

STAFF REPORT

WASTE PREVENTION AND ENVIRONMENTAL SERVICES: PURCHASING PROPERTY FOR RID DEPLOYMENT CENTER FOR REGIONAL CLEAN UP SERVICES

Date: August 28, 2023

Department: Waste Prevention and Environmental Services

Meeting Date: September 14, 2023

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Length: 20 minutes

ISSUE STATEMENT

As part of Metro's responsibilities for managing the garbage and recycling system, Waste Prevention and Environmental Services RID Patrol program tackles the problem of dumped garbage on public property and provides other cleanup services around greater Portland. The RID Patrol is working to expand its work transition program and creating career pathways for individuals with systemic barriers to employment. A central deployment center is a key component of the long-term stability of the program. Staff are seeking approval to purchase the existing deployment center that is a leased property.

ACTION REQUESTED

Staff seeks Metro Council approval to purchase the real property at 1630 SE 8th Avenue in Portland (OR) to be used as a RID Deployment Center and authorizes the Chief Operating Officer to complete the acquisition in accordance with the terms of its purchase contract.

IDENTIFIED POLICY OUTCOMES

This property purchase invests in RID Patrol program services that address key community concerns related to illegal dumping and other cleanup needs on public property. Purchasing this property will support the RID Patrol program in advancing Metro's equity goals which include eliminating employment barriers for communities of color and supporting efforts to increase the diversity of the workforce in all occupations where people of color, women, and other historically marginalized communities are underrepresented; and address and resolve community concerns and service issues.

The property purchase will provide long-term stability for the RID Patrol program, allow crew members to work from one central facility, and prevent decreased service levels during a move or if the program must work from multiple facilities. The purchase also provides flexibility as the property could be repurposed for other strategic uses such as a centrally located reuse and recycling hub.

POLICY OPTIONS FOR COUNCIL TO CONSIDER

1. Approve purchase of the real property at 1630 SE 8th Avenue for continued use of the RID Deployment Center.

2. Direct staff to continue leasing the current building and identify alternative long-term options to house the RID program.

STAFF RECOMMENDATIONS

Staff recommend approval of resolution 23-5352 to purchase the real property at 1630 SE 8th Avenue for continued use of RID Deployment Center.

STRATEGIC CONTEXT AND BACKGROUND

The Waste Prevention and Environmental Services department is responsible for ensuring that all garbage and recycling (solid waste) generated in the region is managed in a manner that protects public health and safeguards the environment. As a part of this responsibility, the department administers the Regional Waste Plan that serves as the region's blueprint for improving our garbage and recycling system, reducing the impacts of waste, and advancing Metro's racial equity goals. Specific plan guidance includes providing services to clean up dumped garbage on public property and prioritizing communities with the greatest need.

Program History

During its 30-year history, the RID Patrol program has proven to be a critical resource for the greater Portland area in addressing cleanup issues and enhancing livability across the region. This was especially evident during the pandemic when RID's services became more important than ever in addressing acute cleanup needs exacerbated by COVID-19 impacts. In general, residents, community-based organizations, local governments and other stakeholders engaged by staff have demonstrated strong support of RID's service and in many instances wish to see them expanded further in the region.

Given this support and critical role, Metro embarked on the development of the RID workforce transition program expansion to increase service levels and provide job opportunities to those impacted by the carceral system. In 2020, a strategic plan was developed with Council guidance that identified "the program needs one facility that accommodates current and future program operations." In 2021, Metro Council allocated \$2.5 million in funding for staffing, equipment, and other resources necessary to both stabilize RID's service levels during the pandemic and support the long-term implementation of the workforce transition program. Purchasing a central deployment center was identified as a key component of the program's success.

Advancing Racial Equity Goals

Metro's Strategic Plan to Advance Racial Equity includes two key goals for advancing economic opportunities for communities of color and hiring, training, and promoting a racially diverse workforce. RID focuses on eliminating employment barriers for communities of color and supporting efforts to increase the diversity of the workforce in all occupations where people of color, women, and other historically marginalized communities are underrepresented; and address and resolve community concerns and service issues. As RID continues to expand its workforce transition program, serving people impacted by the carceral system, it is essential to have a stable, long-term space that meets the program's unique needs and is highly accessible through various transit options.

Property Search and Purchase Proposal

The purchase will help stabilize the RID Patrol program, support the expansion of the workforce transition program, and ensure efficient, effective service delivery. Historically, RID Patrol has

struggled with a variety of space limitations including a lack of storage, office and training space, as well as the program being fragmented across different sites. This has created significant inefficiencies which limits the program from both providing regular services as well as expanding the workforce transition program.

From October 2019 through June 2021 staff conducted an extensive property search to identify appropriate facilities to house a RID Deployment Center. Properties evaluated included the Expo Center, Glisan St., Kmart, Pepsi Blocks, Anzen Block and Metro Regional Headquarters. After this search, the property located at 1630 SE 8th Ave. in Portland (OR) was evaluated and determined to be the best fit among currently available properties. A five-year lease was signed in June 2021. To accommodate the RID Patrol program, improvements have been made to the building including internet, security, fire systems and HVAC.

The property has an excellent, central location with good access to major highways, as well as public transportation and walking and biking infrastructure. This centralized location is both ideal for efficient service delivery as well as being accessible to workforce transition program staff. The 4,500 square feet masonry building built in 1968, sits on a 40,000-sf city block that is zoned industrial. The building is configured with offices, meeting rooms, a kitchen area, and restrooms.

Figure 1. RID Deployment Center



In addition, Metro Council is actively working with staff to create a Garbage and Recycling System Facilities Plan that will help implement the 2030 Regional Waste Plan vision. The plan will identify places where people lack services and set a strategy to invest in modernizing the region's reuse, recycling, and garbage infrastructure. The potential SE 8th Ave. property purchase has been incorporated into the Systems Facilities Plan scenarios. Long-term, the property location allows for growth and re-development opportunities being located on a full city block designated light industrial.

In October 2022, the property owner decided to sell and initiated a right of first offer. In November and December 2022 staff met with individual Councilors to determine interest in a purchase. The estimated market value of the building was \$4M-\$4.5M. With Council endorsement, the Chief Operating Officer signed the purchase and sale agreement in January 2023 for \$3.8M contingent on Metro's satisfaction with property inspections and final approval of Metro Council.

From January 2023 to August 2023, Metro staff completed an appraisal and environmental and geotechnical studies. There were no issues uncovered during the due diligence period. Staff, therefore, recommend purchasing the property.

Budget Implications

Waste Prevention and Environmental Services amended the capital improvement plan in the spring of 2023 to include the potential purchase of this property. Funding for the building will be provided through the capital reserves in addition to funds identified in the current operating budget.

ATTACHMENTS

none

For work session:

Is legislation required for Council action? YES

If yes, is draft legislation attached? YES