

Metro

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



Metro

Minutes

Thursday, June 12, 2025

10:30 AM

**Metro Regional Center, Council chamber,
<https://zoom.us/j/615079992> (Webinar ID: 615079992) or
253-205-0468 (toll free), www.youtube.com/live/0fIYsBH-q2U**

Council meeting

1. Call to Order and Roll Call

Councilor Gonzalez called the Metro Council Meeting to order at 10:32 a.m.

Present: 5 - Councilor Mary Nolan, Councilor Gerritt Rosenthal, Councilor Juan Carlos Gonzalez, Councilor Christine Lewis, and Duncan Hwang

Excused: 2 - Council President Lynn Peterson, and Councilor Ashton Simpson

2. Public Communication

There was none.

3. Consent Agenda

- 3.1 **Resolution No. 25-5479** For the Purpose of Confirming The Appointment Of Members to the Metro Committee On Racial Equity (CORE)

A motion was made by Councilor Lewis, seconded by Councilor Hwang, that the Consent Agenda be approved. The motion passed by a unanimous vote.

Excused: 2 - Council President Peterson, and Councilor Simpson

4. Presentations**4.1 Research Center Follow-Up Audit Results**

Auditor Evans introduced Senior Management Auditor Paoa Wandke and shared highlights from the follow-up audit.

Catherine Ciarlo, Planning, Development and Research Director, provided the management response and pointed to new project tracking systems, improved client communications and improved budgeting processes, including reduction in FTE.

Councilor Rosenthal asked about differences between internal and external clients, and the audit team said they found that external clients were managed differently given a higher level of detail required and that external clients

typically relied on a single point of contact within the research center.

Councilor Lewis referred to an audit finding that documents lacked signatures and clarified that digital signatures would be accepted, which the audit team confirmed.

4.2 Affordable Housing Bond 2024 Annual Report

Staff and Affordable Housing Bond Co-Chairs provided an overview of the progress made on the bond over the previous fiscal year, highlighting that progress exceeded all bond goals with additional funds remaining. They shared examples of groundbreakings and the coming financial landscape.

Committee Co-Chair Jeff Petrillo reiterated the progress highlighted by staff and described the purpose of the oversight committee's review and described the bond program as the most successful in the region. He also noted the economic benefits of the bond other than housing residents.

Committee Co-Chair Andrea Sanchez described the committee's specific recommendations asked if the committee could work with staff and the Council to define a new approach to interest earnings for the remainder of the bond. She also emphasized the remaining need for affordable multifamily housing across the region.

Councilor Rosenthal asked about leverage provided by Metro's transit-oriented development (TOD) program and whether staff and committee had identified innovative solutions to reducing the cost of units. Staff confirmed that TOD funds are part of the funding stack for many bond projects. The Co-Chairs noted that hard costs are the primary driver and that affordable housing creates additional costs over market rate.

Councilor Lewis asked the Co-Chairs their recommendations for advancing land trust and affordable homeownerships investments and asked whether the Oregon Housing and Community Services readiness criteria had negatively impacted bond projects. The Co-Chairs noted that homeownerships costs have increased 40-50% over the past several years, and staff described funding bottlenecks a larger negative factor than readiness criteria.

Councilor Hwang asked the Co-Chairs for their advice to ensure units remain community assets in the future and don't become liabilities. Co-Chair Sanchez referred to past oversight committee and Metro Auditor recommendations to consider the long-term trajectory of units, and staff confirmed that an assessment is underway to provide such considerations. Co-Chair Petrillo agreed that future Councilors will need to consider their approach to recapitalization.

Councilor Rosenthal added the TOD program made additional funds available for land acquisition.

5. Resolutions

- 5.1 **Resolution No. 25-5501** For the Purpose of Adopting the Annual Budget for Fiscal Year 2025-26, Making Appropriations and Levying Ad Valorem Taxes

Chief Financial Officer Brian Kennedy reviewed the budget process, the impacts of budget adoption and the feedback received and incorporated. He and Councilor Gonzalez appreciated the difficult impacts of the budget. CFO Kennedy also reviewed the Capital Improvement Plan and Financial Policies.

CFO Kennedy confirmed for Councilor Rosenthal that privacy booths for guests and staff at Oregon Convention

Center were included in the budget.

Councilor Hwang asked staff to summarize how the budget is designed for resilience and flexibility for uncertain financial times and to describe the overall ethos of budget and investment at Metro. CFO Kennedy highlighted Metro's strong commitment to reserves and reduction in expenses for upcoming years and by monitoring investments with future capacity for maintenance in mind. COO Madrigal said the unifying theme was to be strategic in a time when budgets are tight.

Councilor Lewis appreciated staff for their work over the past nine months to develop the budget. CFO Kennedy thanked staff in Parks and Nature, Venues and Human Resources.

A motion was made by Councilor Lewis, seconded by Councilor Rosenthal, that this item be adopted. The motion passed by the following vote:

Aye: 5 - Councilor Nolan, Councilor Rosenthal, Councilor Gonzalez, Councilor Lewis, and Hwang

Excused: 2 - Council President Peterson, and Councilor Simpson

5.2 **Resolution No. 25-5502** For the Purpose of Adopting the Capital Improvement Plan for Fiscal Years 2025-26 Through 2029-2030 and Re-Adopting Metro's Financial Policies

No additional discussion.

A motion was made by Councilor Rosenthal, seconded by Councilor Nolan, that this item be adopted. The motion passed by the following vote:

Aye: 5 - Councilor Nolan, Councilor Rosenthal, Councilor Gonzalez, Councilor Lewis, and Hwang

Excused: 2 - Council President Peterson, and Councilor Simpson

5.3 **Resolution No. 25-5490** For the Purpose of Confirming the Appointment

of Members to the Future Vision Commission

Staff reviewed the appointment process, the commission's charge, and next steps in the Future Vision process.

Councilor Rosenthal asked if there is a rapid replacement process for commission attrition. Staff confirmed that future appointees will be drawn from the existing applicant pool for timely Council confirmation.

Councilor Gonzalez appreciated applicants for their excitement and staff for their work to review and select members. He also looked forward to engaging applicants who were not selected for the committee as part of the Future Vision process.

A motion was made by Councilor Nolan, seconded by Hwang, that this item be adopted. The motion passed by the following vote:

Aye: 5 - Councilor Nolan, Councilor Rosenthal, Councilor Gonzalez, Councilor Lewis, and Hwang

Excused: 2 - Council President Peterson, and Councilor Simpson

6. Chief Operating Officer Communication

COO Madrigal shared that the Blue Lake Regional Park Office will have a grand opening June 14.

7. Councilor Communication

Councilor Lewis reported the discussion at the Tri-County Planning Body, which reviewed long-term planning for governance and updates on the President's Work Group on the Future of Supportive Housing Services.

Councilor Rosenthal reported the Woodland Hearth grand opening in Tigard and highlights of the Oregon Zoo Foundation Board, including an upcoming selection for a new executive director, aid to international conservation

efforts, and the zoo's youth programs.

Councilor Gonzalez providing an updated from JPACT, which endorsed the Tualatin Valley Highway and 82nd Avenue locally preferred alternatives and considered the Regional Flexible Funds, and the possibility of increasing membership to support transit agencies.

8. Adjourn

There being no further business, Councilor Gonzalez adjourned the Metro Council Meeting at 12:33 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Anne Buzzini".

Anne Buzzini, Council Legislative Advisor