



600 NE Grand Ave.  
Portland, OR 97232-2736

## Council meeting agenda

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Tuesday, April 7, 2026

10:30 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=z7ksx0DICPU](https://www.youtube.com/watch?v=z7ksx0DICPU)

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This Council Meeting will immediately follow the Council work session.

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/watch?v=z7ksx0DICPU>

1. **Call to Order and Roll Call**
2. **Public Communication**

Public comment may be submitted in writing. It will also be heard in person and by electronic communication (video conference or telephone). Written comments should be submitted electronically by emailing [legislativecoordinator@oregonmetro.gov](mailto:legislativecoordinator@oregonmetro.gov). Written comments received by 4:00 p.m. the day before the meeting will be provided to the council prior to the meeting.

Those wishing to testify orally are encouraged to sign up in advance by either: (a) contacting the legislative coordinator by phone at 503-813-7591 and providing your name and the agenda item on which you wish to testify; or (b) registering by email by sending your name and the agenda item on which you wish to testify to [legislativecoordinator@oregonmetro.gov](mailto:legislativecoordinator@oregonmetro.gov). Those wishing to testify in person should fill out a blue card found in the back of the Council Chamber. Those requesting to comment virtually during the meeting can do so by using the "Raise Hand" feature in Zoom or emailing the legislative coordinator at [legislativecoordinator@oregonmetro.gov](mailto:legislativecoordinator@oregonmetro.gov). Individuals will have three minutes to testify unless otherwise stated at the meeting.

3. **Consent Agenda**

Resolution No. 26-5593 For the Purpose of Confirming  
Council Committee Assignments  
*Materials expected April 6, 2026*

**RES 26-5593**

4. **Resolutions**

- 4.1 Resolution no. 26-5568 For The Purpose Of Authorizing  
An Exemption From Competitive Bidding And Procurement

[RES 26-5568](#)

Of Construction Manager/General Contractor Services By  
Competitive Request For Proposals For the Oregon Zoo  
Coastal Shores Project

Presenter(s): Gabriele Schuster, Procurement Manager

Attachments: [Resolution No. 26-5568](#)

[Exhibit A](#)

[Staff Report](#)

4.2 Resolution No. 26-5574 For the Purpose of Affirming **RES 26-5574**  
Metro’s Commitment to a Vibrant and Thriving Regional  
Arts

Community and Embedding Creative Artistic Practices as  
Planning and Engagement Tools Throughout Metro’s work

Presenter(s): Councilor Christine Lewis, District 2  
Acting Council President Duncan Hwang  
*Materials expected April 6, 2026*

4.3 Resolution No. 26-5572 For the Purpose of Confirming  
Appointments to Supportive Housing Services Regional **RES 26-5572**  
Policy and Oversight Committee

Presenter(s): Liam Frost (he/him), Interim Housing Director  
Yesenia Delgado (she/her), Supportive Housing Services  
Division Director

Attachments: [Resolution No. 26-5572](#)

[Exhibit A](#)

[Staff Report](#)

[Attachment 1 - Appointment Letters](#)

5 **Chief Operating Officer Communication**

6. **Councilor Communication**

7. **Adjourn**

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

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Metro

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

Agenda #: 4.1

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**File #:** RES 26-5568

**Agenda Date:**2/19/2026

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**Resolution no. 26-5568 For The Purpose Of Authorizing An Exemption From Competitive Bidding And Procurement Of Construction Manager/General Contractor Services By Competitive Request For Proposals For the Oregon Zoo Coastal Shores Project**

Gabriele Schuster, Procurement Manager

BEFORE THE METRO LOCAL CONTRACT REVIEW BOARD

FOR THE PURPOSE OF AUTHORIZING AN ) RESOLUTION NO. 26-5568  
EXEMPTION FROM COMPETITIVE BIDDING )  
AND PROCUREMENT OF CONSTRUCTION ) Introduced by Chief Operating Officer  
MANAGER/GENERAL CONTRACTOR ) Marissa Madrigal in concurrence with  
SERVICES BY COMPETITIVE REQUEST FOR ) Acting Council President Duncan Hwang  
PROPOSALS FOR THE OREGON ZOO )  
COASTAL SHORES PROJECT )

WHEREAS, as part of the implementation of Metro Ballot Measure 26-244 (the “2024 Oregon Zoo Bond Measure”), Metro intends to demolish the Oregon Zoo’s aging Stellar Cove exhibit and construct an improved and enlarged “Coastal Shores” habitat and exhibit area in its place; and

WHEREAS, ORS 279C.335 and Metro Local Contract Review Board Administrative Rule ("LCRB Rule") 49-0130 require that all Metro public improvement contracts be procured based on competitive bids, unless exempted by the Metro Council, sitting as the Metro Local Contract Review Board; and

WHEREAS, Metro's LCRB Rule 49-0620 authorizes the Metro Local Contract Review Board to exempt a public improvement contract from competitive bidding and direct the appropriate use of alternative contracting methods that take account of market realities and modern innovative contracting and purchasing methods, so long as they are consistent with the public policy of encouraging competition, subject to the requirements of ORS 279C.335; and

WHEREAS, a Request for Proposals solicitation for a Construction Manager General Contractor (“CM/GC”) public improvement construction contract would benefit Metro and the Coastal Shores project by involving the contractor extensively during the design process, allowing the Oregon Zoo to better account for project complexities, avoid project delays and expensive change orders, reduce liability and revenue risks to the Zoo, and provide a foundation of cooperation upon which a high-quality result may be achieved, on schedule and on budget; and

WHEREAS, ORS 279C.335(2) and (5)(a), and LCRB Rules 49-0630 through 49-0690 require that the Metro Local Contract Review Board hold a public hearing and adopt written findings establishing, among other things, that the exemption of a public improvement contract from competitive bidding is unlikely to encourage favoritism or substantially diminish competition for public improvement contracts, and that said exemption will likely result in substantial cost savings to Metro;

NOW, THEREFORE,

BE IT RESOLVED that the Metro Local Contract Review Board:

1. Exempts from competitive bidding the procurement and award of a CM/GC public improvement contract for the construction of the Oregon Zoo Coastal Shores habitat and exhibit area; and

2. Adopts as its findings in support of such exemption the justification, information and reasoning set forth in the attached Exhibit A, which is incorporated herein by reference as if set forth in full; and

3. Authorizes the Chief Operating Officer to prepare a form of Request for Proposals for CM/GC Contractor services that includes the following evaluation criteria for contractor selection:

- a. Contractor's proposed fees for pre-construction services; and
- b. Contractor's proposed overhead and profit for construction services; and
- c. Contractor's project understanding and proposed project approach; and
- d. Contractor's record of completion of projects of similar type or equivalent scale and complexity, including demonstrated public improvement CM/GC project experience and expertise; and
- e. Contractor's record of coordinating multi-disciplinary approaches to value engineering challenges; and
- f. Contractor's experience with occupied, operational sites, limited staging space and phased construction; and
- g. Contractor's proposed milestone dates, including but not limited to substantial completion; and
- h. Contractor's demonstrated quality and success with compressed schedules; and
- i. Contractor's financial capacity; and
- j. Contractor's experience in incorporating sustainability construction practices and design into projects; and
- k. Contractor's demonstrated commitment to workforce diversity and record of outreach of subcontractor businesses certified by the Certification Office of Business Inclusion and Diversity; and
- l. Any other criteria that ensure a successful, timely, and quality project, in the best interest of Metro and in accord with ORS 279C.335(4)(c) and LCRB Rule 49-0640(2)(a) and (b).

4. Authorizes the Chief Operating Officer to issue said form of Request for Proposals and Contract by the Office of the Metro Attorney following its approval, and thereafter to receive responsive proposals for evaluation; and

5. Authorizes the Chief Operating Officer to execute a CM/GC contract with the most advantageous proposer to construct the Oregon Zoo Coastal Shores habitat and exhibit area following evaluation of the responses to the Request for Proposals.

ADOPTED by the Metro Local Contract Review Board this 7th day of April, 2026.

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Duncan Hwang, Acting Council President

Approved as to Form:

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Carrie MacLaren, Metro Attorney

## **Exhibit A to Resolution 26-5568**

### **Findings in Support of an Exemption from Competitive Bidding and Authorizing the Procurement by RFP of a CM/GC Contractor to Perform General Construction Services for the Oregon Zoo Coastal Shores Project**

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Pursuant to ORS 279C.335(2) and (4), the Metro Contract Review Board makes the following findings in support of exempting the procurement of the Oregon Zoo Coastal Shores project from competitive bidding, and authorizes use of an RFP solicitation for a Construction Manager General Contractor (CM/GC) public improvement construction contract:

**A. The exemption is unlikely to encourage favoritism or substantially diminish competition.**

The Metro Contract Review Board finds that exempting the procurement of the construction of the Oregon Zoo Coastal Shores project from competitive bidding is “unlikely to encourage favoritism in the awarding of public contracts or to substantially diminish competition for public contracts” as follows: the RFP will be formally advertised with public notice and disclosure of the alternative contracting method and will be made available to all qualified contractors. Award of the contract will be based on the identified selection criteria, and dissatisfied proposers will have an opportunity to protest the award. Full and open competition based on the objective selection criteria set forth in the Metro Local Contract Review Board resolution will be sought, and the contract will be awarded to the most advantageous proposer. Competition for the RFP will be encouraged by: posting on Bid Locker, public advertisements placed in the Portland Business Tribune and other minority business publications; performing outreach to local business groups representing minorities, women, and emerging small businesses, and by contacting contractors known to Metro to potentially satisfy the RFP criteria. The subcontractor selection process will be a low bid competitive method for contracts by requiring a minimum of three bids per scope, unless there is an approved exception. Competition among subcontractors will be encouraged by contacting local subcontractors, including COBID firms and notifying them of any opportunities within their area of expertise and by performing outreach to local small business groups.

**B. Type, cost and amount of the contract.**

Contracting for the work using the CM/GC “type of contract,” resulting in substantial cost savings to Metro as set forth in findings 2, 4, 7, 9 and 12. The current rough order-of-magnitude estimate for the entire project is \$79 million.

**C. The exemption will likely result in substantial cost savings to Metro.**

The Metro Contract Review Board finds that exempting the procurement of the construction of the Oregon Zoo Coastal Shores project from competitive bidding will likely result in substantial costs savings to Metro, considering the “type, cost and amount of the Contract,” the 14 factors required by ORS 279C.335(2)(b), and the “additional findings” per Metro Local Contract Review Board (“LCRB”) Administrative Rule 49-0630(3)(B) as follows:

## **14 Statutory Factors**

- 1. Number of Entities Available to Bid:** The complex site logistics and uncertainties involved in mobilizing work at the Zoo and in Washington Park, and work scheduling requirements related to the imperative to continue business on site during construction are likely to discourage bidders from participating in a traditional design-bid-build process. Additionally, these same complex site logistics present elevated risks that further discourage potential bidders. The opportunity to partner with the architecture and engineering team and perform investigative early work prior to final agreement on project cost reduces risk to Metro and contractor, and is likely to encourage more participation by contractors and subcontractors.
- 2. Construction Budget and Future Operating Costs:** Utilizing an RFP process to select a General Contractor will allow Metro and contractor to work together during pre-construction to control costs during the design phase, including a constructability review, value engineering, and other services. Involving the contractor early in the design process fosters teamwork that results in a better design, fewer change orders, and faster progress with fewer unexpected delays, resulting in lower costs to Metro. Faster progress and an earlier completion date will also help Metro avoid the risk of inflationary increases in materials and construction labor costs.

Contractor constructability review also allows for an ongoing review of the long-term operating costs of design options, allowing for midcourse design choices to reduce long-term operating maintenance and repair costs.

The ability to have the Contractor do early work such as demolition prior to completion of design shortens the overall duration of construction, resulting in less disruption and risk to revenue generation for the Oregon Zoo.

- 3. Public Benefits:** The execution of the project by using the CM/GC process, including the ability to perform early work, will allow the schedule to be compressed sufficiently to address current supply chain issues and labor challenges being addressed by the construction industry. In addition to the public benefits from the cost savings noted above, the procurement of a CM/GC construction contract through the RFP process will help realize Metro's goal of obtaining COBID-certified business participation by enabling a qualitative review of proposers' approach to outreach and mentoring partnerships. The CM/GC process also facilitates the effective implementation of the Regional Workforce Equity Agreement ("RWEA") by establishing early and frequent collaboration among the general contractor, subcontractors and Metro. This leads to more seamless, efficient, and successful compliance by contractors and subcontractors with the workforce diversity, apprenticeship, recruitment and retention, anti-harassment, high road and equity contracting requirements of the RWEA, and results in projects being appropriately scoped and budgeted to include the production of these crucial public benefits.
- 4. Value Engineering:** The process will enable the contractor to work with the project designers and Zoo staff to help reduce construction costs by providing early and frequent design input and review to designers, avoiding costly redesign and change orders, and providing opportunities for the engineers and contractor to work together during design on both practical and innovative solutions to complex design issues. This type of contract will allow the designers to more easily explore with the contractor the feasibility of innovative design solutions and incorporate ongoing value

engineering.

5. **Specialized Expertise Required:** In addition to prior experience with complex sites and phased projects, contractor and subcontractors must be able to demonstrate in their proposal that they have or will retain the specialized expertise essential to deliver the project's complex life support components. The habitats, aquatic animal life support systems, and water treatment system that provide healthy, sustainable environments for the Zoo's marine mammals, penguins, and fish and invertebrate exhibits must be carefully engineered and coordinated between the life support engineer, the general contractor, and architect to decrease risk. CM/GC allows the Zoo to design and strategically define and schedule construction processes, and coordinate collaboratively from the outset. Additionally, there needs to be tight coordination between the architect, general contractor, and third-party vendor for the installation of the new one-of-a-kind carousel within a covered shelter.

The selection of a contractor with such specialized expertise to construct the project will result in a substantially lower risk to Metro, because it increases the likelihood of the project being completed on or ahead of schedule, resulting in lower costs and increased benefit to the community. The ability to factor expertise and experience into contractor selection is inherent in the RFP process, but is not part of the traditional low bid process.

6. **Public Safety:** The work being done at Coastal Shores could impact public safety if not performed with a level of expertise in operating in the Zoo visitor environment that can be ensured with a qualifications-based selection.
7. **Reduces Risk to Metro and the Public:** The risks to the Zoo's ongoing operations and contracting posed by the inability of the contractor to meet the schedule deadlines will be reduced by the selection of the contractor based on the demonstrated ability to perform the work as specified, on time and on-budget, rather than awarding the project to the lowest bidder.
8. **Exemption Effect on Funding:** Does not apply.
9. **Better Control of Impact of Market Conditions on Cost and Time to Complete:** Engaging the contractor during the design and specification process will allow more nimble reaction to the current supply chain and labor shortage issues being experienced by the construction industry. Products under consideration can be evaluated based on availability and lead times. Subcontractors are more likely to bid and commit workforce to General Contractors who can demonstrate that they are already under contract for projects.
10. **Technical Complexity:** The exemption will allow the Contractor to pre-qualify/select subcontractors that have demonstrated technical expertise, knowledge, and experience with the logistical challenges of demolition, installation of aquatic life support and water treatment systems, fabrication of simulated rockwork, and construction on the campus of an operating Zoo, all of which can be factored into the contractor selection in the RFP process. The selection of a contractor with demonstrated experience and success in implementing similar projects will result in a substantially lower risk to Metro, because it increases the likelihood of the project being

completed on budget, with fewer delays and errors, construction delays and change orders, resulting in lower costs and increased benefit to the community. The RFP process will take into account each contractor's past performance and technical knowledge. Based on the necessary quality of the finished project, and the technical complexity of the undertaking, the Procurement Manager believes an alternative contracting process to be necessary and in the best interest of the agency.

- 11. New Construction, Renovation or Remodel:** The scope of work has the potential to impact the comfort, health and safety of guests, animals and Zoo staff. Some of the design limitations and conditions are likely to be unknown until uncovered by exploratory demolition work performed under an early work amendment, which can be performed during design development to inform the design process.
- 12. Occupancy During Construction:** The areas of the Zoo surrounding the construction will remain open and in use during the construction period. Improper execution of the work could cause animal, visitor and staff health and safety issues, and/or temporary closure of the Zoo.
- 13. Phased Construction Work:** The work must be done while the Zoo stays open and must be complete by May 3, 2030. Contractor integration with Metro and the architecture and engineering team during the preconstruction period to plan the phased work in light of the results of investigative early work is more likely to produce a project that avoids the risk of project delays.
- 14. Availability of Personnel, Consultant and Legal Counsel with CM/GC Expertise:** The Office of Metro Attorney and Project Manager have the necessary qualifications and expertise to negotiate, administer, and enforce the terms of Metro's CM/GC public improvement contract, including prior experience governing large CM/GC projects and managing them to a successful completion.

#### **Additional Findings:**

- 1. Industry Practices, Surveys, Trends.** The industry-accepted benefits of the CM/GC method include:
  - Results in a better design that meets the owner's objectives.
  - Encourages competition, especially for COBID subcontractors.
  - Can be completed in a faster time frame.
  - Costs less than a design-bid-build project that is designed and constructed in the traditional manner.
  - Reduces the risks of delays, cost overruns, and disputes.
  - Limits the number of change orders for unforeseen conditions.
- 2. Past Experience and Evaluation of Metro CM/GC Projects.** The benefits to the 2008 Oregon Zoo Bond projects achieved through the CM/GC process include:
  - Zoo obtained cost reductions through pre-construction services by the contractor during the design phase, including a constructability review (e.g., materials, phasing, layout and design) and value engineering.
  - Close cooperation between the architect and contractor allowed for rapid and successful solutions to challenges proposed by prior unknown conditions.

- The 2008 Zoo bond program provided opportunities to COBID-certified firms. Overall, the 2008 bond program spent \$15.4 million on COBID-certified firms. Of these COBID subcontracts, \$4.1 million (3.9%) went to minority-owned business enterprises, \$4.3 million (4.1%) went to women-owned business enterprises, and \$6.9 million (6.6%) went to emerging small businesses.

### **3. Benefits and Drawbacks of CM/GC to the Oregon Zoo Coastal Shores Project.**

Benefits - The CM/GC method provides an invaluable means of addressing the risks to Metro presented by the project's site conditions, aquarium complexities and timeline.

- Zoo must remain open and operational, and the activity will take place in the major entry area of the Zoo.
- Widespread public access and need to preserve a quality experience to maintain current revenues.
- Need to complete phases of the work in order to meet deadline of May 3, 2030.
- Potentially unknown site conditions at the Coastal Shores project site can be discovered and addressed in the pre-construction period, avoiding schedule delays and costly change orders.

By involving the contractor extensively during the design process, the Oregon Zoo will be able to better account for, plan around, and address the above factors prior to and during construction. This avoids project delays and expensive change orders, helps to reduce liability and revenue risks to the Zoo, and provides a foundation of cooperation upon which a high-quality result may be achieved, on schedule and on budget. Pre-construction services provided during the process include a constructability review, value engineering, and other services during design. Involving a contractor during the design fosters teamwork that results in a better design, faster progress with fewer delays, and fewer costs.

Drawbacks - Given Metro's favorable experience with CM/GC, staff foresees no drawbacks to adopting the CM/GC method to implement the Oregon Zoo Coastal Shores project.

IN CONSIDERATION OF RESOLUTION NO. 26-5568, FOR THE PURPOSE OF AUTHORIZING AN EXEMPTION FROM COMPETITIVE BIDDING AND PROCUREMENT OF CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES BY COMPETITIVE REQUEST FOR PROPOSALS FOR THE OREGON ZOO COASTAL SHORES PROJECT

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Date: January 30, 2026  
Department: Oregon Zoo,  
Capital Planning and Development  
Meeting Date: April 7, 2026

Presenter:  
Gabriele Schuster (she/her),  
Finance and Regulatory Services  
Gabriele.Schuster@oregonmetro.gov

Prepared by: Beth Redmond-Jones,  
Director, Campus Planning and Development,  
Oregon Zoo  
Beth.Redmond-Jones@oregonzoo.org

Length: 5 minutes

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## ISSUE STATEMENT

Metro Council is asked to consider approving a resolution to exempt the Coastal Shores 2024 Zoo Bond project from the competitive bidding procedures and authorize the procurement of a construction manager and general contractor (CM/GC) by request for competitive proposals (RFP).

In 2024, the Oregon Zoo Campus Plan was developed to evaluate and propose upgrades to the 60% of the Zoo that was not modernized in the 2008 bond measure. In May 2024, voters in the region passed the \$380million Oregon Zoo Ballot Measure 26-244 to fund the next 10-15 years of renewal and redevelopment at the Zoo. The Oregon Zoo Coastal Shores project is the second project to be implemented under the new campus plan and funded by the 2024 bond.

The Coastal Shores project is a very technical, complicated, and high-risk project. It includes designing and building two marine mammal habitats, a penguin habitat, fish and invertebrate habitats, and potentially, a quarantine habitat for an endangered sea star that may become a conservation program of the Zoo. These habitats and corresponding holding areas will require several different life support systems, including: salt water, fresh water, brine water, and a quarantine system. In addition, this project also will likely include dive safety offices, animal care spaces, keeper spaces (including offices, prep kitchen space, laundry for penguins team), a café, restrooms, sensory room, and a new one-of-a-kind carousel within a covered building. Coordination from the very beginning between the architects, engineers, and general contractor are critical to the success of this bond project.

The attached resolution and findings in Exhibit A describe the specialized nature of this project. Based on these findings, the Metro procurement manager believes that the construction contractor should be selected by CM/GC RFP. The CM/GC RFP allows Metro to consider qualifications and values other than lowest bid price. Zoo Bond Program staff and the Office of the Metro Attorney concur that the CM/GC RFP is more appropriate than a traditional, competitive bidding process for this project.

## **ACTIONS REQUESTED**

Adopt Resolution no. 26-5568 to direct the alternative procurement of Construction Manager/General Contractor Services by a competitive Request for Proposals, for the Oregon Zoo Coastal Shores project. This will allow Metro to consider experience and expertise in completing similar projects and other Metro values as well as cost in selecting the most advantageous construction contractor for this project, and authorizes construction of the project via the CM/GC project delivery method.

## **IDENTIFIED POLICY OUTCOMES**

A value-based selection process will enable the Zoo to meet its goals of advancing its mission of *connecting our community to the wonder of wildlife to create a better future for all*. It will ensure a higher quality project that will support animal well-being and care, visitor experience and accessibility, and climate resilience at the Zoo. Metro's Sustainable Buildings and Sites Policy will be implemented as well as the Strategic Plan to Advance Equity, Diversity and Inclusion, Clean Air Construction Policy, Construction Careers Pathways Policy and Contracting Equity Policy.

## **POLICY QUESTIONS**

Does the outcome of the proposed resolution advance Metro's goals and needs by reducing liability and revenue risks and providing a foundation of cooperation in which a high-quality result may be achieved by the Zoo on schedule and on budget?

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

- Adopt the Resolution authorizing the exemption from competitive bidding, approving the solicitation and selection of a construction contractor for Coastal Shores by RFP, and approving the CM/GC project delivery method.
- Procure a construction contractor using the traditional ITB procurement process, and construct the Coastal Shores project using the design, bid, build project delivery method.

## **STAFF RECOMMENDATION**

Staff recommends that Council, acting as the Local Contract Review Board, authorize an exemption from competitive bidding for the Oregon Zoo Coastal Shores project, approve procurement of a Construction Manager/General Contractor by request for competitive proposals, and authorize the execution of the resulting CM/GC contract by the Chief Operating Officer in a form to be approved by the Office of Metro Attorney.



# Metro

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

Agenda #: 4.3

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**File #:** RES 26-5572

**Agenda Date:**4/7/2026

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**Resolution No. 26-5572** For the Purpose of Confirming Appointments to Supportive Housing Services Regional Policy and Oversight Committee

Liam Frost (he/him), Interim Housing Director

Yesenia Delgado (she/her), Supportive Housing Services Division Director

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF CONFIRMING	)	RESOLUTION NO. 26-5572
APPOINTMENTS TO SUPPORTIVE HOUSING	)	
SERVICES REGIONAL POLICY AND	)	Introduced by Acting Council
OVERSIGHT COMMITTEE	)	President Duncan Hwang

WHEREAS, on December 16, 2025, Metro Council adopted Ordinance 25-1539 consolidating the Supportive Housing Services (“SHS”) Regional Oversight Committee and the Tri-County Planning Body in a new SHS Regional Policy and Oversight Committee (“SHS RPOC” or “Committee”) and establishing the Committee’s duties and membership; and

WHEREAS, Metro Code Section 2.19.280 governs Committee membership; and

WHEREAS, the Committee is charged with responsibilities outlined in Metro Code Section 2.19.280; and

WHEREAS, Metro staff conducted a public recruitment, application and review process for the non-elected seats with consideration for a broad range of personal and professional experience. This included people with lived experience of homelessness or housing instability, while also reflecting the geographical diversity of the region, with preference given to members who had recently served on the SHS Regional Oversight Committee or Tri-County Planning Body; and

WHEREAS, the Clackamas, Multnomah and Washington County Boards of Commissioners, the City of Portland, and cities in Clackamas, Multnomah and Washington Counties appoint representatives for each elected body to the Committee as set forth in 2.19.280; and

WHEREAS, Metro Code 2.19.280 specifies that four appointed seats—representing the State of Oregon’s Housing and Community Services Department, TriMet, a philanthropic organization, and a housing provider—are nonvoting positions; and

WHEREAS, the TriMet Board appoints the TriMet seat, and the Governor appoints the State of Oregon’s Housing and Community Services Department seat; and

WHEREAS, Metro Code 2.19.280 specifies that non-elected representatives to the Committee must live or work in every Metro district; and

WHEREAS, the Acting Metro Council President appointed 10 members to the Committee and the Metro Council desires to confirm those appointments; now therefore,

BE IT RESOLVED that the Metro Council confirms the appointments to the SHS Regional Policy and Oversight Committee and the appropriate term as set forth in Exhibit A.

ADOPTED by the Metro Council this 7<sup>th</sup> day of April 2026.

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Duncan Hwang, Acting Metro Council President

Approved as to Form:

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Carrie MacLaren, Metro Attorney

**EXHIBIT A to Resolution No. 26-5572**

**SUPPORTIVE HOUSING SERVICES REGIONAL POLICY AND OVERSIGHT COMMITTEE  
Member Appointments**

The following persons are appointed to the Supportive Housing Services Regional Policy and Oversight Committee for a term beginning on April 1, 2026, and ending on January 31, 2028.

<b>NAME</b>	<b>POSITION</b>
Adam Brown	Justice system representative
Andrew Rowe	Business Coalition representative
Angela Martin	Housing/homeless services coalition representative
Brigitte Rodriguez	Homeless services expert
Gretchen Kent	Philanthropic organization representative (non-voting)
Margaret Salazar	Housing provider representative (non-voting)
Mindy Stadlander	Coordinated Care Organization representative
Peter Rosenblatt	Homeless services expert
Sahaan McKelvey	Culturally specific services coalition representative
Zoila Coppiano	Homeless services expert

IN CONSIDERATION OF RESOLUTION NO. 26-5572 FOR THE PURPOSE OF CONFIRMING APPOINTMENTS TO SUPPORTIVE HOUSING SERVICES REGIONAL POLICY AND OVERSIGHT COMMITTEE

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**Date:** March 27, 2026  
**Department:** Housing  
**Meeting Date:** April 7, 2026

Cole Merkel, *SHS Regional Capacity Manager*, [Cole.Merkel@oregonmetro.gov](mailto:Cole.Merkel@oregonmetro.gov)

**Prepared by:**  
Alice Hodge (she/her), *Council Liaison*,  
[alice.hodge@oregonmetro.gov](mailto:alice.hodge@oregonmetro.gov)

**Presenters:** Liam Frost (he/him),  
*Housing Director*; Yesenia Delgado  
(she/her), *SHS Division Director*

**Length:** 45 minutes

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## ISSUE STATEMENT

Resolution No. 26-5572 appoints 10 members to serve two-year terms on the Supportive Housing Services Regional Policy and Oversight Committee (“SHS RPOC” or “Committee”).

Staff will present on Acting Metro Council President Hwang’s appointments to the SHS RPOC and provide a high-level overview of the Committee to the Metro Council.

### Committee membership

The SHS RPOC consists of 22 total members:

- 11 voting elected officials
- 8 voting non-elected members
- 4 non-voting non-elected members

Of the 22 total members, 12 are appointed by other governing bodies and 10 are appointed by the Metro Council President and approved by the Metro Council. This resolution pertains only to the 10 members appointed by the Metro Council President and confirmed by Council; however, the full SHS RPOC membership roster is also included below for context.

## Metro Council President Appointments

The Acting Metro Council President has appointed the following 10 people to serve a two-year term:

Name	Position
Adam Brown	Justice system representative
Andrew Rowe	Business Coalition representative
Angela Martin	Housing/homeless services coalition representative
Brigitte Rodriguez	Homeless services expert
Gretchen Kent	Philanthropic organization representative (non-voting)
Margaret Salazar	Housing provider representative (non-voting)
Mindy Stadtlander	Coordinated Care Organization representative
Peter Rosenblatt	Homeless services expert
Sahaan McKelvey	Culturally specific services coalition representative
Zoila Coppiano	Homeless services expert

## Full SHS RPOC roster

Name	Position	Affiliation	Appointing Body
Councilor Juan Carlos Gonzalez	Metro, RPOC Chair	Metro Council	Metro Council
Councilor Christine Lewis	Metro	Metro Council	Metro Council
Acting Council President Duncan Hwang	Metro	Metro Council	Metro Council
Commissioner Ben West	Clackamas County	Board of Commissioners	Board of Commissioners
Commissioner Shannon Singleton	Multnomah County	Board of Commissioners	Chair of Board of Commissioners
Commissioner Jerry Willey	Washington County	Board of Commissioners	Board of Commissioners

Mayor Keith Wilson	City of Portland	City of Portland	Office of the Mayor of the City of Portland
Mayor Joe Buck	Cities of Clackamas County	City of Lake Oswego	Cities of Clackamas County
Mayor Travis Stovall	Cities of Multnomah County	City of Gresham	Cities of Multnomah County
Mayor Beach Pace	Cities of Washington County	City of Hillsboro	Cities of Washington County
Brigitte Rodriguez	Homeless services expert	El Programa Hispano Católico	Metro Council
Zoila Coppiano	Homeless services expert	Community Action of Washington County	Metro Council
Peter Rosenblatt	Homeless services expert	Northwest Housing Alternatives	Metro Council
Mindy Stadlander	Coordinated care organization	Health Share of Oregon	Metro Council
Sahaan McKelvey	Culturally specific services coalition	Coalition of Communities of Color	Metro Council
Angela Martin	Housing / homeless services coalition	HereTogether	Metro Council
Andrew Rowe	Business coalition	Portland Metro Chamber	Metro Council
Adam Brown	Justice system	Office of the Multnomah County District Attorney	Metro Council
Mike Savara	Oregon Housing and Community Services (non-voting)	State of Oregon	Governor

Andrew Wilson	TriMet (non-voting)	TriMet	TriMet
Gretchen Kent	Philanthropic organization (non-voting)	Autzen Foundation	Metro Council
Margaret Salazar	Housing provider (non-voting)	Reach CDC	Metro Council

**ACTION REQUESTED**

Adopt Resolution No. 26-5572, appointing 10 members to serve two-year terms on the SHS RPOC.

**IDENTIFIED POLICY OUTCOMES**

Council adoption will approve members appointed by Metro Council President to the SHS RPOC as laid out in in Metro Code Section 2.19.280.

**STAFF RECOMMENDATIONS**

Adopt Resolution No. 26-5572.

**STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION**

**Legal antecedents**

This resolution is based on Ordinance No. 25-1539, adopted by Metro Council on December 16, 2025, which establishes the SHS RPOC effective April 1, 2026 (codified at Metro Code Section 2.19.280).

Additional legislation passed by the Metro Council related to this resolution includes:

- **Resolution No. 25-5534**, adopted on December 16, 2025, approves the SHS Reforms Work Plan, including an implementation plan outline for the SHS RPOC.
- **Resolution No. 26-5567**, adopted on March 12, 2026, establishes oversight and accountability measures, as well as agenda priorities, for the SHS RPOC.

**Recruitment and outreach**

From January to March 2026, Metro conducted an open recruitment process for the 10 non-elected members of the SHS RPOC. Outreach included an email list of more than 250 individuals across the Metro region, representing all Metro committees, jurisdictional partners, service providers, culturally specific organizations community-based organizations, business organizations, presiding judges, and other key stakeholders identified by Metro Councilors and staff in the Metro regional area. In addition to email

notifications and reminders, staff conducted direct outreach to key individuals, coalitions, and partners while the application period was open.

Nearly 60 people applied. Staff evaluated applicants using the membership criteria outlined in Ordinance No. 25-1539, including:

- A broad range of personal and professional experience, including individuals with lived experience of homelessness or housing instability
- Representation of the region’s geographic diversity
- Individuals and representatives who have recently served on the SHS Regional Oversight Committee or the Tri-County Planning Body
- At least one member who lives or works in each Metro Council district.

Based on this evaluation, Acting Council President Hwang appointed the top candidates for Metro Council approval.

In January 2026, former Metro Council President Peterson sent formal letters to other governing bodies requesting the appointment of 12 Committee members. In response, those governing bodies submitted formal letters to the Metro Council confirming their appointments, including alternates where applicable; these letters are included in the attachments.

## **BACKGROUND**

Metro Council established the SHS RPOC in December 2025 to strengthen oversight, accountability, and regional coordination for the Supportive Housing Services (“SHS”) program. Now at the midpoint of its 10-year duration, SHS has met or exceeded many of the goals set in 2020. The SHS RPOC is designed to consolidate the oversight and accountability functions of the SHS Oversight Committee with the regional coordination and policy roles of the Tri-County Planning Body. This consolidation is intended to create clearer visibility into responsibilities and progress, while bringing more elected officials into the process to better reflect the program’s regional scope.

This type of cross-jurisdictional, cross-sector body is increasingly important given ongoing funding and policy challenges at the local, state, and federal levels. In this context, SHS remains a critical source of funding to support some of the region’s most vulnerable community members.

Recognizing the need for a strong regional perspective, Metro Council established clear membership priorities to ensure diverse representation across both elected and non-elected members. To support this goal, Council directed that each Metro Council district be represented by at least one non-elected member who lives or works within that district.

## **Committee duties**

The Committee is collectively charged with supporting the regional coordination and oversight responsibilities of the SHS Program.

The Metro Code Section 2.19.280 charges the Committee with the following duties:

- Evaluate local implementation plans and make and submit to Metro Council recommendations to advance program goals and support guiding principles;
- Accept and review annual reports from Local Implementation Partners for consistency with approved local implementation plans;
- Monitor financial aspects of program administration, including review of program expenditures;
- Provide an annual report and presentation to Metro Council and Clackamas, Multnomah, and Washington County Boards of Commissioners accessing SHS Program performance, challenges, and outcomes;
- Establish and submit to Metro Council for adoption regional key performance indicators, key environmental indicators, and SHS Program goals;
- Periodically review and submit to the Metro Council for adoption updates to the regional (tri-county) coordination plan, incorporating adopted regional strategies, metrics and goals, and establishing how funds decided for regional investments pursuant to Metro Code Section 11.01.180 (the “Regional Investment Strategy Fund”) may be used;
- Review and recommend to Metro Council for approval proposals from Local Implementation Partners to make investments from the Regional Investment Fund
- Develop and recommend to Metro Council for approval of guidance to Local Implementation Partners on the implementation of strategies to achieve regional goals and outcomes;
- Monitor the implementation of the regional coordination plan, including the financial investments by the Local Implementation Partners from the Regional Strategy Investment Fund; and
- Perform other duties and functions that Metro Council may prescribe.

## **Membership**

The Committee is composed of 18 voting members and 4 non-voting members. Voting members include:

Elected officials (10):

- 3 Metro Councilors
- 1 Clackamas County Commissioner
- 1 Multnomah County Commissioner

- 1 Washington County Commissioner
- 1 City of Portland Representative
- 1 representative of the cities of Clackamas County
- 1 representative of the cities of Multnomah County
- 1 representative of the cities of Washington County

Voting non-elected members (8):

- 3 homeless services experts
- 1 coordinated care organization representative
- 1 culturally specific services coalition representative
- 1 housing/homeless services coalition representative
- 1 business coalition representative
- 1 justice system representative

Non-voting members (4):

- 1 representative from the State of Oregon Housing and Community Services department (appointed by Governor of Oregon)
- 1 representative from TriMet (appointed by TriMet board)
- 1 representative from a philanthropic organization
- 1 housing provider representative (e.g. community development corporation or housing authority)

**ATTACHMENTS**

- A. Committee appointment letters from other governing bodies



**BOARD OF COUNTY COMMISSIONERS**

**PUBLIC SERVICES BUILDING**

2051 KAEN ROAD | OREGON CITY, OR 97045

March 30, 2026

Metro Council  
600 NE Grand Ave  
Portland, OR 97232

Dear President Peterson and Metro Council:

We are responding to your inquiry on January 22 requesting a Clackamas County Board of Commissioners representative for the newly formed Supportive Housing Services Regional Policy and Oversight Committee (RPOC).

On Tuesday, January 27 the Board voted unanimously to appoint Commissioner Ben West as the Supportive Housing Services RPOC representative. Commissioner Martha Schrader will serve as alternate.

Sincerely,

Craig Roberts, Chair

On Behalf of the Clackamas County Board of Commissioners



**Jessica Vega Pederson**  
**Multnomah County Chair**

501 SE Hawthorne Blvd., Suite 600  
Portland, Oregon 97214  
P: (503) 988-5090  
E: [mult.chair@multco.us](mailto:mult.chair@multco.us)

March 6, 2026

To: Metro President Lynn Peterson and Councilor Duncan Hwang

Thank you for reaching out to ask for the Multnomah County elected representation on the new Supportive Housing Services Program oversight body, the Regional Policy and Oversight Committee (RPOC).

In addition to providing accountability and transparency across the Metro region of Clackamas, Multnomah, and Washington counties, combining the previous Tri-County Planning Body and the Regional Oversight Committee will result in efficiencies and less confusion to the public about the impact of SHS funding.

As I prepare my Executive Budget for FY26, I am keenly aware of having to make significant cuts to homelessness and housing services while still maintaining an effective system that addresses some of our community's greatest needs. SHS funds are integral to supporting highly vulnerable people in this system, especially as we face cuts at the federal and state level. My expectation is that the RPOC will address concerns about filling our collective gaps.

Commissioner Shannon Singleton will represent Multnomah County on the RPOC. She brings a wealth of understanding on homelessness, housing, and related systems. Commissioner Meghan Moyer will serve as her alternate. She has significant experience with serving and housing people with disabilities in addition to a deep understanding of Medicaid in Oregon.

We look forward to hearing more about the RPOC and its approach to regional implementation and outcomes as well as how it will operate in the coming months and ongoing.

Should you have any questions regarding these appointments, please feel free to reach out to me or my staff, Heather Lyons, Senior Policy Advisor on Housing and Homelessness.

Best,

Jessica Vega Pederson  
Multnomah County Chair

CC: Board of Multnomah County Commissioners



February 25, 2026

Metro Regional Government  
Metro Council President Lynn Peterson  
Attn: Alice Hodge  
600 NE Grand Ave  
Portland, OR 97232

Re: Appointment to the Metro Supportive Housing Services Regional Policy and Oversight Committee (SHS RPOC)

Dear Chair Peterson and Members of the Metro Council,

On behalf of the Washington County Board of Commissioners, we are appointing Commissioner Jerry Willey, District 4, as the Board representative to the newly established Metro Supportive Housing Services Regional Policy and Oversight Committee. He will serve in this capacity through the end of his term on January 4<sup>th</sup>, 2027.

Commissioner Jason Snider, District 3, will serve as the Board-appointed alternate for this position.

These appointments were approved at the Board of Commissioners Work Session on Tuesday, February 24<sup>th</sup>, 2026.

In January 2027, the new Board of Commissioners will update their committee assignments. When the decisions are finalized, they will share their newly appointed representation with the Council.

If you have any questions or concerns, please do not hesitate to reach out.

Sincerely,

Kathryn Harrington  
Chair, Washington County Board of Commissioners

CC: Washington County Board of Commissioners  
Alice Hodge, Metro Housing Department Council Liaison

# MMC

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## Metropolitan Mayors' Consortium

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**Mayor Lacey Beaty**  
City of Beaverton

**Mayor Brian Hodson**  
City of Canby

**Mayor Jeffrey Dalin**  
City of Cornelius

**Mayor Joshua Drake**  
City of Durham

**Mayor Keith Kudrna**  
City of Fairview

**Mayor Malynda Wenzl**  
City of Forest Grove

**Mayor Michael Milch**  
City of Gladstone

**Mayor Travis Stovall**  
City of Gresham

**Mayor Tom Ellis**  
City of Happy Valley

**Mayor Beach Pace**  
City of Hillsboro

**Mayor Rachel Kazmierski**  
City of King City

**Mayor Joe Buck**  
City of Lake Oswego

**Mayor Jim Akers**  
City of Maywood Park

**Mayor Lisa Batey**  
City of Milwaukie

**Mayor Aaron Dumbrow**  
City of North Plains

**Mayor Denyse McGriff**  
City of Oregon City

**Mayor Keith Wilson**  
City of Portland

**Mayor Tim Rosener**  
City of Sherwood

**Mayor Yi-Kang Hu**  
City of Tigard

**Mayor David Ripma**  
City of Troutdale

**Mayor Frank Bubenik**  
City of Tualatin

**Mayor Rory Bialostosky**  
City of West Linn

**Mayor Shawn O'Neil**  
City of Wilsonville

**Mayor Jairo Rios-Campos**  
City of Wood Village

RE: Supportive Housing Service Oversight Committee City Appointments

Dear Metro Councilors,

As the Metro Mayors Consortium (MMC), we are writing to share our support for the three selected City representatives to serve on the Supportive Housing Services (SHS) Oversight Committee. The MMC represents the 24 cities in the Portland metropolitan region. Collectively, our communities are home to more than 1.7 million Oregonians across Clackamas, Multnomah, and Washington counties.

As requested by Metro, the mayors from the largest city in each county convened their respective county mayor groups to nominate a city representative, as well as an alternate, to participate on the Oversight Committee. Through this process, the Clackamas County mayors selected Mayor Buck of Lake Oswego, with Mayor Batey of Milwaukie as the alternate. The Multnomah County mayors selected Mayor Stovall with Mayor Jairo Rios-Campos serving as the alternate. The Washington County mayors selected Mayor Pace of Hillsboro, with Mayor Beaty of Beaverton as the alternate. The MMC endorses these selections.

We appreciate the opportunity to participate in this process. We look forward to continued collaboration with Metro and our regional partners to support effective oversight and implementation of these critical services.

Sincerely,

The Metro Mayors Consortium

**From:** [AMBATI Svetha \\* GOV](#)  
**To:** [Alice Hodge](#)  
**Cc:** [TSCHABOLD Matthew \\* GOV](#); [BELL Andrea \\* HCS](#); [CRAWFORDPEACOCK Maya \\* GOV](#)  
**Subject:** [External sender]Re: Letter to Governor Tina Kotek Regarding State Appointee to Metro SHS Regional Policy and Oversight Committee  
**Date:** Tuesday, February 24, 2026 12:14:48 PM  
**Attachments:** [Outlook-A button w.png](#)

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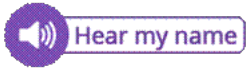
Hi Alice,

Confirming that Governor Kotek and Director Bell approve the request to appoint Mike Savara to serve as the State's non-voting member on the SHS Regional Policy and Oversight Committee.

Please let me know if you need anything else to confirm the appointment.

Thank you,

**Svetha Ambati (she/her)**



Senior Housing Advisor  
Office of Governor Tina Kotek  
Scheduler – [Tetty.Bergin@oregon.gov](mailto:Tetty.Bergin@oregon.gov)  
Scheduler Phone: (503) 510-0590

**From:** [Desue, Sam](#)  
**To:** [Jeff Kain](#); [Alice Hodge](#); [Liam Frost](#); [Victor Sin](#); [Kristin Dennis](#)  
**Cc:** [Wilson, Andrew](#)  
**Subject:** [External sender]Letter Regarding Metro SHS Regional Policy and Oversight Committee Appointment Process  
**Date:** Friday, January 23, 2026 3:05:51 PM  
**Attachments:** [Metro Letter Tri Met SHS RPOC Appointments.docx](#)  
[Metro Letter Tri Met SHS RPOC Appointments.pdf](#)

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President Peterson,

Thank you for your letter and for the opportunity to continue partnering with Metro as the region advances important reforms to strengthen the Supportive Housing Services program. We appreciate the collaborative approach Metro Council has taken to enhance oversight, transparency, and accountability, and we value the shared commitment to ensuring these resources deliver meaningful outcomes for our most vulnerable community members.

I am pleased to confirm that TriMet will appoint Andrew Wilson, Chief Safety & Security Officer, to serve as our representative on the SHS Regional Policy and Oversight Committee, with an alternate to be Jessie Harvey, our Director of Emergency Management. We view this committee as an important forum for coordination, shared learning, and informed dialogue across regional partners, and we welcome the opportunity to contribute to its work.

Andrew brings deep experience in public safety, security, and interagency collaboration, and he will be well positioned to represent TriMet's perspective and support productive engagement as the committee launches.

Sincerely,

Sam

Samuel (Sam) Desue, Jr. MBA

General Manager – TriMet

101 SW Main Street #700

Portland, Oregon 97204

Office: 503-962-4831

Cell: 503-979-7098

[desues@trimet.org](mailto:desues@trimet.org)

