

Metro

*600 NE Grand Ave.
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Metro

Minutes

Thursday, May 7, 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=0FQnk8-Wrfc](https://www.youtube.com/watch?v=0FQnk8-Wrfc)**

Council meeting

1. Call to Order and Roll Call

Acting Council President Hwang called the meeting to order at 10:03 a.m.

Present: 6 - Acting Council President Duncan Hwang, Councilor Mary Nolan, Councilor Gerritt Rosenthal, Councilor Juan Carlos Gonzalez, Councilor Christine Lewis, and Councilor Ashton Simpson

2. Public Communication

Dick Schouten, former Washington County Commissioner, advocated for more acreage for Cooper Mountain.

Susan Hartnett, Oregon Zoo Bond Oversight Committee member, expressed concern about the recent zoo bond audit. She shared her confidence in the organization’s plans to implement upcoming projects, based on her career experience and previous service.

Nicholas Primm advocated for public investment in the Lloyd Center, describing the site as a similar size to the OMSI district, transit-rich and currently lacking government support. Matt Henderson, Save Lloyd, asked Metro to engage in discussions about using a portion of Lloyd Center for a reuse mall.

3. Consent Agenda

3.1 Resolution No. 26-5609 For the Purpose of Changing Certain Council Committee Assignments for 2026

Attachments: [Resolution No. 26-5609](#)
[Staff Report](#)

3.2 Resolution No. 26-5610 For the Purpose of Appointing Jody Carson and Chelsy Vicente Xiloj to the Future Vision Commission

Attachments: [Resolution No. 26-5610](#)
[Staff Report](#)

3.3 Consideration of the April 30, 2026 Council Meeting Minutes

Attachments: [April 30, 2026 Council Meeting Minutes](#)

A motion was made by Councilor Gonzalez, seconded by Councilor Simpson, to adopt items on the consent agenda. The motion carried unanimously.

4. Presentations

4.1 2026 Economic Development Activities Roadmap

Presenter(s): Eryn Kehe, Urban Policy and Development Manager, Planning, Development and Research
Anneliese Koehler, Legislative Affairs Manager, Government Affairs and Policy Development
David Tetrick (he/him), Economic Development Planner, Planning, Development and Research
Jaye Cromwell, Strategic Initiatives Policy Advisor, Planning, Development and Research

Attachments: [Staff Report](#)

[Attachment 1 - 2026 Job Ready Lands Workplan](#)

Staff from Planning, Development and Research and Government Affairs and Policy Development reviewed past Council direction to support economic development efforts in the region and laid out a proposed roadmap for engagement and actions for the coming months.

Staff clarified that Greater Portland Economic Development District (GPEDD) is the board that approves the Comprehensive Economic Development Strategy (CEDS) and includes Metro representation and that Greater Portland, Inc. (GPI) markets shovel-ready lands to possible companies.

Councilor González referred to a recent Westside Economic Alliance presentation about industrial land readiness and staff emphasized upcoming efforts to sort available land by specific characteristics, including proximity to amenities, size and other categories.

Councilor Rosenthal asked whether upcoming research will identify whether land in excess of 100 acres is necessary, citing limited industrial types that could use such large parcels. He also asked whether Metro would support a statewide apprenticeship program. Staff affirmed that no industry type would be automatically ruled out and that workforce development opportunities would guide decisions about industry types to pursue.

Councilor Lewis addressed the mismatch between the existing job ready lands inventory and industry needs. Staff described the inventory as a starting place to understand this delta and identified potential investments in available land to make parcels shovel ready. Councilor Lewis cautioned against creating a tool that will be deployed in the private sector without meaningful input.

Councilor Nolan asked the selection process for target industries and the planned strategies for over-reliance on tax abatement strategies. Staff highlighted engagement with public and private regional stakeholders and spoke to a breadth of industry partners represented on existing Metro committees. They referenced past economic development conversations that leveraged regional values, like a focus on climate technology.

Acting Council President Hwang shared his difficulty articulating a universal goal for the program; he asked staff to define a guiding principle and to see develop a stronger nexus to targeted universalism. He also asked staff to address in upcoming educational engagements the rhetoric that expanding the urban growth boundary limits investment in the central region.

Councilor Rosenthal argued that the Willamette River should command attention as the region's center when planning for the

future. He commented that the region should assess its success in manufacturing to identify new opportunities, and he noted that certain industries may not be appropriate for all parts of the state.

Councilor Lewis noted that the process to develop the next CEDS is shorter than the previous process and more robust. Staff explained that while the CEDS is a federally compliant document, additional opportunities will follow.

5. Resolutions

5.1 Resolution No. 26-5608 For the Purpose of Adopting the Metro Investment Policy for Fiscal Year 2025-2026

Presenter(s): Brian Kennedy (he/him), Chief Financial Officer

Attachments: [Resolution No. 26-5608](#)
[Exhibit A](#)
[Staff Report](#)

Staff explained the benefits of adopting a financial policy that allows for investments held longer than 18 months. There was no additional discussion.

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

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

Excused: 1 - Councilor Simpson

6. Ordinances

6.1 Ordinance No. 26-1542 For the Purpose of Amending Metro Code Section 7.05.150 (Deficiencies and Refunds) to Extend Tax Refund Filing Deadlines for Tax Years 2021 and 2022 Under Certain Circumstances

Presenter(s): Justin Laubscher (he/him), Tax Compliance Program Manager

Attachments: [Ordinance No. 26-1542](#)
[Exhibit A](#)
[Staff Report](#)

Staff described the limited extension for claiming refunds for supportive housing services tax paid.

Staff clarified for Councilor Lewis staff that Metro approves correspondence to taxpayers sent by its contractor, the City of Portland.

6.1.1 Public Hearing on Ordinance No. 26-1542

No testimony.

7. Chief Operating Officer Communication

7.1 RWAC Update (Marta McGuire, Director, Waste Prevention and Environmental Services)

Marta McGuire, Waste Prevention and Environmental Services Director, shared recent takeaways from the Regional Waste Advisory Committee meeting, whose comments aligned with Metro's recommendation for solid waste fees. Councilor Nolan thanked staff for following-up with committee members on non-monetary recommendations made.

Councilor González noted that funds from the new Recycling Modernization Act are directed exclusively to cities; staff confirmed this allocation reflects the collection duties the cities each perform.

Councilor Lewis shared the committee's discussion about changes to Metro Central and Metro's Employee Resource Project.

7.2 MERC Update (Craig Stroud, General Manager, Visitor Venues)

Craig Stroud, General Manager of Visitor Venues, provided an overview of quarterly convention sales, the state of sports tourism, safety improvements, and recommendations for Expo

from the Memorialization Committee.

8. Councilor Communication

None.

9. Adjourn

At 11:52 a.m., Acting Council President Hwang adjourned the meeting into an executive session, held pursuant to ORS 192.660(2)(e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions.



Anne Buzzini, Council Legislative Advisor
May 18, 2026