



CITY OF  
**PORTLAND, OREGON**

**OFFICIAL  
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **28TH DAY OF MARCH, 2018** AT 9:30 A.M.

THOSE PRESENT WERE: Mayor Wheeler, Presiding; Commissioners Fish, Fritz and Saltzman, 4.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Denis Vannier, Senior Deputy City Attorney; and Nicholas Livingston and John Paolazzi, Sergeants at Arms.

Item Nos. 300 and 302 were pulled for discussion and on a Y-4 roll call, the balance of the Consent Agenda was adopted.

		<b>Disposition:</b>
<b>COMMUNICATIONS</b>		
<b>292</b>	Request of Brad Perkins to address Council regarding Sullivan's Gulch trail funding (Communication)	<b>PLACED ON FILE</b>
<b>293</b>	Request of Andrew McGough to address Council regarding Economic Opportunity Program and housing assistance (Communication)	<b>PLACED ON FILE</b>
<b>294</b>	Request of Stacey Triplett to address Council regarding Economic Opportunity Program and housing assistance (Communication)	<b>PLACED ON FILE</b>
<b>295</b>	Request of Patrick Gihring to address Council regarding city rent assistance (Communication)	<b>PLACED ON FILE</b>
<b>296</b>	Request of Brian Quinn to address Council regarding sidewalk stamps (Communication)	<b>PLACED ON FILE</b>
<b>TIMES CERTAIN</b>		
<b>297</b>	<b>TIME CERTAIN: 9:45 AM</b> – Direct the Chief Administrative Officer and the Directors of the City Budget Office, Bureau of Transportation, and Portland Parks & Recreation to proceed with seven Build Portland priority projects (Resolution introduced by Mayor Wheeler) 30 minutes requested for items 297 and 298 (Y-4)	<b>37349</b>

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<b>298</b>	Authorize limited tax revenue bonds in an amount not to exceed \$52 million to finance infrastructure improvements in City parks, transportation, civic and other capital assets as contemplated in the City's Build Portland infrastructure initiative (Ordinance introduced by Mayor Wheeler)	<b>PASSED TO SECOND READING APRIL 4, 2018 AT 9:30 AM</b>
<b>298-1</b>	<b>TIME CERTAIN: 10:15 AM</b> – Proclaim May 5, 2018 to be Day of Awareness for Missing and Murdered Native Women and Girls (Proclamation introduced by Mayor Wheeler) 30 minutes requested	<b>PLACED ON FILE</b>
<b>CONSENT AGENDA – NO DISCUSSION</b> <b>Mayor Ted Wheeler</b> <b>Bureau of Planning &amp; Sustainability</b>		
<b>299</b>	Amend Intergovernmental Agreement with Metro to accept an additional \$773,133 for the Metro Waste Reduction Challenge Funds of \$322,909 and \$450,224 for the Recycle at Work Program in FY 17-18 (Second Reading Agenda 271; amend Contract No. 30005471)  (Y-4)	<b>188873</b>
<b>Office of Management and Finance</b>		
<b>*300</b>	Pay lawsuit of JBJ Holdings II, LLC in the sum of \$80,000 involving the Bureau of Environmental Services (Ordinance)  (Y-4)	<b>188879</b>
<b>*301</b>	Authorize an Intergovernmental Agreement with Portland State University for Contractor Training and Development instructive classes in the amount of \$30,000 (Ordinance)  (Y-4)	<b>188874</b>
<b>*302</b>	Authorize a grant agreement with Portland State University, Institute on Aging in an amount not to exceed \$99,991 for support of the Age-Friendly Portland initiative (Ordinance)  (Y-4)	<b>188880</b>
<b>Commissioner Nick Fish</b> <b>Bureau of Environmental Services</b>		
<b>303</b>	Authorize an Add Work Letter Agreement with the Oregon Department of Transportation related to sewer facility adjustments to be completed by the US26 (Powell Blvd) SE 122nd Ave to SE 136th Ave Project in the amount of \$12,000 (Ordinance)	<b>PASSED TO SECOND READING APRIL 4, 2018 AT 9:30 AM</b>
<b>*304</b>	Authorize the Bureau of Environmental Services to reimburse property owner at 26 N Stafford Street for sewer user fees paid to the city, in the amount of \$3,276 (Ordinance)  (Y-4)	<b>188875</b>

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<b>REGULAR AGENDA</b> <b>Mayor Ted Wheeler</b> <b>Portland Housing Bureau</b>		
<b>*305</b>	Amend contract with Housing Development Center for housing projects by \$68,419 for a total value of \$162,419 to support the SW Corridor Affordable Housing opportunity Sites development Feasibility Analysis (Ordinance; amend Contract No. 32001640) 15 minutes requested (Y-4)	<b>188876</b>
<b>Commissioner Nick Fish</b> <b>Bureau of Environmental Services</b>		
<b>306</b>	Amend contract with BergerABAM, Inc. for the Tryon Creek at Boones Ferry Culvert Replacement Project No. E08682 in the amount of \$316,298 (Second Reading Agenda 280; amend Contract No. 30003652) (Y-4)	<b>188877</b>
<b>Water Bureau</b>		
<b>307</b>	Authorize the Portland Water Bureau to purchase property at 40730 SE Latigo Lane, Sandy, Oregon for \$425,000 to protect easements for conduits from the Bull Run water supply and authorize portion of the property for disposition (Second Reading Agenda 281) (Y-4)	<b>188878</b>
<b>DUE TO LACK OF AGENDA THERE WERE NO 2:00 PM MEETINGS WEDNESDAY OR THURSDAY, MARCH 28-29, 2018</b>		

At 11:14 a.m., Council adjourned.

**MARY HULL CABALLERO**  
Auditor of the City of Portland



By **Karla Moore-Love**  
Clerk of the Council

For a discussion of agenda items, please consult the following Closed Caption File.

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**Key: \*\*\*\*\* means unidentified speaker.**

**March 28, 2018 9:30 AM**

**Wheeler:** We have a pre-gavel issue, Owen Keegan the chief executive to the Dublin city council is here today. Commissioner Saltzman?

**Saltzman:** Yes I will turn it over to my chief of staff Brendan Finn to the introduce the chief executive.

**Brendan Finn:** Thank you mayor and commissioners. Good morning, Brendan Finn chief of staff to Portland city commissioner Dan Saltzman. Thank you for taking a brief moment before you conduct the city's business to allow me to introduce Owen Keegan who is the chief executive to the city council of Dublin, Ireland. We have a mutually beneficial relationship with Dublin. They're a part of a network of cities that share strategies and best practices around transportation and mobility. We're very thankful for that mutually beneficial relationship that we have and thankful to have Owen here in Portland to learn more about what we're doing and learn more about what they're doing in Dublin, one of the fastest-growing cities in the e.u. they're facing many of the same challenges that Portland is. Owen.

**Owen Keegan:** Thank you very much. Mayor, commissioners, it's great to be here from the city of Dublin. As Brendan says we've had kind of a mutual learning relationship with the city here and it's good to have an opportunity to come over again and just see some of the wonderful things that are happening here, bring them back home and apply them. Give you credit, I hope. Thank you very much.

**Wheeler:** Thank you for being here, we sure appreciate it.

**Fish:** Can I say something really quickly? Brendan's already told you we sit up here, but Brendan actually runs the show so he's told you that. My dad when he got his first job, he had an entry level job in the state department and he was assigned to Dublin and I guess he was -- he did like processing passports and things like that, but my sister was born in Dublin. So a little bit of family history there and had a chance to visit a couple of times. It's just beautiful.

**Keegan:** My daughter lives here so I have two reasons to be here.

**Finn:** Thank you.

**Wheeler:** Great to have you here, sir, thank you. Good morning everybody, this is the Wednesday, march 28th morning session of the Portland city council. Karla, hello, would you please call the roll?

**Fritz:** Here **Fish:** Here **Saltzman:** Here **Eudaly:** **Wheeler:** Here

**Denis Vannier, Senior Deputy City Attorney:** Welcome to the Portland city council. The city council represents all Portlanders and meets to do the city's business. The presiding officer preserves order and decorum during city council meetings so that everyone can feel welcome, comfortable, respected and safe. To participate in city council meetings, you may sign up in advance with the council clerk's office for communications to briefly speak about any subject. You may also sign up for public testimony on resolutions or the first readings of ordinances. Your testimony should address the matter being considered at the time. When testifying, please state your name for the record, your address is not necessary. Please disclose if you are a lobbyist, if you are representing an organization, please identify it. The presiding officer determines the length of testimony. Individuals

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generally have three minutes to testify unless otherwise stated. When you have 30 seconds left, a yellow light goes on and when your time is done, a red light goes on. If you are in the audience and would like to show your support for something that is said, please feel free to do a thumbs up and if you want to express that you do not support something, please feel free to do a thumbs down. Disruptive conduct, such as shouting or interrupting testimony or council deliberations will not be allowed. If there are disruptions, a warning will be given that further disruption may result in the person being ejected for the remainder of the meeting. After being ejected a person who fails to leave the meeting is subject to arrest for trespass. Thank you for helping your fellow Portlanders feel welcome, comfortable, respected and safe.

**Wheeler:** Thank you very much. First communications item, please.

**Item 292.**

**Moore-Love:** Item 292, request of brad perkins to address council regarding sullivan's gulch trail funding.

**Wheeler:** Good morning.

**Brad Perkins:** Good morning, mayor. Commissioners. We've got an okay sign with your wife last night.

**Wheeler:** I did indeed, I did indeed, that was a great event and I appreciated your testimony last night, it was fantastic. Thank you, sir.

**Perkins:** Thank you. I come here representing sullivan's gulch trail committee. I also come here as an individual. I just want to mention a couple of things. Next week, the county will be reevaluating the Wapato and I just want mayor ted wheeler and the rest to reconsider a joint venture with Multnomah county and looking at this as a service center, 150,000 square feet of building and 18 acres of property that could house inside and outside over 1,000 people. So I just want you to keep that in mind and also, I'm ceo of Cascadia high-speed rail. I don't know if you heard, but the state of Washington through governor insley and also the premier in British Columbia has approved a \$1.5 million for a further study for high-speed rail and Portland's included. So we need to get going to be planning as to how we can connect with what is already being done as far as studies, this will be further discussion and I hope to be a part of it. So great. The other thing, sullivan's gulch trail. Just, you know, 2012 and a few of you have been a part of the city council that approved the sullivan's gulch trail. It looks like we have been pushed aside, to put it mildly, in favor of the green loop. Green loop is very hypothetical at this point. You know, representing 15 different neighborhoods and three business organizations, and other developers, they're very interested in seeing this thing happen and there's a great opportunity now with the bridge being planned across i-84. The main piece that really needs to be connected here is underneath mlk and grand avenue. For a safe connection through a major corridor issue. It's a failed intersection there at mlk and lloyd boulevard, especially. So I want you to be able to keep an eye on that very closely because we're trying to get the first lane started so we can get private money to continue getting money for this trail. The other thing is that land nearby the trail can be used privately, if the city thinks outside the box and says okay, if you want to participate, here's a way to do that. I would really appreciate commissioner Saltzman if we can meet and discuss this more in detail. Since we have been working with the project manager on that, it's been my way or the highway. So we need to get a stakeholder group together for that major project, \$12.5 million being spent on it. When we were discussing or planning for the trail it was \$450,000 or excuse me, \$250,000 and we had a stakeholder group that was involved with that and I just want to encourage the council to take a look at having that happen and maybe the project manager involved with the sullivan's gulch trail, too, thank you for your time.

**Wheeler:** Thank you, sir for being here. And the next two, if you could read them together, I believe they would like to come up together.

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**Item 293, 294 and 295.**

**Moore-Love:** The next three I believe. 293 request of Andrew McGeough to address the council regarding economic opportunity program and housing assistance. 294, request of Stacey triplett to address council regarding economic opportunity program and housing assistance and 295, request of Patrick gihring to address council regarding city rent assistance.

**Wheeler:** And colleagues, I had received prior notice that there would be different individuals coming up in place of the names that have been called so that has been prearranged and I'm sorry I didn't find my talking points in time, but thank you all three of you for being here today.

**Stacey Triplett:** Thank you. Good morning, mayor wheeler and members of the city council, I'm Stacey triplett here with work systems. We're bringing a snapshot of the economic opportunity program to you today. For the last six years, prosper Portland and work systems, your workforce development board have been collaborating on this program. The program goal is simply to support entry into high-growth career track occupations for low-income residents of the city of Portland. You see the details of the program there. I'll highlight a couple of things. We've been able to serve 54% of people of color in the last year, 89% of the folks we've served are very low-income between zero and 30% of median family income and 22% self-report that they're homeless at entry so we're very relevant to the issues of Portland today. I would like to focus here on how work systems increases your anchor investment with over \$6 million of additional federal, state and local sources that we bring annually to serve more people and enhance services in this program. This could not be brought to the community without stable funding you provide. The increases have included additional career coaches to serve more participants. This program is based on an individualized one on one model of career coaching that's very important to career planning and goals for the participants. The additional funding is scholarship, training scholarships that are tied to the public workforce system, bringing that coordination in and on the job training and paid internships are paid, as well. This program serves both adults and youth. Here you'll recognize some of the most well known community serving organizations. They have different strengths and different focus populations. They're a robust network and they're able to align with others to address needs that customers bring, like rent assistance, childcare, transportation, other supports that reduce barriers to employment and to training. Their customers access over half a million dollars in rent assistance at this time. Meyer memorial trust has funded the housing system alignment pilot that we have results from for last year. That pilot last year showed that a comparison group of customers that did not receive rent assistance because the level of need exceeds the funding, compared to those who did receive rent assistance showed that those that did receive it had better training completions, better employment outcomes with the rent assistance support. Eop rent assistance recipients increased their income almost double compared to that comparison group in that study. Another eop project that meyer memorial trust has funded is participation of culturally specific providers in a reimbursement grant that's offered by the usda for serving snap recipients, particularly add to the list that you see there, el programa Hispano Catolico and urban league in the program expansion that addresses housing in secure folks and aligns with housing initiatives from home for everyone so I hear my time is over, Malynda and Renee are here Eop customers to communicate directly. Thank you very much.

**Wheeler:** Thank you. Welcome.

**Malynda Harwood:** Thank you. Hi, my name is Malynda Harwood. Thank you for having me. I just wanted to start by saying if it wasn't for human solutions I wouldn't be where I'm at right now. I spent 17 years in addiction, I was homeless for a good 10 years of that. And so when I came out of jail last time, I was introduced to human solutions

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through the dcj program. I just had my first baby and they had gotten me into the program so I could start work because I had no history of work and so we did an internship, 240 hour program through the wex program and habitat for humanity, and after my 240 hours I was able to get full-time employment with them. That was about two years ago. I'm now a floor supervisor there and I'm about ready to have my second baby. And then also, I -- I have a place to live now, I have a place for my family to be. And I wouldn't have had that as well without them. I have a really bad criminal background and that was a huge barrier for me and I also had past property debt, as well. So with the help of human solutions and my housing specialist, they were able to get me a reasonable accommodation letter that kind of outlines my addiction and my mental health, how that goes hand in hand with all my criminal behavior. They also helped pay off my property debt, which was a huge barrier for me. I couldn't have afforded that without them. And now, I'm in a stable house. And I just have a place for my family and I can continue to grow right now. Thank you.

**Fish:** Congratulations.

**Fritz:** Thank you for sharing your story.

**Fish:** And by the way, you've noted two barriers that many people in our community still face. One is -- in the old days, having to disclose that you had a criminal justice past, we passed a law here that bans the box because when people do their time, they should not have that just sort of follow them forever. And, of course, the other has to do with people that have an event in their life that causes their credit rating to be damaged. And everybody has some bump in the road, but once your credit rating is damaged, that affects your ability to rent, to buy, to get credit so those are still two significant barriers, which disproportionately affect people who are either of modest means or who have had a bump in the road, and I think we have to continue to fight to make sure that doesn't prevent people from reengaging in society and chasing their dreams so thank you for sharing your story.

**Harwood:** Yeah, thank you.

**Renee Allais:** Good morning, my name is Renee Allais, just my story is a little bit different. However, I always wanted to be in the medical field and I went and I got my cna 1 license, and I had been working at the same place for about four years and I lost a job and I was living in an apartment for about four years and I was about -- I had an eviction notice, I had a pge shutoff, had no job, and I went to work source and I kept looking for a job and I wanted to go back to school to further my career, didn't have the income for it and work force turned me over to human solutions and that's when I met my counselor Shawna and right when I started at human solutions, they supported me. I was able to get my cna 2 license, they paid for my school, they paid 90% of my rent, they helped me keep my pge bill going. I graduated with my cna 2 license, fully paid. My income, I got -- after I graduated with my cna two, I got a job at a hospital and my income has doubled, I have medical, I was able to keep my apartment, I got all my bills paid off and I still had human solutions helping me probably I would say two months after I had got my cna two license, and they didn't say well we're done. You have a job now. They supported me. They kind of weaned me off it financially. All I can say is my life has changed. I just -- it's a great program and I feel like they supported me, they gave me my education that I needed. And I just hope that everybody gets the same experience that I got to experience with them. I think it's very important.

**Wheeler:** Thank you. Commissioner Fritz.

**Fritz:** Being in healthcare is inherently a service job and being a cna is very difficult so thank you for what you're already giving back to society for what we've helped you with.

**Allais:** Thank you.

**Wheeler:** Thank you all three of you for being here and Malynnda and Stacey I'm very sorry I had to leave, but you have my word I will actually review and watch the video. I'm

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apologizing that I had to take a moment but thank you all three of you for being here today. It's powerful testimony. [applause] last individual please.

**Item 296.**

**Moore-Love:** Item 296, request of Brian Quinn to address council regarding sidewalk stamps.

**Wheeler:** Is Mr. Quinn here today? I do not see him today. Have any items been pulled from the consent agenda?

**Moore-Love:** Yes, we have item 300 and 302.

**Wheeler:** 300 and 302, please call the roll on the remainder.

**Fritz: Aye Fish: Aye Saltzman: Aye Wheeler: Aye**

**Wheeler:** The consent agenda is adopted. Item 297, please.

**Item 297.**

**Moore-Love:** Direct the chief administrative officer and the directors of the city budget office bureau of transportation and Portland parks and recreation to proceed with seven build Portland priority projects.

**Wheeler:** Colleagues, build Portland is the means by which the city plans to address our infrastructure gap, which represents a significant long-term liability in Portland as you're well aware. The gap is large. Staff charged with managing our infrastructure raised the alarm that \$228 million more is needed each year for the next 10 years just to maintain the infrastructure that we have today. This gap has increased by tens of millions over the last two years because the costs increase as the conditions deteriorate. Fortunately, several urban renewal areas will expire over the next 10 years, returning tax increment finance to the city. The city has the opportunity to use a portion of this funding to address deferred maintenance. But having money isn't enough. We need a bigger, multiyear vision. So in the last year's proposed budget I announced an infrastructure plan called build Portland to commit at least \$600 million of city resources by 2040 to make critical investments in our core infrastructure. The Portland building advisory committee was directed to bring, by March 2018, a recommendation regarding a list of priority projects, a funding plan and a timeline for council consideration. Deputy chief administrative officer Carmen Merlo is here to do that. The first of the two time certain ordinances we're about to take up describes the build Portland selection process and decision. The second authorizes the limited tax revenue bonds to provide interim financing for these important projects. I would also like you to read 298, please.

**Item 298.**

**Moore-Love:** Authorize limited tax revenue bonds in an amount not to exceed \$52 million to finance infrastructure improvements in city parks, transportation, civic and other capital assets as contemplated in the city's build Portland infrastructure initiative.

**Wheeler:** Very good. Carmen and Jennifer, welcome and take it from here.

**Carmen Merlo, Office of Management and Finance:** Thank you, mayor, commissioners, deputy chief administrative officer with me is Jennifer Cooperman, chief financial officer and also behind me I have the directors Scott, Abbate and I believe Leah Treat also available to answer any questions. Last October, city council approved a resolution directing the cao to continue implementation of the build Portland initiative and specifically it directed the cao to form a build Portland advisory committee no later than November, 2017, whose role would be to develop eligibility criteria, funded projects and to come back to council by march of 2018 with a prioritized list of projects and a funding plan. In addition, it also required the cao to produce an annual update to council on the progress of implementing the build Portland initiative and to respond to issues raised by the former chief financial officer Ken Rust and you'll be hearing a little bit more from cfo Jennifer Cooperman a little bit later. So there are three groups that have helped to guide and inform the build Portland process, starting with the advisory committee that's made up of the cao

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as the chair, the chief financial officer, the directors of pbot, parks, city budget office, the asset managers as well as several community advisors and this committee met in November and in February of this year. The second committee that has been meeting monthly is the city asset managers group and their charge is to propose and evaluate the projects using the eligibility criteria that the advisory committee came up with and finally, a finance group that's led by Jennifer as well as the debt manager and cbo to develop a funding plan and timeline for implementation. So the advisory committee developed a two-step approach that projects must go through to be able to eligible for build Portland funding. It primarily relies on a process previously adopted by the city as an effective way to allocate resources to the highest need projects, but it front loads eligibility criteria with priorities identified by council, city bureaus, the asset managers and build Portland stakeholders. It then moves into a phase two, which uses the existing capital set aside scoring criteria. So starting with the first step, the proposers go through a series of yes/no questions to find out whether projects maximize return on investment and reduce the city's major maintenance gap, whether the project invests in assets that are critical for delivering core services, whether there's reliable data to evaluate the asset condition, determining whether the project scores high on equity considerations, and making sure the projects comply with financing requirements of city financial policies. All the projects that answered yes to those questions were moved on to phase two. Again, this is using the existing capital set aside criteria, which is primarily a risk and likelihood framework. So in total, 25 projects were submitted by parks, pbot and our civic infrastructure. Of those projects, 20 made it to phase two, and then finally, the highest-scoring projects, the top seven, were the ones identified for build Portland funding. So you have the list of projects here, and again, I have the director Abbate and Treat here to answer any questions for you on these projects. I would like to turn it over to Jennifer Cooperman to talk to you more about the funding plan.

**Jennifer Cooperman, Office of Management and Finance:** So now, that the projects have been identified, we will be looking to the bureaus responsible for these projects to submit spending schedules to the debt management group and once we have those spending schedules and a level of certainty for the spend, we can come up with the appropriate way to finance. It will either be lines of credit if the construction period will be extended over a period of time or direct issuance of long-term bonds up front if the spending certainty is relatively high. We will need a three to six month planning period prior to issuance of the financing mechanism, but that's the traditional approach that we take when bureaus come to the debt management group for any sort of financing.

**Wheeler:** Jennifer could I ask you a question? One question that gets posed to me a lot about this program, people say okay great, I like the fact that you're being fiscally disciplined and you're finding resources to invest in infrastructure, but what about the debt? Are you concerned about the issuance of debt?

**Cooperman:** I'm -- I'm concerned that we're issuing the debt prior to the return of the funds that the debt is being financed with. There is some risk to the city of our doing that, which is why in my memo, the recommendation was that we intentionally take a phased approach to this. I am sensitive to and supportive of the aspirational goals of \$600 million over a long period of time, but I think it would be irresponsible to commit today to that full \$600 million.

**Wheeler:** And that's my we're spreading this over a 20-year period so we can manage that risk?

**Cooperman:** Yes and why today, we are presenting ordinances to you, a financing ordinance that looks just at the first 50 and just at the first seven projects. And the best way to manage expectations internally and externally will be to show success with this first phase and then revisit the returning revenues to the general fund, revisit other needs that

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may have come before council in that meantime, other legacy liabilities that the city has and make another determination at the advisory committee and with council about what the best use is for those funds at that time.

**Wheeler:** And Jennifer, what strategies can we use to protect the credit rating? As we issue these bonds, obviously, we'll be concerned with the credit rating. What strategies are we using to protect the credit rating?

**Cooperman:** I'm going to invite Eric Johansen the debt manager up to participate in the response to that. I would say that the messaging that we're giving to the marketplace and to the credit agency is that we are taking a very intentional, slow approach with this, and that quite frankly, we have these infrastructure needs today. We've had them for a very long period of time. They're no less today than we were before and that the costs only increase if we wait to address the issue. So we're balancing the debt costs versus the additional infrastructure costs by waiting.

**Wheeler:** Great and sorry I couldn't resist letting my former job bleed into this one a little bit.

**Eric Johansen, Office of Management and Finance:** We have conversations with the rating agencies on an ongoing basis. They're aware of our debt policies that restrict the amount of limited tax bonds that we can issue, both those that are self-supporting and those that are not self supporting. So fortunately right now, we have a fair amount of cushion under those policies. You could see a situation where there's a lot of -- between build Portland and a lot of the legacy liabilities, we may start to test those so again, we'll make sure that we're having those ongoing conversations with the rating agencies and updating them on where we stand with respect to our policies.

**Wheeler:** And because of this incremental approach, if we ever got to the point and I want to be clear, we're not there and we don't foresee getting there, should changes take place in the marketplace and we see ourselves getting there with this incremental approach, we obviously have the ability to put on the brakes if necessary?

**Johansen:** Yes, yes.

**Wheeler:** Very good.

**Cooperman:** And as there are discussions about changes made to the uras, we will also be reminding people about what promises have been made based on certain assumptions, and what the impact might be of changes.

**Wheeler:** Excellent, thank you.

**Fish:** Jennifer, I have a couple of questions. Which bureaus are eligible to compete for build Portland projects?

**Cooperman:** The way the original resolution was written, it would be pbot, parks, the civic assets, that's it.

**Fish:** So if the council wanted to expand to another bureau, we would have to amend the original ordinance or is that how it's been interpreted?

**Cooperman:** It was a resolution that is the framework for the build Portland program so we would want to revisit the resolution.

**Fish:** So I've raised this with the mayor and I'll discuss it with my colleagues at a later time, but when we come back to the discussion about unreinforced masonry buildings, we do have a number of buildings that the city is the prime investor in, not the owner operator, but a prime investor. And as I'm looking -- and they are at risk of serious damage in the event of a seismic event and as I look at the criteria, it seems to me they would fit within a number of these -- if they were evaluated based on these criteria, they would fit. The question is does the council believe that that qualifies as the kind of infrastructure that was contemplated with build Portland? The truth is that there's going to be 20 plus million dollars of upgrades needed in projects that we fund where the nonprofit owner operator

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doesn't have the resources to upgrade the building. And it seems to me my initial view is that it fits within the criteria, but that obviously has to be a council decision.

**Cooperman:** And the challenge for nonprofit owners will be the state constitutional limit against the lending of credit and our ability to use our moneys to help finance non-city owners, private owners of those properties. There was the constitutional amendment -- it will be on the November ballot for voters to opine on the ability for jurisdictions to issue general obligation bonds in those situations.

**Fish:** So it's the bond proceeds, we go back to the problem we have under the constitution.

**Cooperman:** Right, so it may be -- we'll have to look differently at the properties that the city directly owns versus ones that we do not own and there are different funding streams that we can take into account to reflect the color of money.

**Fish:** If we use the money to provide a revolving loan fund at a low interest rate, would that get around the constitutional prohibition?

**Johansen:** Always defer to bond council. My understanding is that it would not.

**Fish:** Okay. And my second question is the second biggest chunk that we're going to approve today is ada accessible sidewalks. Is that a down payment on the most recent lawsuit that was resolved or is this part of the bureau's forecasted work that needs to be done?

**Cooperman:** My understanding is that that was part of the normal forecast of the bureau and that the settlement arrangement was not contemplated as part of this, but I would want to defer to the director Treat.

**Wheeler:** Good morning.

**Leah Treat, Director, Portland Bureau of Transportation:** Good morning. The \$2 million annually out of this is to replace the ulf funding that was taken to fund build Portland so it's part of our regular work program for ada ramps.

**Fish:** So it's independent of the lawsuit.

**Treat:** Completely separate.

**Fish:** Thank you very much.

**Cooperman:** You're welcome.

**Fritz:** Director Treat, I didn't see that in the presentation about that \$2 million. My question is about the Lents town center improvements. \$10.5 million. All the others seem to clearly be retrofits and fixing stuff that's been build and is broken, but that sounds more like an improvement than a fixing what's broken? Tell me about that.

**Treat:** I'm so sorry, give me one quick second, I left my notes.

**Fritz:** I apologize for not asking the question at the time, I just noticed it.

**Treat:** So the Lents town center project actually will include paving on foster, on Woodstock and we'll do signal upgrades and sidewalk improvements, pedestrian crossings and bikeways. So both the pavement and the signals are 20 years beyond their useful life so it's a significant infrastructure upgrade.

**Fritz:** May as well do the rest while we're at it, very good thank you.

**Wheeler:** Does that complete your presentation? Very good. No, no, it does not. That's not all you get.

**Cooperman:** So last but not least, this last slide is the information that we will be requesting from the bureaus who have projects that will be approved. This is normal information that we would look for when issuing financing to support capital improvements in the city. So just for your benefit, this is the sort of information that we will be requiring. That's the end of the presentation. So I can -- I submitted to your offices separately a written response to the concerns that prior cfo ken rust entered into the record last fall regarding this program. I'm happy to review the memo for you, but the bottom line is that there is risk associated with issuing the debt prior to the return of the funds to the general

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fund. I think it's manageable. And again, I would certainly hope that we're taking this intentional phased approach and issue \$50 million, plus the issuance costs for these initial projects and then have successful projects, and then revisit where we are at the conclusion of those projects for the next phase.

**Fritz:** I'll just add to that that the risk is known of not doing anything.

**Cooperman:** It is, it is. But I want to be very mindful of the debt burden that we're placing on the city and we enforce that as we look to adjust uras, this financing plan is built on certain assumptions and as we tinker with those assumptions we want to investigate what the implications of those changes are and we will bring those back to you.

**Fritz:** I have every confidence that you will keep us informed.

**Wheeler:** Thank you. Is there public testimony on either of these items?

**Moore-Love:** We have two people signed up.

**Wheeler:** Good morning.

**Philip Selinger:** Good morning mayor, commissioners. My name is Phil Sellinger I'm here today representing the northwest district association board and transportation committee, that is the neighborhood association for the northwest part of the city. And I'm here to solicit your support for the reconstruction of northwest 23rd avenue north of lovejoy street which has been a priority of both the city and the neighborhood for a long time. As you know, northwest 23rd avenue is a designated main street, serving the northwest town center. This is a high-density mixed use growth area, we're seeing rising truck and automobile traffic. It's used by trimet frequent bus service and emergency vehicles, accessing legacy good Samaritan hospital. The street is failing, and it's failing quite quickly. It's been on at least our priority list and the city's list for quite some time, keeps getting deferred. It's been patched, but the underlying infrastructure is failing. The south end of the street has been reconstructed under an earlier program up to lovejoy street, but the north end is a mess. It's hazardous for pedestrians, for people on mobility devices, and I might also mention that 1 in 4 of the residents in this area live in poverty, according to the last u.s. census. We're disappointed to see that it didn't make this first round under build Portland, but we think it needs to be funded in the next round or with a capital set aside program. Thank you.

**Wheeler:** Thank you, and I'll just go on record saying I agree with you and sooner rather than later, would be better. Thank you for being here. Good morning.

**Lightning:** Good morning, my name is lightning, I represent lightning super justice watchdog. Again, mayor I commend you on this, the \$600 million that you've put out there and are trying to do and we'll see where it goes. Now, pertaining to the bonds it's my understanding that that would require a vote by the public. Now, if I'm incorrect on that, they can state that to me. Now, also some of the concerns I have on the bond is that I'm always a little bit concerned on doing the interest only up front and not buying down the principal so I have a little bit of concern on that until the uras kick in a few years later so I understand you're being a little bit cautious on the overall debt, but I always have a problem paying interest only and not taking down the principal so that is a concern to me just from my position. Also, you know, when I always bring up the number on the current assets of about \$35 billion I always have a problem on acquiring assets, but not having the maintenance plan in place to make sure our infrastructure doesn't become deferred and we have to come back with this type of money. And one of the reasons why I say that is that at this time we are in a market that is as good as I think it's going to get as far as real estate values and I've always -- even at the historical society, when you were trying to become the mayor, I said to you directly, I said why don't we look at doing something on the overall assets and maybe trim a little bit off the top? And the reason why I said that is that I think it's the right time to look at that if we do say leasebacks on certain properties with long-term leases that we can renew from the city and just have money sitting there

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that we can utilize in infrastructure, but we don't actually give up the properties themselves on a long-term basis. There's a lot of areas to look at on maybe giving them a reasonable return, but being able to take our equity and utilize it back into the infrastructure and that way, we don't get too overleveraged on the debt and as a state treasurer you know the direction I'm going on this. Maybe it's an opportune time to look at that because paying down just interest only is a concern to me. I don't like to pay interest only on anything. I want the principal to be bought down so other than that, I think everything else looks good here and again, I commend you on your efforts on this and the \$600 million. I commend you on this. And I think it will be successful and keep moving forward on it. Thank you.

**Wheeler:** Thank you, and just so you know that your participation in that event wasn't for naught. I remember you sitting off on the left hand side having that conversation with you. When we go through some of these major redevelopments that are before the city like the Broadway corridor, that strategy is very much on the table. So I just wanted you to know that there has been a lot of thinking about that and in terms of the interest only, as a principle, I agree with you. In this case in terms of prudent management of the debt I think it's the right near term strategy, but I want you to know over the long-term I agree with you.

**Lightning:** If I might add something real fast I'm only talking a small percentage off the top of the capital assets, which I think due to the market increase in the last few years would be beneficial to do that and also that takes away from our maintenance responsibilities on some of those properties and transfers it to the investment group and thank you for your time.

**Wheeler:** Thank you. Good morning.

**Shedrick Wilkins:** Yeah, I'm Shedrick Wilkins and on the issue of city parks I want our parks to be maintained, but I have a different version of what a city park is. I think the stock market is crashing and I do support people sleeping in parks and so they can get out of the rain. I don't -- it will take years for the government to respond. I do think positively of memories of occupy Portland which is a park out here, they did try to feed people, they tried to get out, reach to homeless people, they got a bad bunch of people that busted out bank buildings, but we need to use parks. I'm also picking up word that any kind of ideas like a terminal one shelter or the foster shelter is running into complications from the neighborhood but remember this; don't blame people for camping in parks. Blame the stock market.

**Wheeler:** Thank you. Thanks to all three of you for your testimony. So we will do this in two parts. First of all, does anybody have any further questions of staff? So let's call the roll on the resolution, please. That's number 297.

**Fritz:** Thank you, mayor for leading this effort. When Portland has been taxes into urban renewal districts to get growth coming for decades and it's time for some of that return to go back into the things that Portlanders expect, which is paying for the existing infrastructure, making sure that everybody has decent city services and that's what this program does, I very much support setting aside part of the so-called boomerang funds that are coming back into the general fund. I think we need to be very intentional on what we do with the rest of them. I'm pleased to see many of the transportation improvements obviously that's got the biggest gap in service, despite the gas tax. We've got a lot of needs to fix our roads, fix our streets and so I'm pleased to see those. I am also happy to see a complete renovation of the mt. Scott community center on the list of improvements. The roof is failing, the central heating and cooling is failing. The building is not seismically upgraded and in the events of a big earthquake or natural disaster, it's not safe. And so this is going to give it the complete renovation it deserves. Thanks to director Mike Abbate and his team for the work putting this together and participating. You know you would think that the bureau directors would have been gung-ho to get fighting for the money for their particular assets and certainly, they advocate for that. Thanks to the city budget officer and

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city treasurer and city chief financial officer and others. It's been a process where it's been very intentionally looked at what are the worst, the most urgent and the biggest bang for the buck, including what are the equity considerations and so while I hear the gentleman from northwest district association that there are a lot of other projects needing doing, we know. It's \$500 million worth of projects that need doing and this process was designed to look at things objectively and try to fix the things that are most urgently needed recognizing that even with this program we're not done and that we need to, within the bureaus, within the city, intentionally look at what are we spending the taxpayers' money on? Are we spending it wisely? And how can we invest it so that we maintain that we have as well as providing things for places that don't have them? So thank you very much everybody for the work that you're doing on this. Aye.

**Fish:** Well, mayor wheeler thank you for leading this effort. This is a big lift and it's a big idea and I'm proud to support today's initial allocation. I want to thank Jennifer Cooperman and team for providing a cautious framework for our next steps and that's important because this council cannot bind future councils. We are borrowing against future revenue and we don't know what the economy is going to look like a week from now, month from now or whatever. So I appreciate the caution, and it's one of the reasons why I strongly support the idea of a phased approach, because a phased approach allows us to sort of make an investment and then pause and assess where we are and make sure we're on the right track, but this would not be happening without the mayor's leadership and so I'm grateful for that and I'm pleased to support this effort. Aye.

**Saltzman:** I do want to thank mayor wheeler for his leadership on this and also for the team that's helped get these projects going and I appreciate the notes of caution also. Aye.

**Wheeler:** So I would like to thank the team that made this happen. I appreciate the thanks, but there were others who did the lion's share of the work on this. The cfo, the treasurer, the city budget office put a tremendous amount of work into this, all of the bureau directors were asked to jump through a lot of hoops to prioritize these projects so while I appreciate the thanks, really they did all the hard work to help make this a reality and I think it's a great start. I vote aye, the resolution is adopted. With regard to 298, the authorization of limited tax revenue bonds. This is a first reading of a nonemergency ordinance. It moves to second reading. Thank you. Colleagues, item number 298-1 was actually noticed and it was on the original agenda. Unfortunately, it fell off our agendas and that's why you don't see it on our printed agendas, but it has been properly noticed and we have a lot of people here today. Could you please read Karla 298-1?

**Item 298-1.**

**Moore Love:** Proclaim May 5th, 2018, to be day of awareness for missing and murdered native women and girls.

**Wheeler:** Colleagues, native women are murdered or go missing at a higher rate than other ethnic groups. The current state of violence against native women and girls stems from a long legacy of genocide, removal, termination, and unprepared law enforcement and legal systems. This reality is staggering and it requires acknowledgment. In addition to the presentation and proclamation today, we're also seeking support for a congressional resolution from our Oregon delegation to designate May 5th, 2018, as the national day of awareness for missing and murdered native women and girls. I urge city of Portland employees and residents to increase their awareness about this very important and urgent issue. Here today to present, starting off is Laura John, our tribal liaison. Good morning and thank you for being here.

**Laura John:** Good morning mayor wheeler and commissioners. Thank you for this opportunity to be sitting here in front of you and inviting community to come for this very important proclamation. I have two guest speakers that I've invited today to talk on this issue. We have representative Tawnya Sanchez from our Oregon legislature. And we have

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Deborah Maytubee shipman, who is the director of the murdered and missing women, indigenous women usa site.

**Wheeler:** Thank you for being here.

**Deborah Muytubee Shipman:** Honorable mayor and distinguished commissioners, my name is Deborah Maytubee Shipman, and I'm from the Chickasaw nation in Oklahoma, but I was raised here in Oregon and I belong to the wild cat clan and that holds a lot of responsibility within my tribe. I'm the founder and chief officer of missing and murdered indigenous women usa. We are based out of Portland, we started a couple of years ago, and we've really had a lot of support from the community. The missing and murdered indigenous women is a national epidemic that we have. We estimate over 9,000 women are missing right now. It just -- just keeps growing bigger and this -- this problem has come to our city. And in the last three weeks, well to begin with, this could not have happened at a more perfect time because in the last three weeks, we've had two missing women, native women here in Portland and I'm happy to say that one of them has been found, but the other one that's out there without her family's permission, her name is Val k., and she's out of Montana. And we have heard from her several times, but she sounds -- her family says there's something wrong. The police can't -- they can't file a police report because they've heard from her so Val has fallen through the cracks. And we're going to look for her ourselves on foot and pass out fliers and our phone numbers so we can try to find her and we have a whole -- we have got a whole continuity of how we're going to care for her after we find her and we're going to continue to doing that with the missing women in Portland and we're gonna have continuous so no one falls through. And I cannot give you full numbers on how many missing native women that Portland has had because frankly, the Oregon state database is incomplete and the national -- the national crime figures do not include missing natives or murdered natives. The crime figures, we are the only race that is left off of national crime figures. Now, you will see a couple of reports on the crime and the violence against women by the department of justice, but you will not see firm numbers for anything and that's what we're doing, too, is creating the database. We're doing that at mmiw usa. It's a big job, but it has to be done. They're not doing it. And we hope that Oregon follows Washington state and activates a bill similar to hb 2951 that requires a database to be made and to be maintained by the state on all indigenous people, both men and women. Lastly, we want you to know how grateful we are for this proclamation. Our city -- as you know, our city is a hub for trafficking. We've got i-5, we've got the port of Portland, we've got an international airport. So you guys stepping up and being vigilant and rising up to the occasion by spreading this awareness is what we need as a people. You're telling us that we matter. You're telling us our lives are valued. With everything that has been said today, I think you might understand how much that means to us, because we've been ignored, but you're leading the pack, Portland, and we will forever be grateful you answered this call.

**Wheeler:** Thank you so much for your testimony. We appreciate it. Thank you for being here. Good morning.

**Tawnya Sanchez:** Good morning mayor wheeler, commissioners. For the record, Tawnya Sanchez, state representative house district 43 and the director of family services at the native American youth and family center, which we have the healing circle program, the very first culturally specific native American domestic violence program in this region. That program has been very, very important for the last almost 18 years now because it's provided services for women who have suffered domestic violence, sexual assault and abuse throughout the city and the region and as a matter of fact people coming from all over the country to receive services from our program. That program exists because of what we know is an inequity in services available to indigenous women. We know that Portland was a secondary relocation site which means we have 40,000 plus native people

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in this community. As was mentioned, we have obviously trafficking going on in this area. But we know that sex trafficking and violence against women is something that happens all over. We know it's very important off of reservations, we have nine federally recognized tribes in this state. We know that that is a significant issue. We also know that not a lot is being done. We know that data is not clear. It's not as great as it could be. We know that the department of justice data is limited to what actually gets prosecuted in some places. So we know the numbers are probably much greater as we've always known in terms of domestic violence issues here in the city. We believe truly that this proclamation will help. It will help to move things forward. My intention, of course, is to submit legislation, legislative concepts similar to Washington state to make an effort for us to do some greater research to put some additional resources towards that. The fact of the matter is we have so many people in our communities that fall victim to trafficking or fall victim to violence in some way and are lost and simply never found again. And it's just a horrible thing that's happening and because, you know, we know that obviously disparities, people of color and resources being put in those directions, it makes it acceptable in some way, shape or form. We know that abusers have targeted reservations because they know they can't be prosecuted in certain ways. We know these things and we want to make that different and the fact that the city of Portland is making an effort to put something forward to do that is an amazing opportunity and I thank you for that. I think that will help me actually to push legislation to move in that direction as well so again thank you so much for this proclamation.

**Wheeler:** Thank you, representative. It's always good to see you.

**John:** Mayor wheeler and commissioners, again I want to offer my thanks for being supportive of this proclamation and for your staff that has been immensely supportive in bringing this forward so quickly. This was just a conversation, a little over a week ago. The word got out to the community and the community was very happy to hear that the city of Portland wanted to make this effort and many of our community members are here in the room. Again, this was a short notice activity. We wanted to get this on the calendar so that we can provide time to put together a series of events that will happen within the city that first week of May. I do have to say that in the four months I've been in the position as tribal liaison in government relations, I have had calls about three women, two of which are from many states away and whose families and friends believe that they may be here. So this is a very pressing issue and we hope to bring forth additional speakers and opportunities to raise awareness over the next month and in particular that week before may 5th. I want to also acknowledge anna marie from chair kafoury's office from Multnomah county. She's a staffer in that office and reached out and said she was very excited to hear we were doing this and wanted to be here today and has offered to help in planning those events and it sounds like there's an opportunity to partner in the future.

**Wheeler:** Fantastic.

**John:** We also have some singers here today and they're going to sing in honor of murdered and missing women. I don't know if you want to have that happen now or if you would like to have that after comments or remarks?

**Wheeler:** Why don't we read the proclamation first, and then we'll hear the singers, and then I'm sure people will have some comments that we would like to make. Whereas the city of Portland stands with other tribal, regional, state and national governments and organizations in support of national day of awareness for missing and murdered native women and girls; and whereas the lasting effects of colonization and a history of oppressive policies directly correlates to the rise of violence against native women and girls, which is in direct conflict with tribal cultural values; and whereas the disappearances and murders of native women and girls is often directly connected to domestic violence, sexual assault, or trafficking, which is a direct threat to tribal sovereignty and compromises

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Indian country's ability to heal from historical trauma; and whereas American Indian and Alaska native women are 2.5 times as likely to experience violent crimes and at least two times more likely to experience rape or sexual assault crimes compared to all other races according to a 2013 national congress of American Indian policy research center report; and whereas the Portland city council, in an effort to support the visibility of this issue nationally, calls upon our congressional delegation to support pending resolutions to designate may 5th, 2018, as the national day of awareness for missing and murdered native women and girls; and now therefore I ted wheeler, mayor of the city of Portland, Oregon, the city of roses, do hereby proclaim may 5th, 2018, to be day of awareness for missing and murdered native women and girls in Portland, and encourage all residents to observe this day. [applause]

**Fritz:** Mayor is it your intention to have all the council sign a letter to the congressional delegation?

**Wheeler:** That would be great. And Laura will help coordinate that for all the offices, thank you for doing that.

**Sanchez:** I just wanted to mention down in the little area downstairs, what is it called? The atrium, there are silent witnesses down there who are wearing these red shawls, the red shawls has become a symbol throughout the country for indigenous women to identify around sexual assault, domestic violence, and those missing and murdered women. So those silent witnesses that tell the story of people who have died from domestic violence or you know, those other mostly domestic violence and then trafficking, this is a symbol of them and they're down there. I would encourage you to go down there and take a look at them and recognize this is why most of these ladies are wearing red today. It's in honor of those women who have died from this.

**Wheeler:** Thank you, representative. And we have some people to do a song?

**John:** We have three singers here to sing an honor song for our occasion. We have Tootsie Shields, that's her nickname, Linda Looking she's like an auntie to me, I've grown up with her, she's an auntie to a lot of women in the city and we have Talia Reesner who is here as well. And protocol for an honor song is that people stand. I would like to ask everyone to stand, please.

\*\*\*\*\*: Thank you, it's an honor to be here, and it's an honor to sing for our missing women.

[[ singing ]] [[ applause ]]

**Wheeler:** Thank you, that was powerful. Colleagues, any comments before we ask for a photo? Commissioner Fish? I'm sorry, did you have --

**John:** Just some closing comments. This is just a first effort and I have been listening to community members and we'll begin to put together some potential actions that the city of Portland can take to help address the issue. I want to thank you and thank everyone that was able to make it here today.

**Fish:** Mayor I just want to thank you and our distinguished panel for shining a light on this issue. There was some things that I think we all learned in the course of preparing this proclamation that maybe not have known and the fact that the data is not being tracked is of particular concern and the fact that Washington state is ahead of us in addressing this. So thank you very much for performing a great public service in shining a light. This mayor is a distinguished panel and we recognize and honor all three of our guests. I would be remiss, though, if I didn't just say one quick word about our new tribal liaison because I made a note when she said she's only been on the job for four months. The community has been advocating for this position for years and it was not, you know -- there was some bumps in the road, but I know we now have the right person and I know that because she meets with all of us to talk about our bureaus, her work, what she's hearing from the community. So in front of all of our honored guests I want to say to Laura john, thank you

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so much for your service. You are a wonderful addition to this city hall team and we are honored to work with you.

**John:** Thank you. [applause]

**Saltzman:** I just want to echo what commissioner Fish just said, by bringing this proclamation forward, you have increased the awareness certainly of this member of the city council about an issue that I frankly knew little about and still do. As somebody who has spent a lot of my career working on issues around domestic violence and children and families, this is eye opening so thank you for doing this and best of luck with the u.s. congress on May 5th.

**Fritz:** Thank you, everybody for being here. Thanks to Jeanine Gates on my staff for working with Laura John and the other city employees who really want to help on these issues. Sometimes when we do proclamations, it's just that, it's a proclamation, everybody comes, goes, that's it. I'm really happy to hear that there are next steps and that we are going to do more and thank you for your leadership in this area. And when I think back to 2011 when we first passed the tribal sovereignty recognition resolution here at council which two of my colleagues were here for, it's been a long road and yet it's been an even longer road for your peoples and for the time that you have been here so thank you for still being willing to work with us and looking to us to be your partners. I feel honored and humbled that you are willing to do that and thank you, Laura for your partnership.

**Wheeler:** Very good. Thank you all. It's our tradition after a reading of a proclamation to take a photograph up front with the proclamation and I would certainly love it if our three distinguished guests could come up, but we also invite others in the room who would like to participate in a group photo. We would be delighted to see you. I see some kids here, maybe they want to come up and be in the photograph, too. We'll just meet right here in front of the rostrum.

\*\*\*\*\*: Everyone that's here from the community, please come and join us for the picture.

\*\*\*\*\*: If you can't see the camera, then you're not in the photo. [applause]

**Wheeler:** All right, folks, folks I apologize, we need to keep -- we need to keep the meeting moving. Thanks, Laura. Karla, could you please read item 305?

### **Item 305.**

**Moore-Love:** Amend contract with housing development center for housing projects by \$68,419 for a total value of \$162,419 to support the southwest corridor affordable housing opportunity sites development feasibility analysis.

**Wheeler:** Colleagues in 2016, the city council directed the bureau of planning and sustainability and the Portland housing bureau to develop an equitable housing strategy to address potential displacement in housing choices in anticipation of a proposed light rail line along the southwest corridor. Significant planning and community outreach has been done and a draft equitable housing strategy is now available online at [www.Portlandoregon.gov/bps/76328](http://www.Portlandoregon.gov/bps/76328). I don't expect anyone to remember that, but it's on the city's website, which is being supplemented with a feasibility analysis of potential sites. The housing development center has a successful history of providing a variety of technical assistance to affordable housing developers and owners, and it's already under contract with Portland housing bureau to perform this exact kind of work. Hdc has both the expertise and the capacity to perform needs assessments and financial analysis. Here to answer questions are housing portfolio finance coordinator Jill Chen and bps management analyst Ryan Curran. How are you today?

**Jill Chen, Portland Housing Bureau::** Very good thank you.

**Wheeler:** If you could reintroduce yourselves for the record, we would appreciate it.

**Chen:** Jill Chen, Portland housing bureau.

**Ryan Curran, Bureau of Planning and Sustainability:** Ryan Curran, bureau of planning and sustainability.

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**Wheeler:** Very good, colleagues any further questions?

**Saltzman:** So you're actually looking at real, physical locations for potential affordable housing in the southwest corridor?

**Chen:** These are potential sites, prototypes.

**Saltzman:** Did you say prototypes?

**Chen:** Potential sites, up to eight potential sites.

**Fritz:** I just wanted to thank you for the community outreach. I see you were at my beloved markham elementary school and had over 100 people there, representing communities of color and low-income folks and it's really impressive that you chose to have it at the title one school in the area, so thank you.

**Chen:** I will take the opportunity to announce that our community partners are hosting another event at markham on May 13th in the evening and there will be some invitations to you all.

**Fritz:** What time?

**Chen:** I believe it's 4:00 to 7:00 p.m.

**Fritz:** Perfect thank you.

**Wheeler:** Very good. Any further questions? Colleagues is there any public testimony on this item?

**Moore-Love:** One person signed up.

**Wheeler:** Come on up, sir. You can just stay there if you want, if there's a response needed.

**Shedrick Wilkins:** Yeah I'm Shedrick J. Wilkins, I want to tie this conversation with another one. I believe this area in southwest Portland is very upbeat. It's -- my son -- he got a job as a janitor at Washington square. This area is full of nike execs, people fly in here and businessmen talk to nike or intel or something. If this area suffers in the future, it does mean we're heading into a bad situation economically. If there's a lot of unemployment in southwest Portland, Beaverton, Hillsboro, we're in big trouble. And that means, you know, the Titanic's at the water line, and it's time to get the lifeboats out.

**Wheeler:** Thank you, sir. Please call the roll.

**Fritz:** A recent study that was done at Portland state university showed there's a lot of naturally occurring affordable housing along the southwest corridor and certainly in the markham elementary neighborhood there are lots of families who need this planning. Also, a lot of opportunity sites where there's some undesirable businesses, which I hope you're looking at very carefully. Aye.

**Fish:** Very pleased to support this and I have a word of caution. We have been talking about a southwest corridor transportation plan for a while which means that real estate investors have gone in and bought in and sold the land many times over as we're still developing a strategy. What we learned in interstate and some other projects is that it is very important that transportation, housing and trimet work closely. And in some instances we had to think about linking our investment with agreements by trimet and other partners to help us. So this is not going to be easy to achieve because of the speculation that's already going on with available land in that area so I hope you're working very closely with pbot and trimet and the council, at some point, may have to take up the issue of whether we link some of our investment with commitments from our other partners to help us deliver the housing. So thank you aye.

**Saltzman:** Aye.

**Wheeler:** Aye. The ordinance is adopted. Thank you for your hard work on that. 306, it's a second reading.

### **Item 306**

**Moore-Love:** Amend contract with Berger-Abam Inc for the Tryon creek at boons ferry culvert replacement in the amount of \$316,298.

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**Wheeler:** This has already been read the first time. We've heard a presentation and public testimony. Are there any further questions?

**Fish:** A question for commissioner Fritz given your long history with Tryon creek. Is there a precedent for naming bridges of this kind?

**Fritz:** I would have to think about that commissioner.

**Fish:** I'm not proposing at this point but given the enormous amount of community activism around this project I would like to pick your brain, at some point, about whether there's a naming opportunity.

**Fritz:** It might be challenging to pick the one person.

**Fish:** Thank you.

**Wheeler:** I'm flattered, but I decline.

**Fish:** I believe our rules require that the person be deceased for three years.

**Wheeler:** I'm working on it. Please call the roll.

**Fritz:** Thanks, commissioner Fish for that thought and this is a project that many people have worked on for 25 years. So thank you to former parks employee Jim Shulin, Amin Wahab, Dawn Uchiyama, to Terri Preeg-Riggsby most of whom testified last time they have worked hard on this and it really shows the dedication of volunteers and city staff that people don't give up and we often hear complaints about just it takes so long to do stuff. Well, sometimes, it does take a long time to do stuff and this one has and it needs doing and I'm very glad commissioner Fish that you're bringing it home, thank you. Aye.

**Fish:** Well commissioner Fritz, you've mentioned all the heroes who brought us here so I'll say amen and also just to put this in context, this is one of a number of projects that the bureau of environmental services is investing in, which over the long term will help also bring salmon back to our community so it's very exciting. Aye.

**Saltzman:** Yeah, this is a very exciting capital improvement, and it's very fish friendly and I appreciate the bureau of environmental services, great presentation they gave on this last week and they're thinking to do more than just a fish-friendly culvert, but to actually build a new bridge. It seems like a great solution. Aye.

**Wheeler:** This seems very anti-climactic after the presentation that we heard last week. I thought it was a fantastic vision and I would not have understood the complexity of that project without the thorough presentation last week. I thought it was really fantastic. And this is something that the whole city council and the community can be proud of. I vote aye, the ordinance is adopted. We have another second reading, 307.

**Item 307.**

**Moore-Love:** Authorize the Portland water bureau to purchase property at 40730 southeast latigo lane, sandy, Oregon, for \$425,000 to protect easements for conduits from the bull run water supply and authorize portion of the property for disposition.

**Wheeler:** Colleagues this is a second reading, as well. Any further discussion? Karla, please call the roll.

**Fritz:** Commissioner Fish again I'm glad that you're able to do this all in one package, making it very clear that this is going to be sold again as soon as the easement problem has been taken care of, congratulations. Aye.

**Fish:** Aye. **Saltzman:** Aye.

**Wheeler:** Aye. The ordinance is adopted. We had two items pulled from the consent agenda. The first was item number 300.

**Item 300.**

**Moore-Love:** Pay lawsuit of j.b.j. Holdings to llc in the sum of \$80,000 involving the bureau of environmental services.

**Wheeler:** So colleagues I have some notes for this. Here it is. This is a lawsuit that arose out of a sewer backup on December 23rd, 2015, right there. I can't imagine a worse scenario. A sewer backup on December 23, 2015, at a commercial building owned by j.b.j.

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Holdings 2 llc located at 3200 northwest Yeon avenue. The lawsuit alleges the city was negligent for failing to maintain or inspect the main and lateral sewer lines serving j.b.j.'s building and the city knew or should have known about the potential for the sewer backup. It was determined that the primary cause of the backup was likely grease released into the sewer system by nearby business Oregon oils incorporated. The city added Oregon oils incorporated to the lawsuit. Oregon oils also argued that the city should have taken action after inspecting the sewer main in June, 2015, and noting the grease was present. Ultimately, two parties agreed to share in the settlement of this lawsuit. Approval of this ordinance will allow risk pay, jbj Holdings 2 llc, for the cleanup costs, the repairs to the building, and lost rent. The city is contributing \$80,000 to the settlement and Oregon oils is contributing \$145,000 to the settlement. Public testimony.

**Moore-Love:** Joe Walsh pulled this.

**Wheeler:** Mr. Walsh.

**Joe Walsh:** Good morning, my name is joe Walsh I represent individuals for justice. We continue to object to these types of items going under consent agenda and we would suggest that maybe you could take it under consideration that we would have either a minimum or a maximum amount of money that automatically causes some discussion. So you have \$80,000 here. You have kind of a generic introduction. People wouldn't know what was going on with this \$80,000 of their tax money. So if you set up something like \$50,000, we will not put it in consent agenda, because my understanding, reading the charter, is that consent agenda should be routine things, you know. You can use the example of paying your electric bill. That's routine. Paying an \$80,000 suit and settling it and the people that are watching this, or the people that are in the audience don't have a clue of what you're doing with the \$80,000. So our suggestion is do a minimum. Say if it's over \$50,000, we will have a discussion and put it under regular business. That's our suggestion. We will continue monitoring these, we will continue objecting, we've been doing it for 10 years so we know you guys are on your way to change. You have a right to spend the money. We have a right to say what are you doing with it? Thank you.

**Wheeler:** Thank you, sir. We appreciate it. Please call the roll.

**Fritz:** Aye. **Fish:** Aye. **Saltzman:** Aye.

**Wheeler:** Aye. The ordinance is adopted. Item 302 is also pulled.

### **Item 302.**

**Moore-Love:** Authorize a grant agreement with Portland state university institute on aging in an amount not to exceed \$99,991 for support of the age-friendly Portland initiative.

**Wheeler:** Colleagues the age friendly Portland initiative is a city university community partnership that began in 2006 as a result of a world health organization research project in 33 cities across the world. In 2010, the city in collaboration with psu's institute on aging joined the world health organization global network of age friendly city and communities in an attempt to further Portland's age friendliness. In 2013, the city of Portland city council passed a resolution accepting the action plan for an age friendly Portland which contained 10 domains or areas of focus. Guiding the implementation of the action plan is the age friendly Portland advisory council now called the age friendly advisory council of Portland and Multnomah county, which is coordinated by Portland state university's institute on aging. Psu ioa currently serves as coordinator of the age friendly Portland and Multnomah county initiative, convener of the age friendly advisory council of Portland and Multnomah county, and its committees, and is an active collaborator in shaping our communities to become more friendly that is healthy and livable for people of all ages and abilities. The age friendly Portland efforts as well as those in Multnomah county are viewed nationally and internationally as models for other communities. The preservation and improvement of older adults' physical, social and emotional health and well-being has been at the core of the initiative's community based work this is reflected not only in a recently established

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health services prevention and equity committee but also in the advisory council's holistic conception of health and well-being as important aspects and outcomes of all ten domains of age friendliness. They include housing, transportation, outdoor spaces and buildings, employment and the economy, civic participation and volunteering, social participation, respect and social inclusion, health service, community services, and communication and information. Various partners from the health and community service sectors have enriched the initiative with their invaluable expertise and long-standing commitment to this project. Public testimony, please.

**Moore-Love:** Lightning pulled this.

**Wheeler:** Good morning.

**Lightning:** Good morning. Yes, my name is lightning I represent lightning super justice watchdog. One of the reasons why I pulled this I was hoping that psu would also be here to have a discussion on this. Is that I felt it was a very important issue to actually put on the regular agenda. One of the things that I really like to look at, I mean, when we're talking about aging is that a lot of us in this room are up in front of me right now are 50s, 60s, and the reality is that we all want to have longevity of life. When you start to get older you start to really appreciate that time and you start to appreciate different solutions and ideas that are put out in front of you. One of the reasons why I bring this up is that as you know at Multnomah county loretta -- commissioner smith will be stepping down and we have somebody running for her position, Mr. Bruce Broussard. If he wins, to step into her position, he will turn 80 years old when he does that. It just is amazing to see somebody out there trying to become a commissioner, be involved in the community, Multnomah county, present their ideas, and he's 80 years old. He's doing great, he's very healthy, he's focusing on this and he wants to win and he even said to me, you know, at 80 years old, this is really kind of my last time to try to become a commissioner. When you hear that and understand how important it is to live healthy, stay within the community, try to do things and you look at someone like Mr. Broussard and understand we have come a long way. We have come a long way when somebody close to 80 years old would say, I want to step in and become a commissioner. I want to represent Multnomah county. I want to represent the people and I want to see what I can do at 80 years old and that's impressive. That's something to look up to and understand that there are no limits any more. Set your mind to it. Begin to understand. There's a lot of positive things going on in the Portland communities and begin to understand that longevity and living longer is possible and we have people even from google, Larry page started calico. He is studying this to add more years to your life, to live better, and he's doing it more on an intensive type program and analysis through researchers, and they are very serious about this. Because it doesn't matter how many billions of dollars you have, when you start to get older you start to appreciate that extra time and longevity and living healthier. This is what this is about. I was hoping psu would be here to have a little discussion on this. In my opinion this is one of the most important issues out there for all of us and all you commissioners may think that you're going to live forever, but guess what, unless we find we live healthier and better, you probably won't. I'm sorry to say that.

**Wheeler:** Lightning, thank you. I will actually say I'm delighted this got pulled so that we could talk about it a little more. I did neglect to mention that psu gave a very good presentation on this during the budget process. So this was discussed publicly and we took testimony on it during the budget process. The reason it's on the consent agenda is we're actually appropriating the dollars allocated during the budget process. So we have to do a two-step process.

**Lightning:** If I may add, my point is that we have a lot of advances now to live longer and healthier. And it's such an important issue that it really needs to be focused on for everybody in the city to live healthier and longer. It's not something -- some people take it

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for granted and I was dealing with a surgeon once in his 80s. He looked at it from a different perspective and said, you know, I really want to live a lot longer than in my 80s, so let's face the reality and understand there are things happening that can extend the longevity of life and it's so important now to look at these programs and understand that people have that ability now. Just keep trying to do positive things and live healthy. Such as Mr. Broussard. It's amazing at 80 years old to want to become a commissioner and really want to jump out there and do those things. Thank you.

**Wheeler:** Good comments. Thank you. Good morning, sir.

**Walsh:** Good morning. For the record I'm Joe Walsh I represent individuals for justice. I'm here solely as someone who has not made it to 80 yet but it's getting very close and also to support Mr. Lightning in his position individuals for justice this morning in the discussion fully support what he is saying. This should not have been in the consent agenda. You know our position on that. We don't particularly like consent agenda at all. But we don't like to feel that people just are not bothering to deal with the issues. Now, there's a good argument by the time this stuff gets to us here, it's gone through all kinds of staff reviews and committee reviews and stuff like that. I understand that and I accept that. However, this is the vote. This is where you vote. Where you authorize all the work that's been done. We know that we often come up against that. For you to agree with us would be to go against your staff and we know that. We're just going on the record. All right? That we don't like consent agenda unless it's mundane, noncontroversial, paying the lights again, that kind of stuff. When you start putting stuff under consent agenda that you don't want to talk about, you're going to get nailed and that's what we do, we sit here, and we say, no, we're going to make you talk about this either acknowledge good people, acknowledge good programs, or explain why you want to spend this money and someday we'll get it. You know, the other day I was listening to msnbc and the announcer came across that Trump now wants to pay for the wall by the department of defense. And the way he's doing it is he's saying it's a security issue. It's a national security issue. So of course the department of defense is going to pay for it. You know who I thought it? You. As soon as I heard that. I said, that's ridiculous they move money all around, nobody knows where it's going. And you won't try to explain it to those of us that aren't on the committee, aren't privileged to what you are. You won't do it. That's why you get fs all the time when people grade you. I don't know why you do it. This is what we do with the money, folks. If we do it once, we're going to cut it off and put it on consent agenda. No more discussion.

**Wheeler:** Please call the roll.

**Fritz:** Thank you, mayor, for explaining that this discussion was had during the budget forums. It goes to show the important discussions happen at the budget forums. The first one of this year is April 3, 6:30 to 8:30 at David Douglas high school 1500 southeast 130th. The second is April 17th from 6:30 to 8:30 at Roosevelt high school, 6941 north central. So that's when it really does matter. It makes a huge difference. People showed up last year to talk about this very initiative and it wasn't initially in the budget if I recall correctly and now it is. So we are moving forward with the grant and I think we need to find ways to expedite doing this because otherwise it does give the impression that the decision has -- there's still some kind of discretion, that what we're doing here is saying, yes, the grant is doing what we said it should do and it certainly does, thank you for bringing it forward mayor. Aye.

**Fish:** I seem to recall it was Jay Bloom who first sat down and shared a vision for what Portland could become and I think it's the first time I heard this expression about a city that's welcoming and accessible to people of all ages and abilities. It is, in fact, the vision we have for this city. Older adults are a very important part of that vision and so is our hope that older adults with all the social capital and experience they bring choose to live in our city. We make two investments every year that I'm aware of to further their agenda.

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One is through age friendly Portland and we make a modest contribution to their work which is funded from a variety of sources, and we also support the work of elders in action at the county. Combined they serve as advocates for older adults in our community. I wish we could give more money to the cause. I think we underfund this part of our agenda, but we do have a coalition that's doing great work and I'm proud today we're recognizing that with this grant to age friendly Portland. Aye.

**Saltzman:** Aye.

**Wheeler:** So I just want -- first I want to respect the public testimony was because I think it is easy to misconstrue this process and not understand. If you're looking at this and you're thinking this was the whole discussion, this was the whole presentation, these guys aren't taking testimony, there's no formal presentation, psu isn't in the room, why the heck are they allocating money? That seems like a flim-flam process. The reality is this is the ends of a multi stage process that already included public presentations, already included a presentation by Portland state, already included public testimony, already included a public vote around the budget, and this is merely allocating the dollars outside the door. This is the formal process for doing that. I want people to be crystal clear that this issue has been very thoroughly publicly discussed, debated, vetted, presented, et cetera, before we take this final vote. I vote aye. The ordinance is adopted and we're adjourned.

**At 11:14 a.m council adjourned.**