, who presented case studies with Tigard. Patricia Diefenderfer went first, sharing the Tigard case studies, and then asked for questions. Sean Farrelly presented second on the Tigard case studies.

Councilor Rosenthal asked if they could find any common threads that could lead to the results that they are hoping for.

Diefenderfer responded that Gateway has had the zoning to support higher density development. She noted that lease rates are lower and cannot be supported by the cost of new development.

Due to time restrictions, Mayor Kudrna encouraged people to email Sean Farrelly any questions they may have.

7. ADJOURN

Mayor Kudrna adjourned the meeting at 7:00pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Georgia Langer". The signature is written in black ink and is positioned below the text "Respectfully submitted,".

Georgia Langer, Legislative Coordinator