



October 30-31, 2024 Council Agenda

5789

1900 SW Fourth Avenue, Room 2500, Portland, OR 97201

In accordance with Portland City Code and state law, City Council holds hybrid public meetings, which provide for both virtual and in-person participation. Members of council elect to attend remotely by video and teleconference, or in-person. The City makes several avenues available for the public to listen to and watch the broadcast of this meeting, including the [City's YouTube Channel](#), the [Open Signal website](#), and Xfinity Channel 30 and 330.

Questions may be directed to councilclerk@portlandoregon.gov

Wednesday, October 30, 2024 9:30 am

Session Status: Recessed

Council in Attendance: Mayor Ted Wheeler

Commissioner Carmen Rubio

Commissioner Dan Ryan

Commissioner Rene Gonzalez

Commissioner Mingus Mapps

Mayor Wheeler presided.

Mayor Wheeler left at 12:02 p.m. Commissioner Gonzalez presided in the Mayor's absence.

Officers in attendance: Lauren King, Senior Deputy City Attorney; Keelan McClymont, Council Clerk

Items 935 and 937 were pulled from the consent agenda and on a Y-5 roll call the balance of the consent agenda was approved.

Council recessed at 12:23 p.m.

Public Communications

918

[Request of Oscar Edwards-Hughes to address Council regarding healthy communities](#) (Communication)

Document number: 918-2024

Council action: Placed on File

Celeste Ruiz presented to Council for Item 918

919

[Request of Nakisha Nathan to address Council regarding healthy communities](#) (Communication)

Document number: 919-2024

Council action: Placed on File

920

[Request of Lily Burnett to address Council regarding healthy communities](#) (Communication)

Document number: 920-2024

Council action: Placed on File

921

[Request of Julia Irby Burnett to address Council regarding healthy communities](#) (Communication)

Document number: 921-2024

Council action: Placed on File

Lin Felton presented to Council for Item 921.

922

[Request of Portland Advocates for Leadfree Drinking water to address Council regarding what Water Bureau won't talk about](#) (Communication)

Document number: 922-2024

Council action: Placed on File

Time Certain

923

[Approve the Third Amendment to the Lents Town Center Urban Renewal Plan](#) (Ordinance)

Ordinance number: 191934

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Prosper Portland

Time certain: 9:45 am

Time requested: 30 minutes (1 of 9)

Second reading agenda item 909.

Council action: Passed

Aye (5): Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

924

[Adopt the Twelfth Amendment to the Central Eastside Urban Renewal Plan](#) (Ordinance)

Ordinance number: 191935

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Prosper Portland

Time certain: 9:45 am

Time requested: 30 minutes (2 of 9)

Second reading agenda item 910.

Council action: Passed

Aye (5): Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

925

[Approve the 82nd Ave Area Urban Renewal Plan](#) (Ordinance)

Ordinance number: 191936

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Prosper Portland

Time certain: 9:45 am

Time requested: 30 minutes (3 of 9)

Second reading agenda item 911.

Council action: Passed

Aye (5): Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

926

[Adopt the East 205 Urban Renewal Plan](#) (Ordinance)

Ordinance number: 191937

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Prosper Portland

Time certain: 9:45 am

Time requested: 30 minutes (4 of 9)

Second reading agenda item 912.

Council action: Passed

Aye (5): Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

927

[Adopt the Sumner-Parkrose-Argay-Columbia Corridor Urban Renewal Plan](#) (Ordinance)

Ordinance number: 191938

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Prosper Portland

Time certain: 9:45 am

Time requested: 30 minutes (5 of 9)

Second reading agenda item 913.

Council action: Passed

Aye (4): Mingus Mapps, Carmen Rubio, Dan Ryan, Ted Wheeler

Nay (1): Rene Gonzalez

928

[Adopt the Lloyd-Holladay Urban Renewal Plan](#) (Ordinance)

Ordinance number: 191939

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Prosper Portland

Time certain: 9:45 am

Time requested: 30 minutes (6 of 9)

Second reading agenda item 914.

Council action: Passed

Aye (5): Ted Wheeler, Carmen Rubio, Dan Ryan, Rene Gonzalez, Mingus Mapps

929

[Adopt the Central Eastside Corridor Urban Renewal Plan](#) (Ordinance)

Ordinance number: 191940

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Prosper Portland

Time certain: 9:45 am

Time requested: 30 minutes (7 of 9)

Second reading agenda item 915.

Council action: Passed

Aye (5): Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

930

[Adopt the Westside Urban Renewal Plan](#) (Ordinance)

Ordinance number: 191941

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Prosper Portland

Time certain: 9:45 am

Time requested: 30 minutes (8 of 9)

Second reading agenda item 916.

Council action: Passed

Aye (5): Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

931

[Direct the City Administrator to bring forward action plans, amendments and review of Set Aside Policy in collaboration with Prosper Portland](#) (Resolution)

Resolution number: 37681

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Housing Bureau; Prosper Portland

Time certain: 9:45 am

Time requested: 30 minutes (9 of 9)

Previous agenda item 917.

Council action: Adopted As Amended

Motion to add a resolved statement to direct the City Administrator and relevant policymakers to target 20% of funds for homeownership activities: Moved by Mapps and seconded by Gonzalez. (Aye (4) - Mapps, Rubio, Ryan, Gonzalez; Nay (1) - Wheeler)

Motion to amend the first resolved statement to clarify that the Set Aside Policy review will include a look at the related income and homeownership components: Moved by Rubio and seconded by Mapps. (Aye (4) - Mapps, Rubio, Ryan, Gonzalez; Nay (1) - Wheeler)

Aye (5): Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

932

[Declare support to rename SW Jackson Street to SW Rose Hill Street and approve the Public Works Deputy City Administrator to assign staff and resources to process the application](#) (Resolution)

Resolution number: 37682

Neighborhood: [Portland Downtown](#)

Introduced by: Commissioner Mingus Mapps

Time certain: 10:15 am

Time requested: 30 minutes

Council action: Adopted

Aye (5): Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

933

[Proclaim October 2024 to be Breast Cancer Awareness Month](#) (Proclamation)

Document number: 933-2024

Introduced by: Mayor Ted Wheeler; Commissioner Mingus Mapps

Time certain: 10:45 am

Time requested: 15 minutes

Council action: Placed on File

Consent Agenda

934

[Authorize competitive solicitation and contract for construction of the Elk Rock Pump Station Improvements Project for an estimated cost of \\$5,500,000 \(Project E11311\)](#) (Ordinance)

Ordinance number: 191947

Introduced by: Mayor Ted Wheeler

City department: Environmental Services

Council action: Passed to second reading

Passed to second reading November 13, 2024 at 9:30 a.m.

935

[*Authorize Intergovernmental Agreement between Housing Bureau and Multnomah County for \\$162,700 to support a staff position to administer Permanent Supportive Housing Program](#) (Emergency Ordinance)

Introduced by: Mayor Ted Wheeler

City department: Housing Bureau

Council action: Rescheduled

Item 935 was pulled from the consent agenda for discussion.

Rescheduled to October 30, 2024 at 2:00 p.m.

936

[*Authorize Letter of Agreement with Laborers' International Union of North America, Local 483 to provide deferred holidays for employees on-call](#) (Emergency Ordinance)

Ordinance number: 191931

Introduced by: Mayor Ted Wheeler

City department: Human Resources

Council action: Passed

Aye (5): Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

937

[*Authorize contract with the lowest responsible bidder for the N Willamette Blvd Active Transportation Corridor Project](#) (Emergency Ordinance)

Ordinance number: 191943

Introduced by: Mayor Ted Wheeler

City department: Transportation

Council action: Rescheduled

Item 937 was pulled from the consent agenda for discussion.

Rescheduled to October 30, 2024 at 2:00 p.m.

938

[*Authorize contract with the lowest responsible bidder for the NE 12th Ave Over I-84 & Union Pacific Railroad Bridge Project](#) (Emergency Ordinance)

Ordinance number: 191932

Introduced by: Mayor Ted Wheeler

City department: Transportation

Council action: Passed

Aye (5): Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

939

[*Authorize contract with the lowest responsible bidder for the NW Thurman St Bridge Painting Over Macleay Park Project](#) (Emergency Ordinance)

Ordinance number: 191933

Introduced by: Mayor Ted Wheeler

City department: Transportation

Council action: Passed

Aye (5): Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

940

[Authorize an exemption from competitive bidding requirements and authorize use of the alternative contracting method to award an Energy Savings Performance Contract and solar assessment for Water Bureau facilities and additional solar generation sites](#) (Ordinance)

Ordinance number: 191955

Introduced by: Mayor Ted Wheeler

City department: Water

Council action: Passed to second reading

Passed to second reading November 13, 2024 at 9:30 a.m.

Regular Agenda

941

[Amend Code to align with the amended City Charter approved by voters in Portland Measure 26-228 \(amend Code Title 6 and replace Code Titles 5 and 7\)](#) (Ordinance)

Ordinance number: 191957

Introduced by: Mayor Ted Wheeler

City department: City Government and Leadership

Time requested: 45 minutes

Council action: Rescheduled

Rescheduled to October 30, 2024 at 2:00 p.m.

942

[Amend Code to align with the amended City Charter approved by voters in Portland Measure 26-228 \(replace City Code Titles 14, 18, 19, 24, 25, 31\)](#) (Ordinance)

Ordinance number: 191944

Introduced by: Mayor Ted Wheeler

City department: City Government and Leadership

Second reading agenda item 908.

Council action: Rescheduled

Rescheduled to October 30, 2024 at 2:00 p.m.

943

[*Appropriate grant for \\$656,268 from Earth Advantage as a subrecipient to the United States Department of Energy Resilient and Efficient Codes Implementation Funding Advanced Building Performance Standards in Oregon project](#) (Emergency Ordinance)

Ordinance number: 191945

Introduced by: Mayor Ted Wheeler

City department: Climate Action; Planning and Sustainability (BPS)

Time requested: 15 minutes

Council action: Rescheduled

Rescheduled to October 30, 2024 at 2:00 p.m.

944

[Appropriate grant for \\$474,244 from the State of Oregon Criminal Justice Commission Organized Retail Theft Grant Program for retail theft missions](#) (Ordinance)

Ordinance number: 191946

Introduced by: Mayor Ted Wheeler

City department: Police

Second reading agenda item 905.

Council action: Rescheduled

Rescheduled to October 30, 2024 at 2:00 p.m.

945

[Assess benefited properties west of NW 83rd Pl in the NW Reed Dr Local Improvement District for street and stormwater improvements \(C-10073\)](#) (Ordinance)

Ordinance number: 191958

Introduced by: Mayor Ted Wheeler

City department: Transportation

Time requested: 10 minutes

Council action: Rescheduled

Rescheduled to October 30, 2024 at 2:00 p.m.

Wednesday, October 30, 2024 2:00 pm

Session Status: Recessed

Council in Attendance: Mayor Ted Wheeler

Commissioner Carmen Rubio

Commissioner Dan Ryan

Commissioner Rene Gonzalez

Commissioner Mingus Mapps

Mayor Wheeler presided.

Commissioner Ryan arrived at 2:03 p.m.

Officers in attendance: Lauren King, Senior Deputy City Attorney; Keelan McClymont, Council Clerk

Council recessed at 4:15 p.m. and reconvened at 4:22 p.m.

Council recessed at 5:27 p.m.

Time Certain

946

[*Amend Planning and Zoning Code to revise development standards and comply with Senate Bill 1537 to allow adjustments as part of the Housing Adjustment Compliance Project \(amend Title 33\)](#) (Emergency Ordinance)

Ordinance number: 191942

Introduced by: Mayor Ted Wheeler

City department: Planning and Sustainability (BPS)

Time certain: 2:00 pm

Time requested: 45 minutes

Council action: Passed As Amended

Motion to amend Zoning Code Chapter 33.10 in the Recommended Draft to clarify that only some Zoning Code Chapters apply to development in the right-of-way, not all: Moved by Wheeler and seconded by Mapps (Aye (5) - Mapps, Rubio, Ryan, Gonzalez, Wheeler)

Aye (5): Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

947

[Amend Signs and Related Regulations Code to allow greater flexibility for signage within the Rose Quarter Entertainment Sign District \(amend Title 32\)](#) (Ordinance)

Ordinance number: 191959

Introduced by: Mayor Ted Wheeler

City department: Planning and Sustainability (BPS)

Time certain: 2:45 pm

Time requested: 45 minutes

Council action: Passed to second reading as amended

Motion to amend the Recommended Draft to increase the allowed size of a sign within 100 feet of the I-5 right-of-way that faces the freeway from 200 square feet to 1,000 square feet: Moved by Wheeler and seconded by Ryan (Aye (5) - Mapps, Rubio, Ryan, Gonzalez, Wheeler)

Oral and written record are closed.

Passed to second reading as amended November 13, 2024 at 10:10 a.m. time certain

948

[Amend Planning and Zoning Code and Property Maintenance Regulations Code to amend and update off-site odor impacts regulations \(amend Title 33 and Title 29\)](#) (Ordinance)

Ordinance number: 191961

Introduced by: Commissioner Carmen Rubio; Mayor Ted Wheeler

City department: Planning and Sustainability (BPS)

Time certain: 3:30 pm

Time requested: 45 minutes

Council action: Passed to second reading

Oral and written record are closed.

Passed to second reading November 13, 2024 at 10:15 a.m. time certain

949

[Declare support for Portland Diamond Project efforts to bring Major League Baseball to Portland and construct a new stadium in the South Waterfront neighborhood at Zidell Yards](#) (Resolution)

Resolution number: 37683

Introduced by: Mayor Ted Wheeler

Time certain: 4:15 pm

Time requested: 45 minutes

Council action: Adopted

Aye (5): Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

Regular Agenda

949 - 1

[*Authorize Intergovernmental Agreement between Housing Bureau and Multnomah County for \\$162,700 to support a staff position to administer Permanent Supportive Housing Program](#) (Emergency Ordinance)

Introduced by: Mayor Ted Wheeler

City department: Housing Bureau

Previous agenda item 935.

Council action: Referred to Commissioner of Finance and Administration

949 - 2

[*Authorize contract with the lowest responsible bidder for the N Willamette Blvd Active Transportation Corridor Project](#) (Emergency Ordinance)

Ordinance number: 191943

Introduced by: Mayor Ted Wheeler

City department: Transportation

Previous agenda item 937.

Council action: Passed

Aye (5): Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

949 - 3

[Amend Code to align with the amended City Charter approved by voters in Portland Measure 26-228 \(amend Code Title 6 and replace Code Titles 5 and 7\)](#) (Ordinance)

Ordinance number: 191957

Introduced by: Mayor Ted Wheeler

City department: City Government and Leadership

Time requested: 45 minutes

Previous agenda item 941.

Council action: Passed to second reading

Passed to second reading November 13, 2024 at 9:30 a.m.

949 - 4

[Amend Code to align with the amended City Charter approved by voters in Portland Measure 26-228 \(replace City Code Titles 14, 18, 19, 24, 25, 31\)](#) (Ordinance)

Ordinance number: 191944

Introduced by: Mayor Ted Wheeler

City department: City Government and Leadership

Second reading agenda item 942.

Council action: Passed As Amended

Aye (5): Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

949 - 5

[*Appropriate grant for \\$656,268 from Earth Advantage as a subrecipient to the United States Department of Energy Resilient and Efficient Codes Implementation Funding Advanced Building Performance Standards in Oregon project](#) (Emergency Ordinance)

Ordinance number: 191945

Introduced by: Mayor Ted Wheeler

City department: Climate Action; Planning and Sustainability (BPS)

Time requested: 15 minutes

Previous agenda item 943.

Council action: Passed

Aye (5): Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

949 - 6

[Appropriate grant for \\$474,244 from the State of Oregon Criminal Justice Commission Organized Retail Theft Grant Program for retail theft missions](#) (Ordinance)

Ordinance number: 191946

Introduced by: Mayor Ted Wheeler

City department: Police

Second reading agenda item 944.

Council action: Passed

Aye (5): Mingus Mapps, Carmen Rubio, Dan Ryan, Rene Gonzalez, Ted Wheeler

949 - 7

[Assess benefited properties west of NW 83rd Pl in the NW Reed Dr Local Improvement District for street and stormwater improvements \(C-10073\)](#) (Ordinance)

Ordinance number: 191958

Introduced by: Mayor Ted Wheeler

City department: Transportation

Time requested: 10 minutes

Previous agenda item 945.

Council action: Passed to second reading

Passed to second reading November 13, 2024 at 9:30 a.m.

Thursday, October 31, 2024 2:00 pm

Session Status: Adjourned

Council in Attendance: Mayor Ted Wheeler
Commissioner Carmen Rubio
Commissioner Dan Ryan
Commissioner Rene Gonzalez
Commissioner Mingus Mapps

Commissioner Gonzalez presided.

Mayor Wheeler arrived at 2:50 p.m. and left at 3:56 p.m.

Commissioner Ryan left at 2:56 p.m. and returned at 3:01 p.m.

Commissioner Rubio arrived at 3:03 p.m.

Officers in attendance: Alan Yoder, Deputy City Attorney; Rebecca Dobert, Acting Council Clerk

Council adjourned at 5:14 p.m.

Time Certain

950

[Establish Performing Arts Venues Workgroup to evaluate management of P'5 arts facilities](#) (Resolution)

Resolution number: 37684

Introduced by: Mayor Ted Wheeler; Commissioner Dan Ryan

City department: Arts & Culture

Time certain: 2:00 pm

Time requested: 45 minutes

Council action: Adopted

Aye (4): Mingus Mapps, Dan Ryan, Rene Gonzalez, Ted Wheeler

Absent (1): Carmen Rubio

951

[Amend District Property Management License Code to update fees and district boundary to extend Downtown Portland Clean and Safe Enhanced Services District Property Management License Fee for an additional ten years and to align with amended City Charter approved by voters in Portland Measure 26-228 \(replace Code Chapter 6.06\)](#) (Ordinance)

Ordinance number: 191960

Neighborhood: [Portland Downtown](#); [Old Town](#)

Introduced by: Mayor Ted Wheeler

Time certain: 2:45 pm

Time requested: 2 hours (1 of 2)

Council action: Passed to second reading

Passed to second reading November 13, 2024 at 9:30 a.m.

952

[Authorize Agreement for District Management Services of the Downtown Portland Clean & Safe Enhanced Services District by Clean & Safe, Inc. for an estimated amount of \\$58 million over five years](#) (Ordinance)

Ordinance number: 191956

Neighborhood: [Portland Downtown](#); [Old Town](#)

Introduced by: Mayor Ted Wheeler

Time certain: 2:45 pm

Time requested: 2 hours (2 of 2)

Council action: Passed to second reading

Passed to second reading November 13, 2024 at 9:30 a.m.

Portland City Council Meeting Speaker List
 Wednesday, October 30, 2024 - 9:30 a.m.

Name	Title	Agenda Item
Ted Wheeler	Mayor	
Keelan McClymont	Council Clerk	
Mingus Mapps	Commissioner	
Carmen Rubio	Commissioner	
Dan Ryan	Commissioner	
Rene Gonzalez	Commissioner	
Lauren King	Senior Deputy City Attorney	
Lily Burnett	(Communications)	920
Lin Felton	(Communications)	921
Celeste Ruiz	(Communications)	918
Nakisha Nathan	(Communications)	919
Helmi Hisserich	Director, Housing Bureau	923-931
Donnie Oliveira	Deputy City Administrator, Community and Economic Development	923-931
Chabre Vickers	Directory Equity Policy & Communication	923-931
Adrienne DeICotto	Senior Deputy City Attorney	923-931
Shea Flaherty Betin	Interim Executive Director	923-931
Lisa Abuaf	Interim Deputy Director	923-931
Michael Jordan	City Administrator	923-931
Priya Dhanapal	Deputy City Administrator, Public Works	932
Tabitha Whitefoot	Native American Student & Community Center	932
Trevino Brings Plenty	Native American Student & Community Center	932
Serina Fast Horse	Student, Portland State University	932
SandeBea Allman	Community Leader	932
Rose Hill	Cultural Keeper	932
Xavier Stickler	Downtown Neighborhood Association Transportation and Land Use Chair	932
Anne Berryman	Chief Strategy Officer of Pink Lemonade Project	933
Dr. Jamie Keck	Clinical Cancer Genomics Specialist, OHSU	933
Amanda Hynum	Breast Cancer Survivor and Knight Cancer Research Advocate	933
Nikhil Surya	Breast Cancer Awareness Advocate	933

Portland City Council Meeting Speaker List
 Wednesday, October 30, 2024 - 2:00 p.m.

Name	Title	Agenda Item
Ted Wheeler	Mayor	
Keelan McClymont	Council Clerk	
Mingus Mapps	Commissioner	
Carmen Rubio	Commissioner	
Dan Ryan	Commissioner	
Rene Gonzalez	Commissioner	
Lauren King	Senior Deputy City Attorney	
Donnie Oliveira	Deputy City Administrator, Community and Economic Development	946-949, 949-2, 949-5
Sandra Wood	Principal Planner, Planning and Sustainability	946-948
Phil Nameny	Project Manager, Planning and Sustainability	946-948
Patricia Diefenderfer	Chief Planner, Planning and Sustainability	946-948
Erica Thompson	Planning Commission Vice Chair	946-948
Michael Jordan	City Administrator	946
Saurav Palla	(Testimony)	946
Design Commission Chair Brian McCarter	(Testimony)	946
Design Commissioner Joe Swank	(Testimony)	946
Iain MacKenzie	(Testimony)	946
Andrew Smith Historic Landmarks Commission Chair	(Testimony)	946
Ezra Hammer	(Testimony)	946
Don Sowieja	(Testimony)	946
Michael Andersen	(Testimony)	946
Eric Engstrom	Director, Planning and Sustainability	946
Dewayne Hankins	(Testimony)	947
AJ Zahn	(Testimony)	947
JP McNeil	City Planner, Planning and Sustainability	948
Scott Everist	(Testimony)	948
Grace Henricks	(Testimony)	948
Craig Cheek	Founder and President, Portland Diamond Project	949
Julia Brim-Edwards	(Testimony)	949
Jim Etzel	(Testimony)	949
Will Mespelt	(Testimony)	949
Andrew Hoan	(Testimony)	949
Priya Dhanapal	Deputy City Administrator, Public Works	949-2, 949-7
David Backes	Capital Project Manager, PBOT	949-2
Thomas Karwaki	(Testimony)	949-2
Diana Shiplet	Strategic Policy Analyst	949-3, 949-4
Robert Taylor	City Attorney	949-3, 949-4
Andria Jacob	Climate Policy and Programs Manager	949-5
David Heslam	(Testimony)	949-5
Andrew Aebi	LID Administrator & Project Manager, PBOT	949-7

Portland City Council Meeting Speaker List
 Thursday October 31, 2024 - 2:00 p.m.

Name	Title	Agenda Item
Rene Gonzalez	Commissioner	
Rebecca Dobert	Council Clerk	
Mingus Mapps	Commissioner	
Dan Ryan	Commissioner	
Alan Yoder	Deputy City Attorney	
Sonia Schmanski	Deputy City Administrator, Vibrant Communities	950
Chariti Montez	Director, Office of Arts & Culture	950
Craig Stroud	Interim General Manager of Visitor Venues, Metro	950
Brian Wilson	Interim Executive Director, Portland's 5 Centers for the Arts	950
Isaac Thompson	President & CEO, Oregon Symphony	950
Karl Lisle	Spectator Venues Program Manager	950, 951, 952
Rich Jaffe	(Testimony)	950
John Russell	(Testimony)	950
Noreen Murdock	(Testimony)	950
Walter Weyler	(Testimony)	950
Mark McCrary	(Testimony)	950
Shane Jewell	Executive Director, Oregon Ballet Theater	950
Ted Wheeler	Mayor	
Devin Reynolds	Enhanced Services District Coordinator	951, 952
Roger Koppy	City of Portland Revenue and Tax Specialist IV	951, 952
Tessa Peterson	Clean & Safe Board of Directors Chair	951, 952
Mark Wells	Clean & Safe, Inc. Executive Director	951, 952
Jim Mark	Melvin Mark Companies - Clean & Safe	951, 952
Will Rasmussen	Miller Nash LLP - Clean & Safe	951, 952
Sam Raj	First Baptist Church - Clean & Safe	951, 952
Liane Rae	St. Mary's Academy - Clean & Safe	951, 952
Yasmin Ibarra	SEIU Local 49 - Clean & Safe	951, 952
Kelly Mullin	Safeway/Albertsons - Clean & Safe	951, 952
James Jessie	Chief Sales Officer, Travel Portland	951, 952
Andrew Hoan	Portland Business Alliance - Clean & Safe	951, 952
Carmen Rubio	Commissioner	
Eric Farley	(Testimony)	951/952
John Pumphrey	(Testimony)	951/952
Marion McNamara	(Testimony)	951/952
Penny Serrurier	(Testimony)	951/952
Wade Lange	(Testimony)	951/952
Jason Gerlt	(Testimony)	951/952
Tanya Hartnett	(Testimony)	951/952
ellen graham	(Testimony)	951/952
Alisha Sullivan	(Testimony)	951/952
David DeMoss	(Testimony)	951/952
Brock Dunn	(Testimony)	951/952
Bee Tyree	(Testimony)	951/952

Name	Title	Agenda Item
Anita Davidson	(Testimony)	951/952
Lauren Peng	(Testimony)	951/952
Elizabeth Nye	(Testimony)	951/952
Courtney Angeli	(Testimony)	951/952
Rose Goren	(Testimony)	951/952
Justin Wnuck	(Testimony)	951/952
Janna Tessman	(Testimony)	951/952
Jordan Lewis	(Testimony)	951/952
Christy McMurtry	(Testimony)	951/952
John H	(Testimony)	951/952

Portland City Council Meeting Closed Caption File

October 30, 2024 – 9:30 a.m.

This file was produced through the closed captioning process for the televised city Council broadcast and should not be considered a verbatim transcript. The official vote counts, motions, and names of speakers are included in the official minutes.

Speaker: Council, this is the October 30th, 2024 morning session. Portland City Council. Keelan. Good morning. Please call the roll.

Speaker: Good morning. Mayor. Good morning, commissioners Mapps here. Rubio here. Ryan here. Gonzalez here. Wheeler here.

Speaker: Now we'll hear from legal counsel on the rules of order and quorum. Good morning.

Speaker: Good morning. Welcome to the Portland City Council to testify before council in person or virtually. You must sign up in advance on the council agenda at [Portland.gov/council agenda](https://portland.gov/council-agenda). Information on engaging with the council can be found on the council clerk's web page. Individuals may testify for three minutes unless the presiding officer states otherwise. Your microphone will be muted when your time is over. The presiding officer preserves order and decorum and preserves order. Disruptive conduct such as shouting, refusing to conclude your testimony when your time is up or interrupting others testimony or council deliberations will not be allowed. If you cause a disruption, a warning will be given. Further disruption will result in ejection from the meeting. Anyone who fails to leave once ejected is subject to arrest for trespass. Additionally, council may take a short recess and reconvene virtually. Your testimony should address the matter being considered. When testifying, state your name for the record. Your address is not necessary. If

you are a lobbyist, identify the organization you represent. Virtual testifiers should unmute themselves when the council clerk calls your name. Thank you.

Speaker: All right. First up is communications. I understand 918, 919, 920 and 921 all want to come up together, which is fine. Keelan please read the names.

Speaker: Thank you. Request of oscar edwards hughes to address council regarding healthy communities. Item 919 request of nakisha nathan to address council regarding healthy communities. Item 920 request of lily barnett to address council regarding healthy communities and item 921 request of julia irby burnett to address council regarding healthy communities.

Speaker: Great. Thank you. I understand there may be a substitution in terms of the names you're here. I'm sure we all want to hear what you have to say, so I will allow it. But I also want to make an announcement which is starting on January 1st under new council rules, substitutions will no longer be allowed. So just be aware of that. But we really appreciate your being here today. And thank you in particular for juggling the child as well. Thank you for being here. Thanks.

Speaker: So we've got oh I 12 minutes. We're good okay. Mayor Wheeler, I'd like to ask if lynn could take one of my two spots. I have a spot for me and yeah, that's fine. Okay.

Speaker: And I'd like to sub out with celeste ruiz.

Speaker: All right. I already am lost. So, 12 minutes to make your case. Thank you. Good morning.

Speaker: Good morning.

Speaker: Well, i'll start off. Good morning, commissioner. Mayor lynn felton, rj terrace resident with the consideration of today's space tiff, it feels like rj terrace, parkrose and sumner are once again at a generational pivot point. Will they return to the healthy, vibrant communities they were in the past, or will the community's

aspirations be blown away in the Portland political winds? We've been here before. We were annexed by the city in 1983. In 1986, then city of Portland commissioner Earl Blumenauer worked on creating the Columbia South Shore Industrial Zone. What was riverbottom soil and farmland became 2800 acres of new industrial land for the city of Portland. As you all know, a city must have a certain amount of industrial land to meet economic growth. Predictions. By state law, development moved quickly after that. Homer Williams' dreams of the Pearl and South Waterfront followed. With the industrial land freed up because now it existed out there in that other Portland. That pattern still goes on to this day, when our community objected to the building of a Prologis diesel freight warehouse across the street from Parkrose High School, we were told industrial land is a scarce commodity. It can't possibly be moved. So you can imagine our shock when we're listening to a planning commission meeting and we hear city planners talk about the Montgomery Park area plan and the industrial zoning being moved from there because market rate, affordable apartments are going to be put in there. And it can be moved because there's a surplus in the Columbia Corridor that other Portland was the original farm to table movement of immigrant farms that other Portland is where the mountains meet mid-century modern homes that other Portland is not just an industrial zone, a blighted, out blighted area out there somewhere near Costco, which gets us to today's Tiff districts. I have repeatedly heard from members of this council how the Josh agreement with Multnomah County has no success criteria, no benchmarks. Yet here we sit on the precipice of this council passing economic development plans that will lock up millions of city of Portland tax dollars and these agreements have no success criteria, no benchmarks. We have community, aspirational guidelines. What happens when the central leadership committee runs headlong into economic opportunity analysis? Our traded sector

plans commissioner Mapps last week you asked about how does the affordable housing meet generational wealth goals? There is an amendment to be presented today. It's not too late. There can be more amendments to this plan. Metrics of success can be put in. There's still time after all the wealth and political fortunes this area of Portland has created. Don't we deserve more than a rushed agreement that lacks clarity? Don't we deserve to be more than a political pawn to put millions of dollars into nonprofits and developers pockets for the next 30 years? A week before an election? We have been here before. How about this council recognizes those past harms and consider taking one step towards rebuilding trust with our community by delaying and amending the space tiff. Thank you, thank you.

Speaker: Follow up question. Let's wait.

Speaker: Okay, I'm next. Hi, mayor Wheeler and commissioners, my name is Lily Burnett and I'm here with my daughter Julia. I've been here a lot lately. I've been testifying on safe streets. The tiff, particularly the space tiff, and on the prologis development across the street from our high school. But I wanted to take this time today. Here. Okay. To introduce you to Julia, because she was six weeks old when the asbestos and ash rained down over our neighborhood after the Kmart burned down, and that forced me to get involved in an advocacy campaign that should have never existed. I should have been spending my maternity leave thinking about baby music class and tummy time and walks in the park. But instead we were buying air purifiers for every room in the house. We were not leaving the house and our park was closed by Parks and Rec and Deq. We were also spending time hosing down our car and lawn so that the asbestos ash wouldn't continue to float in the air. But my dream for the future of my community is for Julia to grow up and thrive in a healthy community with sidewalks and clean air and safe streets with access to amenities like a grocery store, a library would be nice restaurants and shops, a

community center. These are all things we don't have. And at 17 months, she has nothing but potential and promise. She's incredibly social. She loves to climb, she babbles, she claps, and she would spend all day at the park if she could. So I'm asking please protect her future and protect east Portland so I can get back to parenting.

Speaker: Thank you.

Speaker: Okay. Hi. Good morning, esteemed members of the City Council. My name is Celeste Ruiz, and I am a resident of our wonderful city and the Parkrose neighborhood. Growing up in the apartment complex right behind the camera on Sandy Boulevard, it often felt like a foreign place from Portland when the Kmart closed. We hope for something positive, like a community center or a grocery store, and I remember being in my fourth period classroom when we heard the news that Prologis would be building a site where there would be 37 truck bays, just 20ft away from my house. When hearing this news, everyone in my classroom was shocked, but I was scared of what was going to happen to my family, my neighbors, people who walk their dogs, the air and recess, and the student athletes at the high school who play right in front of this building. A few months later, my family and neighbors woke up to pitch black smoke. Early in the morning, the Kmart burned down on Prologis' watch covering my neighborhood with asbestos and ash. Parkrose is one of the top racially diverse schools in the state of Oregon, expecting our diverse community to bear the consequences of more pollution and more cement, jeopardizes our health and highlights deeper societal problems of environmental injustice. We are already burdened with large amounts of pollution from the airport to highways and nearby rail tracks, leaving with us higher rates of asthma and temperatures up to 20 degrees warmer than other parts of Portland. I have to cross a stretch of I-227 where two pedestrians have died in the last two years just to get

to school. Like other students, the city of the city and prologis must withdraw the permit and start working with parkrose on real protections for our health and safety. Many other students have written postcards sharing similar concerns. I believe through open dialog and collaboration, we can find solutions that benefit our community. Thank you for the opportunity to share my thoughts and concerns with you today.

Speaker: Thank you very much.

Speaker: Good morning, mayor Wheeler. Commissioner Mapps, commissioner Rubio, gonzales and Ryan. My name is nakisha nathan. I'm co-director at neighbors for clean air. You've just heard again from people directly impacted by the development of the prologis warehouse. Last week. I spent the day speaking with and hearing from students at parkrose high school. Students who feel like their voices are not valued and have no impact. Students who asked my colleague and me, what's the point? The building is going up anyway, and students who ask, how can one person make a difference? And what can we do to help? Please take note these students are paying attention. They have no choice but to pay attention. One student wrote in a postcard on this issue. This is important to me because I go to school just a couple of blocks away from the site, and I don't want to have to deal with the negative things that come with a truck warehouse, such as pollution and more traffic. I know quite a few people who agree with me. If other fancier, less diverse communities don't have to put up with this, why are we any different? Why should we have to right now, impacts to public health are not directly considered in designating lands for industrial uses. This has led to incompatible industrial zoning that continues to harm vulnerable communities, not only do these communities face more pollution, but they are generally more susceptible to negative health impacts from that pollution due to sociodemographic factors and or preexisting

health conditions. Economic opportunity analysis can and should include an assessment of public health impacts with economic opportunities near sensitive communities, and establish safeguards for neighborhoods made vulnerable by historic practices. Environmental justice communities are not just a legacy from the last century decisions that you and your city staff continue to create. Environmental justice communities. It's long past time to switch it up. Plan for healthy communities. Ethan and Cassidy are here from Parkrose High School and would like to provide the clerk with the postcards. Now. Thank you for your time.

Speaker: Great.

Speaker: Thank you, Commissioner Mapps. Looks like you're up first.

Speaker: Sure. I want to thank.

Speaker: Before you go.

Speaker: Yeah, I will, it'll be good if I could hold on to a couple of you. I want to thank all of you for coming in today. I've certainly heard your frustrations and concerns about the Prologis site. I think I also heard something new today, and I want to be sure I'm tracking what you're asking for. I think we heard some testimony today asking for some amendments to the space tiff. What is it? Can you repeat for me what exactly you're looking for in that space?

Speaker: Examples of possible friendly amendments for the space tiff would be such things as metrics for economic growth. And when we hit those benchmarks, what are the metrics for the affordable housing so that it can go in coordinated dance? Since we all know of one outpaces the other? Yeah. Then we have private capital problems at that problem because then we repeatedly hear from people, which you can see in Parkrose and investors, sorry, sorry, your demographics aren't good enough. Your demographics aren't where we're going to put our private capital. Right. So both need to be coordinated. There needs to be stronger words

for healthy communities considering its industrial and residential. We've experienced the nicest aspirational words of the environmental justice in the Portland charter. It proved to be ineffectual when it came up against economic opportunity analysis and land use decisions. We need. Strong aspirations are nice and I appreciate that this is a community led agreement, but the realities are there's politics and there is land use and those community members need to know more and need to have clarity about this agreement. If we're going into a 30 year agreement. So there's benchmarks that are possible. There's amendments that are possible.

Speaker: Thank you very much for that clarification. And I think in principle, I don't disagree with you. And I pledge to at least follow up with staff and other policymakers in this space to see if there's something we can do. I don't know if we can do it today, but i'll probably ask danny. Okay. Thank you. Thank you very much. Appreciate it. Thank you.

Speaker: Commissioner commissioner Gonzalez. Commissioner Mapps, do we have any proposed amendments on home ownership that are well read today?

Speaker: So I think the way the show is going to work right after coms is we'll go into the tif districts. We have six separate plans to adopt and then there is this, I think, another amendment which provides some guidance to the city administrator, which I think is 931 and frankly, as we as I think members of council and staff have insights into how we can refine this project, we've been putting that direction there. I don't know if that would make sense in the context of this particular. The request that we have today. So when we get to the next item, i'll call up donnie and mike to see if number one, if, if perhaps we already have an evaluative evaluation framework and at least help us think about how to think about some of the requests that we heard today.

Speaker: Well, I think I followed that, and I'm reading the language of 931, which is really talking about the set aside policy. I'm still slightly unclear if home ownership goals are a part of that or not.

Speaker: I'll bring an amendment on that today. So we have two amendments, one from commissioner Rubio, which I'll let her explain. I'll bring an amendment to 931 suggesting that council set a floor of 20 of a 20% set aside for the housing, set aside for home ownership.

Speaker: And I guess I'm just trying to connect the dots between what we're attempting to do and what I'm hearing today and what we've heard for a while. I, I don't want to oversimplify what you're speaking to because you've hit on a couple of different pieces, but the history of the rj and parkrose communities going back 50 years, sort of central city's plans for it, whether promises have been kept or not kept. There's a lot here. There's air quality, there's livability. I'm trying to figure out if there are pieces in the community outreach with respect to tiff that were you felt weren't met in the example you gave for parkrose, you know, we're having problems throughout the city attracting private capital that's not unique to parkrose. Right now. It's kind of catastrophic right now. The lack of capital flowing into the city, and that's for all kinds of housing and all kinds of economic development. So I'm trying to unpack what is the particular pieces relevant to the tiff district that's before us. What is longer term dynamics of the neighborhood and what is some what we're dealing with, frankly, citywide right now. And I don't know if you have thoughts on that, but yeah, i, I do have thoughts on that in that.

Speaker: So space is the only tiff with industry and residential land uses in it. So as a workshop community member who helped develop this plan, you would think in those discussions with lay people, not development people advance Portland would have been put in the economic plan that was passed so we could see what the

goals are, what the outlines are, how we fit into the grand scheme. You would think that the clean industry hub that the bureau of planning and sustainability have been working on for the last two years with the columbia corridor, would have been brought up and mentioned and discussed. It wasn't right. So this leads to distrust when we see multiyear plans in the works by the city. The city comes to us and asks to have a transparent community led conversation. And then we find out, well, wait a second. There's all these policy and plans chugging along the tracks that you haven't discussed at all with us. You haven't respected us enough to even let us know about that. And so that's what the concern is, because once again, it's the pattern of politically connected industry in our area chugging along with the city and the residents left on the side of the road. Can you can you just specific to space and what's before us today?

Speaker: What what aspect are you objecting to?

Speaker: The aspect that I'm objecting to is there is not strong enough language in there that protects residents. Considering industry is also part of that agreement, there's not strong enough language in there to protect the air quality, the health of the community. There's not strong enough language in there that explains the housing possibilities. When you look at eco northwest plan and says tifs lead to a 45% increase in density in housing, the wording is not in there. It's nice, it's aspirational, it's a lot of work and I appreciate all that work. But if we're making a 30 year, \$310 million deal, shouldn't it be more than aspirational? Shouldn't we have benchmarks, metrics of success, of here's what we're going to go for? Doesn't mean it's locked in stone that you're going to hit it. But here's what we're going to go for. So at least we know where we're going. And all of us are having the same conversation, not residents having one conversation, industry having another conversation.

Speaker: Commissioner Gonzalez so I think I understand what you're trying to understand, and I'm hardly an expert on tif districts. I think one way to perhaps get at the concerns that have been raised today. You know, we essentially have six or so tif district plans that are largely faded, and we'll vote on those in a second. We also have in another, another ordinance that basically provides guidance to the city administrator to set some broad policies for how tif districts get administered and or get managed might be one crude way of putting it. One possibility, which I hope to explore with staff when the item comes to us, is asking mike or donnie, is it possible to direct the city administrator's office to develop an evaluation framework for the kinds so that we can measure how we're doing in terms of new industrial development, new residential development in all of the tif districts? Or we could say we could target the space district if we wanted to. So that's a conversation that I'm going to give on the basis of what we've heard in comms, that's a preview of the questions I will be asking mike and donnie and other interested parties in a couple of minutes.

Speaker: I think I followed in, I guess what I just want to acknowledge, I think I'm hearing a desire to protect community. That's what I'm hearing. And in multiple ways. And, you know, when we talk about urban renewal and tif, there's long history here of the impacts on neighborhoods sometimes leads to great economic development, sometimes permanently changes neighborhoods. And what has been presented to us is that this was a community led exploration of each of these tif districts, with substantial community involvement, taking into account the perspectives of existing residents, informing the plan. At least I'm paraphrasing what's been presented to us, and maybe what I'm hearing is that some parts of the space community didn't necessarily feel that their perspectives were fully baked into what's been presented to us. Am I am I over sum oversimplifying that? No, no.

Speaker: Okay, that would be a correct summation.

Speaker: I don't know what to do with that. Right now. I'm processing what you're saying and the I mean, it just speaks to no community is a monolith. You bring to the table segments. It's sometimes an attempt to right past wrongs about who was at the table, and that may exclude other voices in going forward. And you still have a segment of the community that feels not heard on the design of the plan. And again, I was just out in your neighborhood two weeks ago, and it's a unique geography that is different than other parts of the city. And you can tell that it was once its own space that was not part of the city of Portland in really fundamental ways. And it and I understand why people want to protect it. I don't know if I have something actionable right now. I'm processing what you're saying, and I appreciate your testimony. I need to go back and think about this.

Speaker: Could I jump in here? Because I think a lot of these questions are going to be answered in our next item. I don't necessarily expect everybody to have to stay here and listen in, but I want to remind my colleagues of what the resolution says that we will be voting on later. First of all, it says that it directs the city administration to work in collaboration with prosper Portland and bhp to bring forward five year action plans for each of the districts. That includes partnerships with the neighborhoods, including the neighborhood prosperity network. It requires each of these tif districts to bring five year plans back to council to share and identify what the plans are and what the budget priorities are within those districts. So what I'm hearing the desire, the desire I'm hearing on your part to engage community that is literally the next step in the process, and that is spelled out clearly in the resolution. And maybe donnie, I think he got up. He's over here. Oh, there's donnie, maybe we should take a step back when we present the next items and talk about what the process is and where we are in that process.

Speaker: Thank you. Mayor.

Speaker: A couple of other things. I am very sympathetic to what you're saying specifically regarding public health. That is something that concerns me as well. The economics of this. I want to remind people, because I hear a lot of people saying, this is taking taxpayer dollars away from something else. And so you get into what is called the but for argument, tif districts are not appropriate in areas that are already developing economically. Tif districts are specifically designed for areas where you need to invest in those areas, invest in infrastructure, transportation, neighborhood initiatives, whatever else in order to generate economic prosperity. The taxes are basically and I'm oversimplifying this, but they're basically frozen in the tif district on the day you start the district, then new taxes generated as a result of the creation of the district and the investments go back into the district specifically as further investment in other words, if you have a tif district in your neighborhood, you are the beneficiary of the economic growth in that district as opposed to the rest of the city where tax growth goes back into the effectively the general fund. And we can spend it anywhere in the city we want for any purpose. We want. So I want to be very careful on that. Last but not least, probably the toughest thing about municipal government duty is the obligation to uphold the law. And treat everybody the same. And we get people coming before council all the time saying we like this kind of business, but we don't like that kind of business, and we don't want that kind of business. And we want you, the City Council, to tell that business they can't do business here. But if is a legal taxed, regulated business, they have every right to locate anywhere in the city that the zoning is appropriate for them to locate. That's just the truth. And if we don't like that, then we need to go upstream, including to the state legislature, and change our zoning laws. But for now, this council finds itself frequently in a position of having to be the defender of

the location of businesses that are very, very unpopular, particularly around energy. I would say are probably the toughest ones. We all end up wrestling with here. So I just want to be aware of the bigger picture. I hope you will stay engaged. Yes, we've heard from you many times. You're passionate, you're awesome, you're well informed. You know what you're talking about. You're exactly the kind of people who can help us shape the next step of this process, and I appreciate it. The two young folks who brought the postcards. Thank you. I look forward to reading those as well. And I appreciate that you took the time to do that.

Speaker: May I say one more thing before we sit down? Thank you. I appreciate looking at the bigger picture. I also just want to be very clear that the largest site is the only location I've been able to find in Portland that has no meaningful buffer between industrial and residential. So I don't want to pretend like we're just like everywhere else and experiencing that problem in the same place. Yeah. That's fair. So thank you. Thank you.

Speaker: Great. Thank you for your testimony. Thank you for the conversation. It was terrific. Thanks. One more communications. Item 922, please. Keelan.

Speaker: Request of Portland advocates for lead free drinking water to address council regarding what water bureau won't talk about. They have not arrived.

Speaker: All right. Very good. We'll go to the consent agenda. Have any items been pulled off? The consent agenda?

Speaker: Two items have been pulled. 935 and 937.

Speaker: 935 has been pulled and 937 has been pulled. Please call the roll on the remainder of the consent agenda maps.

Speaker: I yea. Rubio. Hi Ryan, I gonzales I Wheeler I the consent agenda is adopted first time certain item please item 923.

Speaker: And if you could go ahead and read all nine of the next items, their second readings, 23, 24, 25, 26, 27, 28, 29, 30. And. 31.

Speaker: Item 923 approve the third amendment to the town center urban renewal plan. Item 924 adopt the 12th amendment to the central east side urban renewal plan. Item 925 approve the 82nd avenue area urban renewal plan. Item 926 adopt the east 205 urban renewal plan. Item 927 adopt the sumner park rose rj columbia corridor urban renewal plan item 928 adopt the lloyd holiday urban renewal plan item 929 adopt the central east side corridor urban renewal plan. Item 930 adopt the west side urban renewal plan and item 931 direct the city administrator to bring forward action plans, amendments and review of set aside policy in collaboration with prosper Portland.

Speaker: All right, very good couple of introductory remarks. First of all, with regard to item. Well, actually I'm going to well, there's a lot of thank yous here. I'll do this at the end. Colleagues are there before I call the roll. Are there amendments?

Speaker: Yes. Mr. Mayor, state which number you're talking. I will have an amendment for 931. And if you'd like, I could read that amendment now and explain what it attempts to do. Yeah. Go ahead. Sure. Colleagues, you might remember last week when this item was on first reading, there was some discussion around setting some targets around home ownership within the affordable housing bucket that comes with these tif districts. After conversations with colleagues on council and staff, we've put together an amendment that directs the city administrator and relevant policy makers in this space to target 20% of these funds for home ownership activities. If there are any, if there are no questions about that, I can read this specific language. Any questions?
Commissioner Gonzalez.

Speaker: I just want to make sure the last part of that, what was the.

Speaker: So the basically here within the tif districts that were especially the east Portland tif districts were directing the city administrator to essentially earmark 20% of the funds for homeownership activities and would that so we would continue for the time being with the 45% affordable housing set aside, with the 20% be on top of that?

Speaker: Or would it be subsumed somewhat inside?

Speaker: I turn it over to the housing experts so I don't mess this up.

Speaker: Good morning helmi for the record, director, Portland housing bureau, the recommendation or the amendment, I believe, is to set aside to take 20% of the 45%, set aside funds for affordable housing through the set aside amendment process to establish a floor of 20% for homeownership activities in the east Portland districts.

Speaker: So the 20 comes from the 45.

Speaker: It's a portion of the 45%.

Speaker: And what do we think the ramifications are of that in terms of the I mean, so the existing 45, I'm maybe I'm oversimplifying, but I'm usually thinking of multifamily subsidized rentals. What in fact is typically built with that 4,545% set aside for affordable housing is a broad the broad requirement to have housing that serves households at or below 80% of ami if they are rental, and 100% of the area median income if they're homeownership.

Speaker: So it's very broad. It's not specific in how those funds are spent. The action plans will develop will actually set what the specific expenditures are. So the ramifications of establishing 20% of those set aside funds for homeownership activities means that when we go into the action planning process with the community, we will begin with a section that says 20% of the funds that are set

aside for affordable housing will be needed. We will need to develop affordable housing, homeownership programs. That's it. It's not specific about what type of program other than that it is to result in affordable homeownership. The balance of the funds that would be for affordable housing could be spent on rental or homeownership, depending upon what the community conversation results in.

Speaker: And just to be crystal clear on the assumption I'm trying to get at, if you look over the last 5 to 10 years, the utilization of the 45, do you have any idea what the mix has been in terms of rental and ownership, not necessarily in dollars deployed, but in terms of actual housing? That's being generated? Again, I may have walked in with the wrong assumption. I just visualize primarily the rental side, notwithstanding what you're saying, that some of it can go on the ownership side, but I'm just actually curious what have we been building with the 45% set aside?

Speaker: It varies by district. I'm sorry, I don't have a detailed list of what was what's been built in every district historically. The set aside policy has included targets for homeownership in specific districts. I do have some data in, for example, in interstate corridor, the homeownership goals that were set in that district were approximately, I believe, 30% were set aside. And the result was that 32% of the tax increment funds in interstate were used for homeownership, helping over 600 households that includes not just homeownership, not just down payment assistance, but also home repair assistance in the homeownership program, helping people stay in their homes.

Speaker: Okay, I'm my main question is only getting at what's the opportunity cost? So we prescribed a specific item here in great amount of detail for some degree of detail is what does that mean? We can't do. And I mean that's my more fundamental question on the 45% set aside to begin with, is that we are we're

prescribing in advance how these are things are going to unfold. But, donna, you had some of that.

Speaker: Yeah. Thank you, commissioner gonzales. Donna oliveras, for the record. So if you're asking about the opportunity cost of being a specific setting, a specific target in this case to helmi's point, it's sort of explicitly states that that's the bare minimum of for that particular category of product that the tif can invest in. But for example, in past tiffs, we've set a range for the different product categories that might happen. So anecdotally in the in the east side, in the past, we've set, you know, 35 to 50% of the 45% set aside for rental housing. We've said 20 to 45% for mfi owners, homeownership. There's been low income community facilities, 0 to 10%. So we've had ranges to keep those categories flexible. In the event that the community has a specific target of projects and products that they want in their district. Long story short, while we support homeownership, so that's that's not the problem. We're just limiting the flexibility that community will have to direct how those funds are established in their in their district. So it's a it's a flexibility.

Limitation is the opportunity cost.

Speaker: Got it I got it okay. And I know we talked about this in concept two weeks ago, but I'm not sure my team's really processed this. Had a chance to. So I'm just trying to get caught up on it a little bit.

Speaker: Absolutely. I appreciate the due diligence I'm done for now.

Speaker: Go ahead, commissioner Ryan.

Speaker: Yeah, first of all, I'm really supportive of 45%.

Speaker: When I had oversight of the bureau, I brought this up all the time about ami. I was told there was a it was a state issue. So I'm happy to see that we're suddenly reacting to something that was discussed. Two weeks ago. Reacting is a word that i'll use right now because you all have been working on this for a long

time. So I think what I'm not catching is there's always trade offs. So what are the trade offs? If a these funds are allocated towards this. And then when you referenced donny the interstate corridor tif was that the revenue that also helps the north northeast preference policy because that wasn't stated. And that's the only comparison I can think of right now that perhaps we're using parallel construct with.

Speaker: Is that true? Yes. I mean, in a short answer, yes.

Speaker: The I mean, since I've been here, that's the only housing option that we've used for homeownership, I guess, again, commissioner, I would offer that it's we're all supportive of the homeownership project, you know, product and setting a target.

Speaker: It just limits what community can give us feedback on aspirationally.

Speaker: We want to do everything. Exactly. So we know that. But we're trying to get clarity. This is very this is pretty last minute and it seems complicated and I want to support it. But again, I'm trying to understand what the tradeoffs are. You've all been working on this for quite some time, so could you please tell us what those trade offs are?

Speaker: The let me just begin by saying, without having a specific action plan, an expenditure plan, it's it is difficult to assess the factually what the trade offs are. But I can address what I think commissioner Gonzalez was getting at with regard to multifamily rental. Very typically when we think about affordable housing, we think about the creation of multifamily rental housing using low income housing tax credits. The reason we do that is because it's a high it's the best source of leveraging local dollars with federal dollars. It is probably the it's a widely used system for affordable housing creation. So I think what you could say is if you do less rental housing using tax credits, you're losing the potential leverage of those

tax credits. So that's at a really at a 30,000 foot level. It's a very high level. That said, there are probably not enough tax credits available to leverage all of the tif dollars that will be available. And it's very likely when we engage in a dialog with the community about an action plan for housing, there's going to be a range of interests. Not everybody wants low income housing, tax credit, multifamily rental. Some people will want homeownership, a new homeownership, some people will want homeownership assistance for existing homes. Some folks will want to have rehabilitation of homes, or they'll want the opportunity to build accessory dwelling units. All of those things are activities that we need to discuss with the community to see what the what the what the housing strategy or the housing action plan will be. So the only trade off in setting aside creating a minimum amount of expenditure for homeownership is saying that homeownership should be considered a priority in the east Portland districts. And we want to encourage or support the expenditure of no less than 20% of the funds towards homeownership. But I think homeownership itself is also takes many forms, and that is yet to be discussed. Lastly, i'll say what we know if we know going into this dialog with the community, that there is a starting point of view that homeownership is a priority. And I will add that it also reflects what I've heard out in the community that in the east Portland meetings, that there's a strong interest in that we at the housing bureau will look for ways to leverage those dollars as well. It's not as easy. And simple as a tax credit system, but we can definitely look for resources to leverage those dollars and make them stretch as far as possible.

Speaker: Okay. That was helpful. I want to say yes. I just because you've been working on this for so long, I can't imagine this hadn't come up over and over again. And yet it wasn't part of the original proposal. So that's why I wanted to hear some more umph behind the trade offs.

Speaker: And the reason that is, commissioner Ryan, is because in the resolution, you're directing staff to go back out to the districts to work with communities, to actually build out that portfolio. So the work that you're asking us actually hasn't been done to the earlier communications staff or our community are asking, when do they get a chance to give us feedback? That's the five year action plan that as soon as this is adopted, staff go to work to develop, reminding me why things take so long.

Speaker: Yeah. All right. That was fair. Actually, I just want to say i'll be mulling this over, and I appreciate the dialog that we're having. I think everyone does want this. My final comment is i, I think we sometimes don't define what our say. Three primary goals are. And I'm kind of a believer. I'd rather go deep and get something done than spray and pray and have like 20 initiatives that barely make a dent. So I'm I'm concerned when we keep piling on and I want to make sure we have impact. That's all. That's the lens I have at this moment.

Speaker: Thanks, commissioner Ryan, my name is for the record, and I really appreciate the questions that that everyone is asking and tell me what you've given. I think one of the things that we've continued to hear and to what dca oliveira mentioned, is the action plans are literally where community gets to inject their voice. And as a community, as a third generation northeast Portlander who raised my daughter in northeast Portland, when I think about interstate and the goal of asking for exactly what you want, that's what takes place during the action plans and so people being able to preserve the homes that they already live in was obviously so important, because we wanted to maintain, in particular, black communities, being able to continue to live in interstate. And so when you think about this process that you've talked about what we alongside staff have really dug into is that action plans are where we actually get to decide what we want. So the

tiff plan, right. And I've mentioned this before, ends up being like the type of investment that could absolutely occur. And the action plan is what you're actually ordering for the next five years. And so community gets to say, you know, keeping folks there in home and is what we want, and that's where we get to make those decisions. And so it's about flexibility or not. Absolutely. To your question, commissioner Gonzalez.

Speaker: So in one week's time since last week, you're embracing this, and I'm fine with hearing that this will keep evolving as we engage community. Yeah, I mean, I think it was perhaps more aspirational than concrete.

Speaker: I think tif districts are a are a relationship for 30 years at least. Right. It's us saying we're going to be working with the community over 30 years.

Speaker: And when you set up here, it's confusing.

Speaker: It's okay. And the action plans really help us then decide how we're going to take those dollars and invest them in the next five years. So it would be it would be premature of us to make those decisions now without actually even having a tiff plan to move forward. So that's what we're doing today.

Speaker: Thank you. Thank you. We deserve this dialog today.

Speaker: Thanks, commissioner Mapps.

Speaker: I'll lower my hand and let commissioner Rubio go.

Speaker: Commissioner Rubio well, commissioner Rubio, there's just a specific follow up. Commissioner Gonzalez go.

Speaker: This is a question for counsel and or legal counsel. How will tiff plans be amended following January 2025? That so that's someone on legal can answer that and i'll turn it over if you need to mull that over. But that's the precise question. If how would new counsel amend? What are the mechanics for amending plans after January 1st, 2025?

Speaker: Adrian are you available to answer that question?

Speaker: Why don't yea. Rubio why don't you guys sort that out? Commissioner Rubio, so I have a question.

Speaker: I don't know if it's for staff or commissioner. So the way I read the amendment, it's 20% of the total to funds which could would come out of fb's share.

Speaker: My understanding is that it's out of the 40%, 45% set aside, which is fb share.

Speaker: Okay, can you do some quick math for me to get a sense of the scale of the investment that we're talking about here? She's honest. Me okay. And i'll move on to my second question while you're figuring that out. And so, commissioner Mapps, so I am about to introduce an amendment to and it's just basically putting into into the resolution language that staff had communicated last year or last week. Sorry. And so I'm my question to you is what will happen if the floor is 20%. Is your your your proposing. But if the community comes back with a different number that might be lower. And I don't know if that's ever happened before, but it's just a question what would happen if that comes back and we have that floor and I don't know if it's a staff or. Well, I have my intuition, but I see a bunch of smart people up there nodding their heads.

Speaker: So why don't I kick it over to staff and then I can react as well?

Speaker: Commissioner Mapps, I think that's the question we should let if. Adrian.

Speaker: That's my question either way.

Speaker: Adrian, are you on? All right.

Speaker: Good morning. Good morning. So, to the question of how the tiff plans will be amended, it's a statutory requirement that substantial amendments come back to council. And those are defined as amendments that would change the

boundaries of the tiff plan. But minor amendments, such as what? What Portland housing bureau would do with their money, would be considered a minor amendment. And what projects those would go to, and that would go before prosper's board.

Speaker: Can I ask a follow up question, then? Is that a commissioner? Rubio? So, adrian, so we have this opportunity with district representation after January 1st, 2025, you'll have three east district council members that ideally are deeply engaged with their community. And if they think we're on the wrong path, I mean, that is the democratic process potentially that supplements prosper's process that supplements the housing bureau's process to reevaluate the plan. That's a great opportunity, frankly, to if we get something wrong, the community engages with their elected reps and they can come back to council. But I guess what I'm hearing here is the initial legal analysis is the reallocation of percentages may not be substantial enough of a question under state law to mandate it come back to council. I have a follow up question. I just want to confirm that that's so that's a great question.

Speaker: I think that's a different conversation than what's in the tiff plan, because the allocation, while there's reference to the set aside policy in the tiff plans, the allocation of 45% is actually in council's set aside policy. And that's been adopted by ordinance. And so council could come back and change that with a vote at any time to, you know, bring forth an ordinance. And that's how you would change the set aside policy. So future council could still change the set aside policy. And there's reference to homeownership and percentages. And that could go into the set aside policy. And that's kind of it's tied to council maintains authority over the budget and prosper in the housing bureau's budgets. And so there's limited ability to actually

go back and amend tiff plans by council. There still is budgetary authority. And then the set aside policy that is controlled by council.

Speaker: Yeah. And just to be crystal clear, I think our takeaway from last week is the set aside policy is in the aggregate. It's not necessarily at the individual plan level in terms of the way that ordinance works. At least that was the takeaway I got from last week.

Speaker: Correct. And what we heard last week was that that could be that's what the housing bureau will be looking at. I'll defer to helmi to and donnie to talk about that.

Speaker: But the did you have anything to add to that?

Speaker: Well, commissioner, I just want to just kind of piggyback. Thank you. Adrian. So if you're looking at it from to answer your commissioner Rubio's question now, prosper and the housing bureau will can move the dial on that 20% based on feedback from community within the you know, within the, you know, the guidelines of the tif district. But council future council will be able to move the larger dial around the set aside policy. So council will still direct the broader amount that's set aside for housing and staff working with community will figure out that that homeownership number. Does that make sense? There's a broader dial.

Speaker: It does. It does to me. I'll defer to my colleagues. I have a follow up comment question, but I want to make sure you have space.

Speaker: I just want to get the answer to that question about the what the number comes out to be.

Speaker: The math question. Okay, so we have an estimate that in east Portland, the three tif districts would provide \$643 million over 30 years for affordable housing, using 45%. Set aside, 20% of that is 128.6 million. So I would say somewhere between 120 and \$130 million. That would be put towards

homeownership activities. The balance is 514.4 million. That would be affordable housing without any. However, a rental, homeownership or other repair. Thank you.

Speaker: Commissioner gonzales.

Speaker: I just did you have a follow up?

Speaker: Why don't you go? I'm going to state why I think why I think setting some targets around homeownership is important, bassam. Why? I think it's important to come to come to council. But if you have some questions or other, I think I just want to synthesize what we've just heard.

Speaker: And getting back to the question of community engagement, if I were to summarize to, you know, I this is probably my first time through this in my time on council and to have some members of a specific community object to a plan and testify for council is somewhat new to me. So I'm processing that in real time. And that's after hearing we had a pretty robust community engagement process to date, and that we also plan to have one in the future. So I'm I just don't want to set in stone. Stone something that's hard to unwind if community really becomes concerned about the direction this is going and what I'm hearing is the community is going to have a lot of opportunity to participate in the plan. Little plan, whatever that term is not the tiff plan, but the action plan. There's not really a great opportunity for community to change the shape of the tiff plan at once. We adopt and except for the expansion or reduction of its boundaries, I mean, that's something that will come back to council in the new form and that council would be would take up future set aside policy as they see fit. So I is that a fair summary of what we're hearing? Maybe that's as much for council. I just want to make sure I understand where community gets to reengage on this in the next five years.

Speaker: Thank you commissioner gonzales. So I love I really appreciate your question, especially just kind of coming back into community. So when I think about the engagement that's happened up to actually building the tiff plan, in particular, our working groups literally had access to the plan document so that they could go in for months and months and months and change language and say, I'm not sure about this, and this is what I'd prefer. And from a governance standpoint, this is what we'd like to see. And those aligned with all of the work that you heard us talk about before. So the over 95 members who are on working groups and steering committees, the well over 65 community and working working group meetings, all of the over 300 points of feedback, whether through surveys or folks who have said that they wanted to join us and stay engaged and aligned. So the community has absolutely had, I mean, we call it co-creation for a reason, right? So the exploration was started one, because many community members asked us to what mayor Wheeler talked about. Our community needs investment. Please go through this exploration and advance. Portland asked us to do that. And so from that, we then went through the many years or a little over a year excuse me, of the direct engagement for this process. And so while the tiff plan has been co-created alongside community, the action plans, you're correct, do really get into how we will spend these dollars. So now we have the option of the plan. The option of this financial tool to invest in communities. And then the action plan further directs how we will actually invest these these dollars.

Speaker: And i'll just add for the record, shay flaherty within prosper Portland. And when it comes to your question around the set aside policy commissioner, the resolution before you today actually instructs us. It gives us homework to work with the housing bureau to come back to council in two years, with considerations around that set aside policy. So we hope that that will also be an engaged process

with community members and stakeholders. But we are very much taking that instruction seriously to come back with considerations.

Speaker: Yeah. And it's very insightful. I mean, I think the key piece I'm trying to parse out here is that's a question of citywide policy to set aside. That is not necessarily geographically driven, even though it will have geographical dynamics. I'm trying to hone in on the opportunity created in the new form of government, with truly district representation, where you will have three people on council that you literally elected to speak on your behalf. And I guess it begs the question, is there a material downside to delaying any of these until January, until the new council? I mean, what do we lose by pushing back some of these a couple of months before?

Speaker: Because I want to one of the new things that we have done, starting with Cully, is there's actually a governance charter that is attached to each TIF plan in east Portland in section two b of the governance charter. It actually speaks to the committee's role in any amendment, whether that's going before our board or City Council. So whether it's what we would call a major amendment or a minor amendment, as well as their role in co-creating action plans. So we are pretty intentional about acknowledging a committee role in co-creating with us anything that changes the intention of the TIF plan, because they were so involved with us at this moment. We want to make sure that continues to survive over 30 years, knowing that politics are going to change. So I think that hopefully that answers the question literally, contractually, per the TIF plan and the attached governance charter, we have to perform and work with the committee in certain ways, and it speaks very specifically to who will be on that committee and that it be a representation of the community.

Speaker: But that's if you propose to change the plan. What happens if communities essentially demanding a change to the plan? Would I just if I followed what you're saying about the governance committee, they could bring forward an amendment like the community could bring through the community.

Speaker: We don't we staff the committee. We don't sit on the committee. So in fact, the committee could say we have x need. And that need is not reflected in the tif plan. Currently, we want to propose an amendment and we would need to take that up. That is very different. You're you're correct. That is very district specific versus city wide. Set aside policy related.

Speaker: Just to follow up on my question. So the downside of delaying any one of these districts focusing specifically the ones on the east side, I mean, we're we're now almost November. If we leave this to the next council to take this up in January or February, whenever they. So what is the downside to that?

Speaker: I can speak to the, the, the risk around delay has to do with the nature of the increment process. And so us getting this vote now means that we can start the tiff plan increment process in January 1st. If we take this up next year, we're pushing that start date out another year to January of 2026. And if you recall from the presentation, tiff starts very slowly. One of the reasons we can do this action planning early is because the preponderance of the resources don't come forward until really at volume, we're not able to access them until the fifth year. So this just puts that puts us back another six years, potentially from when we can start doing larger activities in east Portland and the central city.

Speaker: Yeah. And i'll just add to that, I think, you know, community has been asking for this as well. Right. And so being able to be responsive in real time to what they've been asking and really considering what our community needs now, when we think about not just east Portland, but central city and revitalization of central

city and having financial tools to be able to engage not only with community, but with development partners and having them see Portland as ready and open for business. These tiff plans are absolutely a part of that. I think you know what we heard director flaherty mentioned yesterday is we also have received a lot of feedback about how we're doing this process, about how the co-creation process actually is something that's new and to what lisa mentioned, allows for literally within the governance plans, how we can engage communities. So this is a plan to partner over at least the next 30 years with resources. And to what helmy, director eric mentioned, to bring a match to some of the different things to build housing. We know that housing is such an important need in our community right now, so the timing really does shift off for at least six years. If we don't move now and I think we've heard what's the six years? So the to what director flaherty mentioned, it takes at least five years for true real increment to actually be available to, to start making some major impacts. So in the beginning it's a lot of the community engagement, which is why the resolution really speaks to let's build that action plan. Let's really take the time to better understand the set aside policy so that we can be responsive to community. And I would say to honor the kind of the promise that we've had with community, it has been joined us now and be with us over the next 30 years so that we can make these decisions around how the investment in our city looks like moving forward, because we know that you need these investments now, and you brought up central city, which I share the urgency on, just given the trajectory right now.

Speaker: But I guess my question was really just specifically about eastside. If so, if we don't do this now, we can't get started in January 1st for those for those districts is there. So you're starting January 1st and you have to wait until 2026 for fiscal year.

Speaker: That's correct. Fiscal year 2627 would be when that increment starts. And then, as we've discussed in the past, you can bond against potential tax increment finance increment. You can bond against that. But only starting on the fifth year. So you want to make large investments, stabilizing investments in either either of the districts or either of the sets of districts that wouldn't be able to come to fruition for another five years after the start date.

Speaker: But if you delay one or some, does that delay it for all, or does it delay it just for that one or some?

Speaker: Just it would delay it for the one particular plan for sure. I think what we recognize and if we just come back to the co-creation process. So we went through extensive engagement with community, as you as you've heard before. And we actually asked them to vote. And the part of the vote was, do you want us to move forward with this and bring this to council as advanced Portland asked us to do, when you all move that forward before and if so, what does the boundary look like? Right. And so we've had folks ask yes, no or wait. And in east Portland, one of the only, you know, weights you've heard of that in particular from rj. There were a few folks who did vote to wait. And then when we looked at the next option of amending the boundary, folks decided to abstain from voting and so the community co-creation was asking the community, is this what you want? And they voted in the affirmative to move forward. Hence why we've been here with you all today and last week.

Speaker: I just I want to build on that. Sabri. So specific to space because I think you're speaking specific to specifically to the testimony you heard today. We actually had the working group take two votes. They took a vote choosing whether or not to proceed. And then they actually took a vote on three scenarios for a geography. Knowing that rj terrace as a as a neighborhood association had actually

voted for more time and so one of those scenarios included not including the neighborhood association, knowing that we could come back and we were very clear, we could come back and amend them into the district at a future time that would give them more time. And the neighborhood representation at the table as part of the working groups actually voted to abstain on that. So they voted to abstain. And so the rest of the group that was voting to proceed said, well, then let's let's move forward with the geography as we've shared it publicly for the past 12 months or so, and that's how the full area proceeded. But we did want to honor what we were hearing at the table as well, which is there was a particular neighborhood association that had asked for more time. I also I do want to honor, I mean, this is a democratic process. And so ultimately there was not consensus across the working groups. I think what we heard was a division of folks who wanted to proceed. The majority of folks wanted to proceed, and folks who and there was the minority was folks who wanted more time. And so I do think it becomes really important in terms of the resolution that we continue to lean into the co-creation process that we've done with the tif districts to really identify action plans, because everything we're hearing about more time is both about kind of trust building and the need for ongoing relationship building with city partners and around getting very clear about what the investment priorities are, particularly in the short term, and making sure that community voices are heard in that space that assumes that the money is there to invest. And without the tif plans, we don't have the money there to invest.

Speaker: Okay, I'm good for now. Thank you, commissioner Ryan.

Speaker: Yes, thank you, mayor, again. I'm I'm all about creating homeownership opportunities for those that haven't had access. It was something when I had the bureau for two years prior to commissioner Rubio's 18 months. It was something I

actually put into the budget, 3 million, and there was some considerable pushback, actually, within the bureau and from attention of some of the special interests that you're close with. So I'm kind of pinching myself in a good way that we're having this conversation. So thank you, commissioner Mapps, for bringing this up. I still need to and I'm also getting in real time, more of a commitment to the community facing tif districts that I think have organically evolved as we've gone over to the east side and we've gotten away from just central district. If that's a fair comment. So my point is this knowing that our one example, at least I'm trying to shove this example at us with the interstate tiff and north and northeast preference policy as our one example to really analyze right now. And then we're going forward with this proposed amendment. Have we heard from the good people in cully, for example, or do they want this? So is this a I think the reason we should have a thorough dialog is because we could be setting up a new game plan for tif districts, and i, I want to understand that more deeply, since this was a last minute amendment to a lot of work, and I'm open to hearing what your thoughts are. You're all talking amongst yourselves. This should be good.

Speaker: I can at least share for the for the engagement process that preceded the cully tif districts adoption. There was a lot of discussion around this and there was a lot of appetite in community to make sure and see that homeownership opportunities and expenditures within tif activities were represented. And so what you saw come before council in the previous last year when we brought the cully tif district forward. Again, I love this analogy that director vickers has mentioned before is that the tif plans we've built a menu and that menu is going to be available for 30 years, and then every five years, community gets to order something new off that menu. Right. And so we made sure to include within the tif plan for cully the opportunity to invest in homeownership. Right. And now as they're going through

the action planning process, they'll be able to select that percentage. And I think today, whether you're weighing this amendment, I think what I've heard from my colleagues today at the dias is that historically, the I think we're we're seeing that the historic expenditure in homeownership might be higher than the threshold that's being contemplated today.

Speaker: And I'd love to also offer that you know, while cully has been established and because of the governance process and the four years that went into that, which really helped seed a lot of the work that you see here today, if cully is interested in a 20%, you know, floor for homeownership, that's absolutely something that they could bring in the plan as well. So I think to what we heard director abeloff say, the action plan process and truly the resolution that we that we've brought aligns with taking time with community, better understanding what community is interested in that will be brought with the action plans. And at the same time, we would be working with director historic on the set aside policy and more so understanding that and cully, because of the work that was built into that, has that plan and that opportunity as well.

Speaker: And those action plans have targeted goals. So what would be the targeted goal for the percentage of homeownership from this incentive?

Speaker: Well, that's exactly what action plans could build into it.

Speaker: Yes, I would definitely ask for that. Or it'd be difficult for us to ever know if we're measuring success or in how we would make adjustments so that we could get better outcomes.

Speaker: Yeah, well, I defer to help me on the on the north northeast housing action plan, but we certainly for the north northeast community development initiative on the economic development side, we have very specific goals about number of property owners supported, number of businesses supported, number

of cultural organizations supported through our cultural business hub. So it gets to what you heard earlier in terms of testimony from Lynn, there are very clear metrics in each of the action plans. And if you go to our website, we actually report on those measures and metrics on a regular basis, including disaggregated by recipient.

Speaker: Thank you Lisa, I really did try to give you a softball. I'm glad you took it.

Speaker: I, if I may, I'll add a real a real example of that. So there in the Cully district, which does not yet have an action plan completed and they have not set aside homeownership targets, it is a topic of conversation amongst the advisory body, the Portland Housing Bureau. And this goes also to the trade offs question. The Portland Housing Bureau applied for a federal grant called the Price Grant to HUD. It was a grant specifically to assist mobile home parks in infrastructure repair and potential conversion to homeownership. We have not found out yet if we're successful on that grant. One of the things that we did in the preparation of that grant is we went to the Cully Tiff district advisory body and asked if they would consider providing a match with their future funds, essentially saying down the road, we would be looking for a match that match, because those funds were there and because they could vote in favor of that. That actually made our grant more competitive. So it's how we would leverage funds. And that's an example of how we would do it. Thanks.

Speaker: Commissioner Rubio. So I just wanted to go back to my earlier question about staff and of the 20% floor, does it or does it not then allow flexibility in those action plans for community, if it should vary from that 20%? And I guess my question is I would feel more comfortable if the word was considered, you know, in there instead of directed. But I don't I don't know if that's a material difference for

you. And I guess I'm, I'm wondering if it isn't and maybe it's just my own concern and then I'm fine, but I would like to know.

Speaker: So I think we've, we've heard of the opportunity cost being flexibility. And so with community if we if that's set and not considered as your as you're specifying, then community would need to offer insight on the action plan at that, at that that floor level. So you're right. If they decided they really only wanted 10% this year because you know, homeownership had already been booming in their area, we would need to go to at least the 20%. And of course, director historic. I'd love you to add anything if I missed it.

Speaker: No, I think that's a good explanation. I think the only opportunity cost is flexibility, and the benefit is setting priorities early at this stage.

Speaker: So you would not be able then to come in under if it were of that floor. If the community said something different, there would be an additional step necessary to go into that level.

Speaker: Okay.

Speaker: All right. Very good.

Speaker: Commissioner Mapps I want to thank my colleagues for this dialog, and I really appreciate staff being available to dig in. There's been a lot of conversation this afternoon around opportunity costs. What can't we do if we go forward with this set aside for homeownership? And I think I want to look at the inverse of this, you know, so basically the proposal on the table is to set aside about \$128 million to support homeownership programs in east Portland and colleagues, I want to remind you, one of the opportunity costs, if we do not do this, is we will pass up, I think, on one of our best opportunities to build wealth in east Portland that has come before council. In the four years that I have been here and this is important because if you look at the neighborhoods of east Portland, contrary to the

conventional wisdom, you will find that they are actually becoming less racially diverse than more racially diverse. And that, I think we all know, is because folks who look like me are getting priced out of the city. We are slowly being pushed to the to the city's borders at this point, and one of the reasons why is that people of color can't compete, especially on wealth, and where where does wealth come from in America and in Portland? It comes through homeownership. So I sure hope that we make an investment in the people of east Portland, and we make an investment in the wealth and the possibility of the people who live in these neighborhoods. Otherwise, you know, I think we're going to do something very good to provide a lot of affordable housing for. And in a few years, frankly, we will lose the diversity that I think a lot of people think makes this city and these neighborhoods in particular, so special.

Speaker: Thank you. Commissioner Mapps commissioner Rubio, no, sorry, I don't have any very good. So commissioner Mapps put an amendment on the table. Is there a second?

Speaker: I'll second it. I just would like to someone make sure I can see that I've heard it read.

Speaker: Sure. Actually, I don't actually I don't even think I've read it yet. Okay. If I recall correctly, should I read it, commissioner, or where are we? Mayor? I have not read the amendment as far as I remember.

Speaker: I thought you did, did i?

Speaker: We made a motion. And then did we have a second?

Speaker: I was I I'm happy to second it. I would still like to see the text in front of me.

Speaker: So why don't you reread the amendment, please?

Speaker: Be it further resolved, that City Council directs that when the city administrator returns to council in 2026, with recommended amendments to the set aside policy for the east Portland tif districts, they will recommend amendments of all documents, charts and attachments of tif district set asides where 45% of affordable housing set aside is written to include a minimum of 20% for affordable home ownership activities, with the remaining 25% allocated to other affordable housing work. And may I get a second?

Speaker: I'm happy to second that. I had a question.

Speaker: Mr. Gonzalez seconds the clarifying question.

Speaker: Do you have any objection to that being citywide policy?

Speaker: I'm looking at the city administrator who doesn't look happy.

Speaker: No, but literally this is a policy question for the council. Currently, the amendment is only directed at the east east Portland districts.

Speaker: And I'll tell you actually why I've limited it to the east Portland districts. You know, today we got two buckets of districts on the table, east Portland and then kind of some closer in. I recognize the dynamics downtown and whatnot are a little bit different from the dynamics of east Portland. And if you think back to the testimony we heard on first readings for these tif districts last week, a thing that we just consistently heard from people who showed up. And I didn't ask them to show up. They showed up on their own and they talked about home ownership in east Portland is quite important. I'll tell you the truth. I haven't heard quite the same outreach from people who live downtown. It may be there. I actually, I'm not trying to be. I could be much more aggressive, frankly, if I were fully leaning into my belief in terms of how economies work, I would probably boost the number of for home ownership way above 20%. I'm trying to establish a beachhead, a beachhead here. So that Portland could be kind of an opportunity society. At least we kind of create

policies that help us achieve that. And I'm willing to start with a relatively modest effort in east Portland, although you wouldn't be hard to talk me into going more aggressive. But I thought the proposal I brought today was largely a consensus proposal. Frankly, I think pretty modest.

Speaker: Donny at the commissioner Gonzalez. I just want to note that the 20% minimum home ownership target in downtown would be very aggressive and maybe difficult to hit to be perfectly frank. And just to echo, I want to speak on behalf of my colleagues here. Everybody up on the dais fully supports home ownership. It's been in past tiff plans, communities led with it. Frankly. And so we still want to encourage us to have the opportunity to work through with community to develop the action plan targets based on their guidance and the need, without kind of pigeonholing staff into these, you know, specific mandates out of the gate.

Speaker: Yeah. And I intuitively get, I think, from day one, my view of what we would do in central city and east side, I've always assumed we would be doing it differently at different kind of community engagement, different goals. I mean, different reality. So that that makes some sense to me. I mean, I just wanted to it is a broader policy question. And so I just wanted to make the space for it in to calibrate. But what I hear is, okay to me, I mean, i, I'm having more trepidation about whether right now is the time to push through east side than I am about your particular question, but i'll, i'll leave that at that for now.

Speaker: Thank you. And I appreciate the second. So we got a motion on that. We got an amendment on the table, mr. Mayor, call the roll on the amendment maps.

Speaker: I yea. Rubio I very much understand the desire to be responsive to the testimony we had.

Speaker: I do have a little bit of discomfort about picking that number before the action plans have been developed. However, I see this 20% request as a

placeholder that could be presented in those conversations to give folks something to react to. So I will support this today and see how that work goes. And look forward to that work from the community process. I vote yea Ryan.

Speaker: Thank you for commissioner Mapps for bringing this up. It's been a four year conversation that I've had and I don't love the way that this evolved at the last minute. It was it was important that we had a lot of dialog. I can't tell if you're all really recommending this or you're just very good at you're very good at your jobs, and you're also explaining that this has come up. I really liked what commissioner Rubio said. I think it's more of a placeholder. This is a last minute amendment. I've learned that those are always tricky and we haven't had as much dialog as I wish. So that's why we had to take more time and try to get more information out of you. All that are closer to this. My gut says that we haven't adjusted to the fact that we're doing more community based tif districts. We have adjusted and as we adjust, it's organic for us to have these kind of conversations. So I don't know about the language I heard about what did you say? Flexibility is what an asset or a commodity or anyway, flexibility is important. And it's important to keep listening. And it sounds like our community facing tif districts will operate in a different way than our central ones. And I don't think I'm saying anything that's mind blowing there, but I feel like we're having a real time dialog that's really making that. So that said, the placeholder tone is where I'm at on this one too. And with some caution, although i, Gonzalez I vote yea.

Speaker: So I'm going to vote no. And I want people to know why I'm going to vote no. First of all, commissioner Mapps is correct that in the united states, the number one way that intergenerational wealth is created is through homeownership. That is undeniably true. But I am also concerned that this amendment has been done at the last minute after substantial public process. It does not clarify why it is 20%, is it,

and why it's just the east Portland tifs why isn't it 15%? Why isn't it 25%? It also shortcuts the public process that the resolution is intended to create, so that we could actually let the community participate in this discussion rather than a couple of us up here spitballing an estimate on how much of it should go to something that we are preordained. We are cutting short that public process. I already gave my long winded speech on tif districts during communications, so I won't repeat any of that. I will just say I vote no, but the amendment does pass. Commissioner Rubio, I understand you have an amendment.

Speaker: I do so, colleagues, this is a pretty straightforward amendment. As you'll remember, there was a lot of talk last week about potential homeownership targets again. And these are a component typically of the set aside policy. So we heard pretty clearly from staff a vision that the work they'll be doing with community to dig in to this policy would also address various affordability levels. And homeownership goals. So this just folds that language into the resolution so that it's clear and transparent for everyone. And that intention doesn't get lost in the mix of all the changes next year. And it was shared with all your offices and posted online yesterday. So I moved to amend the first resolve statement of that resolution to clarify that the set aside policy review will include a look at the related income and homeownership components. The amendment language was posted to the agenda yesterday.

Speaker: Commissioner Rubio, can I ask a question? Sure. I'm trying to. Can you provide an intuitive explanation of what your amendment does?

Speaker: So this is just putting into the resolution what staff we're going to do that broad look, overall this was this was stated before your amendment came through. So it probably was ordered a little bit funny okay.

Speaker: Thank you I appreciate that. I have one question and i'll second it.

Speaker: Commissioner Mapps seconds. Commissioner Gonzales has a question.

Speaker: Commissioner Rubio, this is the language around including a briefing of Prosper Portland board of commissioner, can you just walk me through mechanically what that means here?

Speaker: I'll probably ask my staff or staff to talk about that. That help prepare it. Christina.

Speaker: Or.

Speaker: Okay, our board administers the dollars through to fb via the set aside policy. So I would anticipate but welcome Christina to come up that that language is about ensuring that our board is briefed about the set aside policy because the set aside policy flows through the Prosper board to fb, because our board holds kind of the designated responsibility in terms of tax increment finance projects and spending. And so we just need to make sure that they are briefed on the set aside policy, because ultimately they are the entity that approves our intergovernmental agreement with fb to pass forward those dollars.

Speaker: And when you say our board, you mean the Prosper board? Yes. I just want an apology. Yes. Just to be crystal clear. Okay. So this would the city administrator would work with the housing bureau and the Prosper Portland to come back with some recommendations on set aside policy. Those would come back to council by November 30th, 2026. I almost wish it was a lot faster than that, but I'm following the mechanics here and that process will include essentially engagement with the Prosper board. I mean, when I see briefing of the I just want to understand what you're doing here, okay? We're not necessarily changing any allocation of budgetary authority between Prosper and council. We're just saying we're going to consult. I got it I think that answers my questions again. I would hope

we can do this much more quickly than November 30th of 2026. But i'll leave it at that. Okay.

Speaker: Any further, commissioner Ryan?

Speaker: Nope. Okay. Oh, sorry. It's okay. Mistake.

Speaker: Commissioner Rubio and staff i, I have the same thoughts like, why can't it be? Why is it 2 to 3 years out? And we just had a robust conversation about something that you're asking, why is that set aside policy 2 to 3 years out now that we're coming back, like we're going to have more information in 2 to 3 years, why is the deadline 2 to 3 years from now? That's what's in the commissioner, Ryan, if I can. So I just got I'm trying to understand I mean, I think what we've heard so far is robust community engagement. This one I've had more time okay.

Speaker: Yeah. Is extremely important to us. And so when we think about cully and just the process of actually ensuring that folks have enough time to apply to be one of the 13 clc members, and we want to give folks enough time to actually do that, to set it up. And we want to honor the actual community process. I think we've heard that there's been some people have enjoyed the time. Some people have said, do this even faster. Some people are asking us to wait. And so I think the two years allows us both to do the work to set up the community leadership committees and then to actually consider the set aside policy and all of the aspects of that in a time that actually honors community and how often we can meet, you know, monthly or otherwise. So it could happen sooner. But I think what we're asking, you know, we're saying it's the deadline of November 30th, 2026. We could absolutely come before then, but I think we want to work alongside community and not rush the action plan process, which again, this is what we're actually going to be spending these dollars on. This is where like those details that you've heard or particular considerations really come into play. And so we want to take the time

with community. So we're asking for at least that time it could come sooner for sure.

Speaker: Thanks. I have a follow up question. Commissioner Gonzalez. So I just to be crystal clear, when i, when I'm thinking about community engagement on on this, when we're talking about a specific tiff, it affects a geographic area.

Speaker: And that has very specific dynamics. When we talk about east Portland, I mean, we can all editorialize on the history of east Portland, the feeling of things being done to east Portland by central city and to be respectful of that reality. That's that's one bucket of unique community engagement when we're talking about set aside policy, however, that is a very different framing. This is city wide policy, and one of my concerns is that as soon as we put this out there, you guys are going to get the lobby, you're going to get heavily lobbied by every industry in the city. I mean, that's that's the reality. It's not a geographic issue. As per se. This is real dollars, how it flows into the city with a lot of industries that have vested interests in those allocations. And I and at the same time, there is urgency with respect to economic redevelopment in the city of Portland. So it's not going to change. I'm going to support what commissioner Rubio is proposing here. I, I just would encourage us to think about the language we use around community engagement, because when I think community, I'm thinking about a neighborhood or at a geographic area, but a broader policy like set aside with substantial dollars at stake, and these are not small dollars, right? These are real dollars that I maybe we just have to think about a, you know, different language that is going to be a real tough one for the next council to tackle. That's probably why this council has never really come back and looked hard at the set aside policy. You know, during our time it's just a tough, you know, with real dollars at stake. So I'm just going to leave that

on the table that that this is a but there needs to be some sense of urgency is what I believe given where the city is. Yeah.

Speaker: I'll chime in on this because I was here during the last discussion around the set aside policy, and I remember that those discussions included a statement that five ish years from now, we need to revisit and see whether it is the right policy and frankly, what I'd hoped would happen was we would have the nuance to be able to look at this district by district. I feel like with the last vote, we just took, we have somewhat directed the east Portland tif districts on what they need to do. We cut short that public input and we actually handed them a directive from all of us sitting here today in the central city. So I feel like the more we circumvent the public process, the more we are actually tying the hands of the community that the resolution intends to make these decisions and recommendations to come back to council. I'll just say that I do not feel comfortable again at the very last minute, changing direction. I think the thoughtful process that went into development of the resolution was the right process, the public engagement piece that comes after that is led by community, not by council, is the right direction. And that's frankly where I will continue to be, or at least eight weeks.

Speaker: Commissioner or mayor Wheeler, just to clarify what you're saying, you're speaking with respect to set aside policies as they be applied at a geographical location, including a tif district or with respect to the broader because to me, they're we're talking about two different things. We're talking about what impacts a geography and in a couple of months, you're going to have three representatives of those of that geography.

Speaker: Precisely.

Speaker: So let's let them figure it out. Let's give them the opportunity to get their feet under them, develop their own strategies with community. This is a long term

process. As we heard. It's a 30 year process. I don't see what the rush is for us to be directing the next council on what they and the community should be doing with regard to tif districts. Let's let the process work its way through as intended by the resolution, the.

Speaker: So is that arguing for delaying the tif district vote for east Portland? No, not at all. Okay. I just want to make sure I was following the extension of your your point, commissioner Rubio.

Speaker: I just I also just wanted to clarify the two years that that was already in the resolution. Yeah. So that's not something that's part of my amendment. Correct.

Speaker: And commissioner, if I may, the part of the reason for that, that timeline two and commissioner Gonzalez to your earlier question or point is we're trying to align this with the action plan for the districts, because those districts are going to inform the set aside policy, like what if you recall from the last conversation, the 45% number mayor you were here for, that was largely arbitrary. It was kind of hashed out in, you know, in council offices, and we'd prefer to actually have it informed by what our districts actually want. So as they're developing their action plans, that will give us better, higher fidelity on the potential what the target should be per district so that we can actually have that set aside policy citywide. Does that make sense to be clear, you know, just my personal bias and the public could be completely in a different place, which is fine.

Speaker: I think it's going to be different by district. Correct. I, you know, a blanket policy, you know, the 45%, in retrospect, was probably good for some districts and probably not so good for other districts. I think now we have enough experience with this and enough institutional knowledge and enough, you know, community engagement that we can be, as I say, more nuanced.

Speaker: And if you think about what happened with the last districts was we had the 45% target and we had to reverse engineer the outcomes by district. So we were again tweaking those dials in real time. Ideally, going forward, commissioners, we would actually let the districts set the targets for themselves, which would then create the aggregate for the city. So that would be informed by what districts actually want.

Speaker: So it's a rare opportunity to make the life of the future city commissioners easier by engaging community more. We should take that deal. Any further discussion? Commissioner Rubio, you have your hands up.

Speaker: So just to put a fine point on it. So what I am proposing, does that prohibit that work from happening? It helps align up to align okay.

Speaker: Thank you. Great.

Speaker: Can I just put out one other question, mr. Gonzales have have in your community engagement? Have you ever been any material way seen communities say we don't want affordable housing or we want caps on affordable housing federally subsidized? Yes, I was a short answer.

Speaker: There's always people who don't want affordable housing. It's a it's very common. And sometimes it's for because they want other investments public investments and other things. It's sometimes because they don't want affordable housing in their communities. I mean, various reasons.

Speaker: It's an area historically where nimbyism can manifest itself and variety of reasons for both good and bad reasons, obviously. Okay, I'm done with my questions.

Speaker: All right. Commissioner Rubio. That's it. All right. Call the roll.

Speaker: Mapps I Rubio I Ryan, I gonzales I know the amendment is adopted and do we have any further discussion commissioner Mapps.

Speaker: Mr. Mr. Mayor, I recognize we've got a bunch of people in the audience waiting for items. I think this is also the ordinance that came up. I think when we during coms when we heard from residents that they would like to have like to see some metrics around growth and the kind of the, the kind of development that gets sparked by, by tif districts. I'd like to I'm sympathetic to the basic argument that's done here that was put on the table. I see donnie nodding, nodding vigorously. Can you can you help?

Speaker: Yeah. Thank you, commissioner, I really appreciate the opportunity.

Speaker: I'm going to ask to walk through what? That not only what's been done to date, but also with the action planning process is going to afford as far as that sort of feedback and insight.

Speaker: So please, thank you so much, donnie. Yes, thank you, commissioner Mapps, for the question and bringing that up. So when we think about advanced Portland, which really has has guided us, we absolutely have an implementation not only timeline but an evaluation process and evaluation framework that asks us to determine if what we're doing is effective. And so we see that in our state of Portland economy, which was recently published. And so you have lots of information there specifically about those investments. We continued and will work with Portland housing bureau, who produces their state of state of Portland housing report and which will then respond to what is also being invested in in that space as well. And so we have many different ways that we've been able to share that. We typically will do briefings with your offices and then make certain that we bring that back. And that's available for community as well.

Speaker: Thank you. I'm still trying to reconcile the concerns. I heard with the statement that got put on the table. I'm pretty sure we're going to be talking about

development in east Portland for years to come. Anyway. Don't want to put a pin in it.

Speaker: So, commissioner, if the communications this morning community leaders that came out were referencing a lot of different spaces where these conversations are happening. Correct. And what I guess would offer is this particular moment in time with the creation of these action plan committees, is one of the most influential to see real dollars invested in our communities. There's going to be no other spaces we have. Yes, there's a lot of land use opportunities, but from a point of do you want to set metrics and targets? Participant participation on these committees will be substantially influential. And so when we talk about health and economic vibrancy and housing, those metrics and goals can be set in the action plans. So thankfully, some of the folks that spoke this morning have participated in the tiff process, and hopefully they'll continue to. But we will, you know, we will for each district. They'll have unique targets for economic and prosperity, housing, affordable housing, homeownership. So those will all be built into each action plan, which we haven't started yet. I guess that's the point.

Speaker: Great. I appreciate the clarification there.

Speaker: All right. Very good. Anything left for the good of the order. Keelan, please call the roll on item number 923. Second reading of a nonemergency ordinance. Maps yea. Rubio.

Speaker: Hi, brian. Hi, gonzales. Hi, Wheeler.

Speaker: Hi.

Speaker: Ordinance is adopted 924 also a second reading maps yea. Rubio.

Speaker: Hi, Ryan. Hi, gonzales.

Speaker: Hi. Hi.

Speaker: The ordinance is adopted. 925 second reading maps.

Speaker: Yea. Rubio.

Speaker: Hi, Ryan. Hi. Gonzales. Hi, hi.

Speaker: The ordinance is adopted 926 second reading maps.

Speaker: Yea. Rubio.

Speaker: Hi, Ryan. Hi, gonzales. Hi.

Speaker: Hi. The ordinance is adopted. 927 second reading maps a yea. Rubio.

Speaker: Hi, Ryan. Hi gonzales.

Speaker: This one I would like a little more time on I'm nay for now. Wheeler.

Speaker: Hi. The ordinance is adopted 928 second reading maps.

Speaker: Yea. Rubio. Hi, Ryan.

Speaker: Hi, gonzales.

Speaker: Hi, mueller.

Speaker: Hi. The ordinance is adopted 929 second reading maps.

Speaker: Hi, Rubio. Hi, Ryan. Hi, gonzales. Hi.

Speaker: Hi. The ordinance is adopted. 930 a second reading maps yea. Rubio.

Speaker: Hi, Ryan. Hi, gonzales.

Speaker: Hi, mueller.

Speaker: Hi.

Speaker: The ordinance is adopted. 931 a resolution is amended. Maps.

Speaker: I want to thank staff for answering the questions that emerged from members of council and the public on this one. Also, really appreciate the dialog with my colleagues. Happy to see that the affordable or the homeownership amendment passes. I do think that this is an historically significant investment in building wealth in east Portland, which is one of the reasons I am glad to vote yea. Rubio.

Speaker: I just want to thank everyone for the discussion today, and I'm happy to vote aye. Ryan.

Speaker: Yeah, I wanted to pause and just make a couple statements. First of all, we've heard some great testimony last week and you've all been hearing it for some time. And I think it was also good that we took a pause and really notice how these are different than historic tiff districts. I can tell that we're adjusting and adapting in real time. Heads are nodding, and I also really respected the mayor's caution on why those amendments were last minute. Probably we might regret passing them so I think that we're being responsive and I think we have placeholders, and I'm trusting all of you that we can make course corrections as needed. And I'm grateful to have more institutional knowledge. If you will, about this. And I'm also really thrilled as somebody that was advocating for a long time about the 45% ami, which is something we have to take up at the state as well when it comes to affordable housing. I've long advocated for this, so I appreciate the amendment affordable housing should be affordable to our working class. Essential workers. And we really did find out. I think, during covid how essential that is and who they are and how many of them can't afford to live here. So I think we're making some great steps in terms of adjustment for that. I just hope that we encourage we encourage to pay close attention to this implementation. So I really hope that there will continue to be this type of transparent dialog between the council and all of you who answer these questions. So well today, and you can tell that you've been in them. And so I appreciated that dialog as we plan for these investments in neighborhoods, it's important that we make plans to align with our overall city vision. And the conversation today brought more of those highlights to our concerns were more demonstrated in our policy than it was in previous tif district dialogs. So I think we're on to something here, and I appreciate all of you on

staff that have been working together so well to deliver this product today. I vote yea gonzales, thanks for the work.

Speaker: I miller.

Speaker: Before I vote, I'd like to pass the gavel or the mic to commissioner Rubio, who had an additional comment.

Speaker: I apologize, I forgot to make my thank yous in remarks really briefly.

These investments, the amount of local resources that we're sitting bring new life and opportunities into our central city and east Portland, and they're significant. And they are. As the mayor said last week, they're generational. And when we say words like significant and generational, we really mean it. The these districts will provide a steady stream of a stream of resources to the tune of more than 2.5 billion over the next several decades to fund these community priorities. So this was a huge undertaking at a pivotal moment. And I want to say thank you to everyone who testified. But in particular those that are on the steering committee and working groups. We hope that you'll continue to engage in the governance process, including those of you who are still skeptical of the tool and the co-creation process. I understand this this skepticism. It comes with good reasons, as we've heard, and we really hope that you continue to lean into this work. Now, just very quickly, I want to thank the staff at prosper Portland. Wow, kim kimberly branam shay, lisa shabrie, justin tony barnes, catherine roger dana, kiana hope, david allison, brian. Sarah, robert, sean, you may. Lisa. Pam. Amy, and the amazing facilitator camille. Trimmer. And in the housing bureau, helmi, jessie. Antoinette, raoul, david and gabriel and also my staff, christina gunn, angela, rico and andrew fitzpatrick and the mayor's team who are all involved in this process along the way, and numerous other city bureaus and staff that had a role. This was a huge undertaking, and I do not want to understate that. And really appreciate how you

have been learning from years in the past and really being intentional. And it's not perfect, but we're learning and we're continuing to apply those learnings. And of course, donnie, I want to thank you so much as well for diving into this world and driving this as well. And i'll close it out with mayor. I just wanted to thank you so much as well. And your team, they've been a really great collaborator and partner from the beginning, so thank you. Thank you so obviously I will support the resolution.

Speaker: There's been a tremendous amount of work that's gone into this. Both city staff as well as in the community. I particularly want to thank prosper Portland and the team at prosper Portland, as well as the housing bureau. All you guys have done a fantastic job and I greatly appreciate all of the staff work that's gone into this. Our city employees never fail to amaze me with the level of passion and the amount of detail that they come with, so thank you for your great leadership. I didn't win on the amendment side of the vote, but that's really the smaller point to much greater and really, truly fantastic work around the resolution. While I respectfully disagreed with my colleagues on the amendments, the discussion was fantastic and I think it was meaningful and I appreciate it. I vote I the resolution is adopted. Colleagues, just a heads up. My understanding is we are going to lose the quorum at noon. So I know we've been at this for a while. I'd like us to continue to push forward and at least try to get through the time. Certainly anything we do not complete. I would like to move to the end of today's agenda. This afternoon. So prepare for a late evening. Next item, please, is a time certain item. It is 9.32.

Speaker: Interesting time to declare support to rename southwest jackson street to southwest rose hill street and approve the public works deputy city administrator to assign staff and resources to process the application.

Speaker: Commissioner Mapps.

Speaker: Thank you, mr. Mayor. Colleagues, I am honored to introduce this resolution in partnership with Portland state university. Here is some background on the item before us today. Now, last year, Portland state university approached my office with a request. They asked the city to rename a section of southwest jackson street to southwest rose hill street. This change seeks to honor rose hill, a respected indigenous leader and former student coordinator at Portland state university's native American student and community center for indigenous students and community members. Renaming the street represents more than just a new signpost. It's a meaningful step towards cultivating and cultivating belonging and representation on campus. And can we go to the next slide, please, which I think should be the purpose slide? There you go. Thank you. Keelan. When psu approached my office, pbot had paused street renaming applications due to staffing constraints. However, given the significance and unique circumstances behind wsu's request, I brought this resolution forward to pbot and pbot is asking to make an exception and process psu application in accordance with city code. Next up, I'd like to invite our deputy city administrator for public works to come up and tell us about the process the city uses to rename streets. Welcome and please introduce yourself.

Speaker: Thank you. Commissioner Mapps. For the record, I'm priya paul. I'm the deputy city administrator for public works, which includes the public Portland bureau of transportation, the bureau responsible for street naming efforts under title 17 and city code. Thank you for the opportunity to discuss the process for renaming streets. The renaming of city streets is governed by chapter 17.93 of the city code, which provides specific structured guidelines, which is detailed in an involved. Due to the impact this has on residents and businesses. To rename a street, an application must be submitted to the city engineer demonstrating

compliance with the criteria listed in the code. The applicant must also gather support through petition, with either 25 2500 signatures from the city residents or support from at least 75% of adjacent property owners. The application will also have to be reviewed by a panel of three historians and neighborhood and business associations will also be notified for input. The city engineer will prepare a budget impact statement, and the city auditor will conduct a postcard survey of adjacent property owners, and the results will be presented to the city's planning and sustainability commission, which will hold a public hearing for community feedback. Finally, the City Council will hold its own public hearing to decide whether to approve or deny the proposal. It's important to note that for this renaming, in particular, certain exemptions will need to be made from the standard city code requirements and two key exemptions that stand out for me are. The street can only be named after an individual who has been deceased for at least five years. But here the honorary is still alive. And the second requirement is that the entire street must be renamed. While this proposal envisions renaming, chesworth was jackson street on psu campus. So to address these exemptions, our council will need to formally approve them during a public hearing. Additionally, I want to highlight that the changes to title 17 are scheduled to be heard on November 13th, and it's my understanding that the steps, all the steps that I shared will remain in place except for the final step where the city's planning commissioner will forward a recommendation to the city administrator instead of the City Council for final approval or denial of the proposal. It is also my responsibility to inform you that, as commissioner Mapps mentioned, pbot has currently passed efforts on street naming due to limited resources and in an effort to balance the many competing needs in our city, all of which are incredibly important. But I appreciate the proposed resolution, acknowledges this and proposes that the application be

processed as an exception. With that being said, I acknowledge the significance of the resolution and the community's interest in it, and if directed by this council, I will ensure that the established process is followed with necessary engagement with the community and all stakeholders, and handling of code exemptions. So thank you for the opportunity to discuss the street naming process.

Speaker: Thank you. So much. Deputy city administrator. Now I'd like two things. One, can we advance the slide? And two, I'd like to invite up, I think our our panel to who will present with us today. So we have tabitha in the room trevarno syriana.

Speaker: And commissioner Mapps. While she's not on the panel, I do want to acknowledge that we have psu president and cudd with us this morning. We thank you for being here today. Thank you.

Speaker: Thank you madam president. It's great to see you as always, let me say a few more words before I turn it over to our panel. So, colleagues, you'll see a map in front of us. The portion of southwest jackson street we propose to rename stretches from southwest fifth avenue to southwest park avenue, right in the heart of psu campus, where the university is the primary abutting property owner. My office has reached out to other property owners along these three short blocks, keeping them informed of this initiative and the careful thought that has gone into it. And now I'd like to turn the rest of the presentation over to our distinguished panel. Welcome and thank you for your patience today. I know we're a little bit behind schedule, but we are deeply appreciative of you being here.

Speaker: Nils mic check ted, mr. Mayor and the council. My name is tabitha whitefoot and I am a member of the yakama nation. I grew up in Portland, graduated from lewis and clark college, and returned to the city in 1996. Rose was campaigning for a native center for students in the greater Portland native community. Efforts that started well before 1990. We opened on October 24th,

2003. After ten years of monthly weekly to biweekly local meetings of an essentially volunteer committee. The building has a unique appearance and many beautiful pieces of art and sculpture by native people. We developed a program that stopped the revolving door of our native students in and out of the university. We built a vibrant home with elders, children and community. Always welcome on any given day, students might meet national, regional or local leaders, neighbors or spokespeople from indian country. There were presentations, events, and traditional gatherings that encouraged a diverse vision that influenced student futures. I can only speak from our cohorts, but we can claim among our graduates, professionals and leaders who are working in multiple school districts and universities nationwide and many who hold important roles at their tribal homes and counseling services, traditional food gathering, administration and agencies like nra and nra, Multnomah County and the state of Oregon, or federal programs such as the indian health service, the bureau of indian affairs, the us department of agriculture. There are world recognized artists and macarthur genius fellow environmental leaders, businessmen, and all the other roles that make a positive impact to indian country. The building is only as vibrant as the programs and ability to cement relationships is nourished. My favorite part of the building is that it creates lifelong connections for students. They are at the ready to help one another. They are leaders in every regard, and that happens in the time and place of the nac at Portland state university. Thank you very much. Thank you. Oh, next slide.

Speaker: Slide Keelan.

Speaker: Good morning, mayor and commissioners.

Speaker: Thank you for having us here today. My name is trevino, brings plenty a miniconjou lakota, and I'm enrolled in the cheyenne river sioux tribe. I've been in

the Portland area since 1991, and I am currently at Portland state university as their native American student services coordinator. And so we had this conversation when I first got on board at psu with our then building manager, robert franklin. Navajo nation, and jay molnar, choctaw nation. The milieu that we created in there and the native American student community center is one of continued education in real time with students who have learned what they have in the classroom, brought their own lived experiences, and they're in the in the community center, either as workers or students hanging out, enjoying the conversations that we have. And building community with those students and helping them retain at psu as they finish their degree. And those conversations, you know, as I got on board, I wondered about the name jackson street. Is it is it what I think it is? Is it andrew jackson street? And with that, I had to go and do some research. Look online. There are two different jackson streets. Sam jackson street going up to ohsu and of course president andrew jackson. And we do have the history of andrew jackson and the relationship and why it became ironic in some extent that andrew jackson, u.s. President, was also had negotiated the removal of treaties which led to the relocation of 500 native Americans to indian country or indian territories and what is now oklahoma for those folks, the trail of tears is for cherokee nation and maybe the and perhaps the five civilized tribe. Those relationships were under the head of andrew jackson, led by andrew jackson, 1930s going on. And that long walk thousand miles over for months, approximately 4000 of the 16,000 cherokees perished along the way. And along with the other tribal members. And I bring up that distinct cherokee history and those five civilized tribes, because we know here in Oregon, there are the tribes here have their own trail of tears being relocated, removed, displaced, and so I want to say, this is the relationship with andrew jackson. And so a place of education where we can talk about these historical

issues, facts and also put that into terms of contemporary indian country news today. Right. And so how does this affect us that we can talk about andrew jackson, which, you know, in talking with cherokee friends of mine, they will not carry if they do carry cash, they will not carry a \$20 bill with them because it has andrew jackson's face on it. And so what that indicates, you know, the other name that we that indians have for andrew jackson is indian killer. And so while as a slave owner as well, the name the indian killer, you know, that becomes a generative, generative discussion that we have among native American, alaska native students and those relationships and ongoing settler colonialism as an addendum to their education that they receive here as well. So we can conceptualize for them how they got here, what are their conditions now, and where did that condition come from? And so the idea that the andrew jackson's right there were native American student community center is located. The center itself is far off on campus or own little not ideal land reservation. This becomes a generative conversation about the psu as an institution of a microcosm of us society, and how we can see how the pushes and pulls of history economics play on all of us here as we start to develop our educational needs and abilities. And of course, within a historical context, working with native students where they are now, how would they be and give back to their community as well, or their nation if they decide to return home? Because as native folks, we always return home. And so having that conversation, this is not my ancestral territory, right. And so I'm a I wouldn't say guest because guests are invited. I'm here. And so what I can do is give back to folks information, history, help folks. I come along students in their journey towards their degree completion, fill in all the things as they can in a short amount of time. I'm with them and so hopefully when they graduate, they can transform either if they stay in the city, the state, or go back to their their nations as well. And so I think we're not we're having

discussions about indian killers names just for the small stretch of land on the street here in Portland. We're not talking we're not expanding that further into the city, wider the state or the streets are bridges themselves that have indian killer names. We're just focused here. This is the initiative, and I think it becomes a great opportunity for all of us to make this transformative change for the small stretch of street. Thank you. Thank you, thank you. Next slide.

Speaker: I'm working. Yes.

Speaker: Hello. I'm bhr. Greetings, relatives. It's a good day to be here with you all. My name is serena fasthorse. I'm lakota and pikuni or blackfeet, and I am a lifelong member of the indigenous community of Portland. I have strong ties to the Portland state university, indigenous community. As an alum of the indigenous nation studies program, while I was a student, there, I worked at the native American student community center as a front desk staff worker and an event worker. I also served as the coordinator for the united indigenous students in higher education and as a mentee and mentor for the native student retention program. Today, I'm still at psu. I work at the institute for tribal government as a co-director for one of the programs we have in 2022. I was called on by psu leadership to bring together a renaming committee for jackson street. This effort was a response to community advocacy and coalition momentum building with a great sense of responsibility and care, I took on this task. I gathered a group of indigenous community members who were former or current students, staff and faculty at psu, as well as indigenous community members who had experience in previous naming or renaming processes. This formed the native American student community center street renaming committee with a total of 17 members. This committee was tasked with identifying a new name for the home street of the native American student community center that reflects and uplifts the values of

our communities. During our virtual meetings, we developed community guidelines for our work familiar, familiarized ourselves with city policies, and created a community informed process for renaming. We identified a list of 12 names for community members to vote on using an online poll. We received hundreds of votes in the first round, which served to narrow down the options. This process culminated in an in-person voting opportunity at the native American student community center 20th anniversary celebration last November 2023. We received 65 in person votes in rose hill, received the vast majority of those votes. Rose hill was in attendance that day and was highly celebrated throughout the event. For all that she's contributed to our community and the native center in particular, and our next speaker will tell you more about how amazing rose is. So yeah, thank you. Next slide.

Speaker: Animosity. My name is sandy allman and I currently work for the native American rehabilitation association of the northwest. I have been a lifelong Portland resident, born and raised. I am honored to be here to speak on behalf of rose hill and share a little bit that I can in my two minutes of her long and amazing work here in our native American community, I met rose in the mid 80s when she was working with the Portland area indian health board. She later moved to the once beloved American indian association of Portland, which acted as a native council represented by all native organizations. Their leadership, their executive director or designee, would be a part of this board, if you will. Rose became the executive director of that organization, and for several years, rose went on to, I believe, the next step was working at psu, basically in the role that she ended up last at. She then also moved to work at the national indian child welfare association in Portland. I'm sorry, national indian child welfare association. Then from there she moved on to working at northwest, the iconic little side pieces I followed in her

footsteps at not. I maybe a job stalked her. I don't know. But rose was amazing in everything she did, in every job she was, she left on good terms, moved on to what she wanted to do. And when she left nisswa, she went on to work back at Portland state, which was her love and what I will just say, what I think is really evident, the thousands of students, native American and others, because she didn't stop there, that she assisted and helped. Whether that was advocating for them, helping with that next step, helping people who come from these young people, from their reservations or from across the country, helping them feel a place of a home, a place of their welcome, making sure they were fed, making sure that the community, the other members of the community were aware of the need of supporting the students. Every time she spoke at something, it was about supporting the students. Rose is well known. Rose is highly respected. Roses are cultural. One of our culture keepers at northwest, and we all know one cannot think nothing but the best from rose. What she brings when she walks into a room is so amazing, and you'll see that as you meet her. So I'd like to thank you for hearing us, and I hope respecting rose as she deserves. Absolutely.

Speaker: Thank you so much. And I believe we have is rose going to come up? Yes. Miss hill, please join us at the table. Welcome.

Speaker: Well, hello. Hello.

Speaker: Okay, let's see how this works. Can you hear me? Okay.

Speaker: We sure can welcome miss hill. We're honored to have you with us today.

Speaker: This is something. This is amazing. I've got a few crib notes so I don't lose my place. I want to first of all, say hello to the mayor and everyone. And just a pleasure to be here today. And i'll do my best to keep it short. I'm not known for being short, but yeah, I'm a rambling rose. Definitely so one of. So here is something I never thought would happen. Never in a million years did I ever think

that there would be a street named after me. It's just one of those very. It just take you by surprise kind of moments. And so when I was thinking of preparing some remarks for you today, I thought of how to tell you, some of you may remember paul harvey and the rest of the story. Sure. So I'm going to fill you in just a little bit about the rest of the story, because, you know, it takes a lot of people to build a center and to be involved the way that we were for many years to get that beautiful center built. But the rest of the story is that when I was a student here, I became the coordinator for the united indian students in higher education, and it was a during the summer, and we had to clean out the office. So I found a flier that talked about how the native or how the asian community were able to pull themselves together and develop a culture center. And so I wrote a letter to bud clark for him and asked, why don't we have a native American center? And I never expected an answer. Actually, I was just posing some questions, sort of based on what the asian community had developed and wondered why we haven't, why we didn't have one, why our community did not have a place to gather, a place to be together to share, and why the students at psu? Because at that time, my responsibility was to make sure that freshman students did not go home, that we did not have a revolving door, which was what we what we had, what was happening. So I never thought there'd be an answer, but there was and what happened is they had a not quite sure what the word is, but they had a way of hiring someone. They had a feasibility study and fred cooper, he's an engineer here in town, and he won that bid and hired me to work with the community. And that was my very first introduction. This is 1984, 85. I graduated in 85 from Portland state, and that summer I worked with mr. Cooper and we developed a feasibility study about what there could be for a community center. And we presented it. It didn't go anywhere, but that's okay. It was just one of those steps. So later on, when I was involved with American indian

association of Portland, we talked again about why don't we have a community center? And then it was very catt's turn to work with the community. So we had a couple of mayors in there that were interested. But, you know, the steps were not always easy. And people were flowing in and out. You know, people came and left and it was just a difficult time for everyone at that moment, because we did get some land out at delta park, and we found a building at powwow arbor, but it didn't quite take. So when I got the job at psu, I posed it again. Why don't we have a community center for our students and community? And this time it seemed to grab hold and we just ran with it. It was really an amazing thing. So we involved the students, the community and the tribes. You can't leave out the tribes because they really supported everything we did. And I think there was a picture of cheryl kennedy. You probably may know who she is. She's still, I think the chairman for the grand ronde tribe and the other people. I'd like to acknowledge is dean vollum, who developed a scholarship for native students and was a strong supporter. And we turned to her on many occasions, just getting her involvement and getting her approval. We really listened to her and dean owl, who was another lady that supported us financially and then there were other people like judith remy, and we cannot leave her out. And she was a former president of Portland state, and she really liked the indian students to gave us a lot of different opportunities. So, you know, it doesn't seem like, you know, it seems like the center is there. People take advantage of all the opportunities that are there, but it has a beginning from 1985, I would say. So. It's not an easy process. And one of the things that I learned as I traveled through this is that you take an idea and you don't give up on it, and you let it go through time and you have your idea, and then you have the reality of that idea. And I saw you doing that with the cully neighborhood and all of the various factors that are going on with that. But it is a truly remarkable situation that I've

lasted this long, and I'm able to see the actual results of it, and I'm going to have a street and I'm replacing Andrew Jackson, the Indian killer. So, hey, how about that? And next slide, I guess.

Speaker: Yeah. What do we do next?

Speaker: I guess yeah.

Speaker: And I believe we might have one more testifier today. Do we have Xavier? Hey welcome. Thank you. Xavier.

Speaker: Good to be here.

Speaker: Good morning. At least I think it's still morning, Mr. Mayor. And commissioners, my name is Xavier de Stickler, and I'm the vice president of the downtown neighborhood association. A student of architecture and urban planning at Portland State University and a person of Indigenous and mixed race heritage. Needless to say, I'm quite excited to be here. The downtown neighborhood association, which represents nearly 800 Portlanders who reside, work, go to school, or own a business in Portland's downtown, call upon you as the City Council to authorize the formal process of renaming Southwest Jackson Street to Southwest Rose Hill Street, presently named for President Andrew Jackson. Jackson Street in the downtown downtown travels east from Southwest Park Avenue to Southwest Fifth Avenue, passing Portland State's Native American Student and Community Center. It is the opinion of the DNA that it is unacceptable and improper for our city's cornerstone space for members of the Native community to be on a street, the name for which honors a man who was instrumental in perpetuating systemic violence against this marginalized community. Honor, respect, and even tolerance of genocide and genocide have no place in our community or in the year 2024. Portland street names are integral to its identity and sense of place. Where would we be without Hawthorne, without Burnside, without MLK, and to be memorialized

in a street is a signifier of positive contribution to our community. It is a position of honor with the life and vibrancy that each street fosters. The legacy of its namesake becomes more and more dignified. Some of Portland's streets are titled for great people. Many after merely propertied men, but for the vast majority it could at least be argued that they left a positive impact on our city. For president Jackson, slave owner, white supremacist would be tyrant killer. This is simply not the case for Rose Hill, an educator, a guide, a creator, a champion of community and knowledge. This is emphatically the case. Rose Hill will have left Portland better than she found it. Knowing this, following the process previously described by my fellow speakers on September 24th, the board of the DNA voted unanimously to adopt the following resolution. Quote. With the context of the participation of President Andrew Jackson and the historic genocide of indigenous peoples, and understanding that Portland street names are meant to honor those with a positive influence on our city, and an acknowledgment of Rose Hill's passionate contributions to Native students at PSU. The DNA endorses the renaming of Southwest Jackson Street in the downtown to Southwest Rose Hill Street. End quote. The DNA, in partnership with the District Four Coalition of Neighborhoods, is ready, willing and eager to assist in the gathering of signatures necessary to complete this process and further engage the community. This segment of public right of way is only three blocks long, and the renaming will affect very few properties, but will result in a tremendously positive symbolic impact to the downtown area, the PSU community and our Indian neighbors. We urge City Council to formally authorize the renaming process of Jackson Street and prioritize allowing city staff to proceed with reviewing and moving forward with the documentation necessary to complete this task. By moving forward with this resolution, you move our city forward, away from the past and into the future. You will help create a space that in our central city that is for

everyone. That will honor the people who have been here since time immemorial and are still here. That is a place that we can all be proud of. The Portland of tomorrow is one that elevates voices and missions of people exactly like rose hill and with this vote that tomorrow can start now. Thank you for your time and consideration. Next slide please.

Speaker: And with that, mr. Mayor, I believe that concludes our presentation.

Speaker: Thank you. Great presentation. Keelan do we have any public testimony on this item? No one saying this is resolution any further discussion, please call the roll.

Speaker: Mapps I just want to thank number one, everyone in the audience we have for those of you who are watching at home, we have a packed house of folks who are excited about this in particular, I want to thank president cudd and the entire Portland state university community for supporting this.

Speaker: The downtown neighborhood association has been great, and everyone else who contributed to making this moment a reality. I also want to take a moment to recognize my staff deputy chief of staff cynthia castro, for her leadership on this project. My policy advisor, jackson paul, has done amazing work in this space to also want to recognize pbot staff. Wendy crawley, matt grum and senior deputy, city attorney ken mcguire. Keelan has been exceptionally helpful in this space and I finally, I want to recognize formal former tribal relations manager adam picente. Together, these folks made this resolution possible, which is why I am so proud to have brought this forward. Thank you so much, mr. Mayor. Reveal.

Speaker: Thank you, commissioner Mapps, for bringing this project forward and renaming the street after miss rose hill is a wonderful and fitting tribute for this leader's impact in our city and our community. Miss hill, thank you for your lifetime of advocacy and mentorship and love that you've shared with this community. You

honor our city with your legacy and it will be continued to be felt for generations to come. I also want to give a deep appreciation to our panelists and the leaders who are behind this project, and continuing to move it forward. And thank you to psu and the downtown neighborhood association for their support. I vote aye, Ryan.

Speaker: Yes, I thank you, commissioner Mapps and your staff leader, who I think was driving this for the most part. Thank you, Cynthia Castro, for that. I appreciate the panel that was up here. Tabitha Whitefoot to Tovino Briggs plenty. Thank you for the history that you provided in your presentation. And Sandy B. Allman, thank you for Serena Fasthorse. Actually, you moved you moved the work and it was really good to hear about that process. And Sandy B. Allman, on behalf of Rose Hill and Rose Bramble, all you want it was inspiring. You are an inspiration. It was great to hear about Jean Vollum. I was actually at psu at that time and basically this is a good catch. I can't believe it wasn't caught earlier and it's very healing when these are caught. And so we needed to take time with that because this was under the category of should have seen this earlier and so thank you president for being here today. It shows a lot of enthusiasm from our downtown university that serves our entire state to be here present. Anyway, this feels really good. It's very healing and I appreciate all of you for being here today. We're doing the right thing. I vote I Gonzalez, I just want to thank commissioner Mapps and his team for bringing this forward and Miss Rose Hill for creating a space, a space for acceptance is just so essential in this day and age, particularly on college campuses.

Speaker: And so thanks so much for what you do. I vote aye. Wheeler.

Speaker: Thank you everybody you presented today. This was a terrific panel. I learned quite a few things, and I appreciate the leadership that's being provided. I'll thank all the same people that my colleagues thanked. President, thank you and your team for being here and showing your support. The downtown business

association, all the community members who have done so much to make this process a reality, the start of the process. Rose hill, thank you for being here today and giving us all an opportunity to hear a little bit from you personally as well. I vote yea. The resolution is adopted.

Speaker: Mr. Mayor, can we I know we're tight on time. Can we do a photo?

Speaker: Sure.

Speaker: President, could. We would be honored if of the room.

Speaker: Folks, just a little bit of housekeeping here. We are going to move the pulled items from the consent agenda, which include items 935 and 937 will move those to the afternoon agenda. Similarly, we will move the regular agenda to the end of to this afternoon's session. So that's 941 942. 943 944 and 945 will all be moved to the end of this afternoon's session. With that, we will now read item number nine three, three.

Speaker: Proclaim October 2024 to be breast cancer awareness month.

Speaker: Colleagues, this is a proclamation, as you just heard, recognizing October of 2024 to be breast cancer awareness month. To begin, i'll pass this to commissioner Mapps to introduce to introduce today's proclamation and presenters. I apologize, I have a press conference, so I have a hard out, but I leave you in very, very able hands with commissioner Mapps.

Speaker: Well, thank you very much, mr. Mayor. We appreciate the fact that you need to leave colleagues. Guest I am honored to join you in proclaiming October 20th, 24 to be breast cancer awareness month here in Portland, Oregon. Now, as some of you know, during my time on this council, I lost my mother to breast cancer. That loss resonates with me literally every day. And I am not alone. Many Portlanders have faced similar pain. Which brings us to the proclamation before us today. This proclamation serves as a call to recognize the thousands of Portlanders

affected by breast cancer. This proclamation also urges us to support those currently in treatment, and this proclamation is a reminder to remember those that we have lost to breast cancer. Now, during breast cancer awareness month, we reaffirm our commitment to raising awareness, honoring survivors and standing with the medical professionals, advocates, and caregivers who dedicate their lives to advancing care and support. Today, we are honored to be joined by a distinguished panel who will tell us more about this fight against this dreaded disease. It's now my honor to turn this presentation over to our first speaker and ferryman with pink lemonade. Welcome.

Speaker: Thank you council, thank you so much for the opportunity to be in front of you. I am the chief strategy officer at pink lemonade project. Pink lemonade project began with humble roots in 2010 by four individuals who heard repeatedly from breast cancer patients. What is my new normal look like after treatment? And so they formed the organization and began with retreats, support groups and mentors to help those along that journey. Today we provide a full continuum of support so education, outreach, screening, financial assistance, mental, social, psychological and emotional support. So from the point of diagnosis, through treatment or if you're living with metastatic breast cancer, which is advanced breast cancer, I bring this forward because 1 in 7 people will be diagnosed in this region in their lifetime. 15% are genetic diagnoses, 30% will experience a recurrence, and 45 to 48,000 people lose their lives every year to this disease that has not changed. What pink lemonade project is on the on the ground, bootstrapped on working with communities, listening, learning, being culturally sensitive and working to better the lives, to improve screening rates, to drive down late stage diagnoses, and hopefully provide a greater quality of life for those that live in Oregon and southwest Washington. That's our service territory. So I'm here before you because breast

cancer awareness month is so important. We are incredibly busy, but we are fighting this disease, which is a leading cause of death and major illness for women and men. Get breast cancer too, so I don't want to discount that. So we are working every day tirelessly to provide a full continuum of resources for all communities, not just select communities. We are here for everyone. And so today we are a \$1.2 million organization serving almost 3200 people annually. So I'm thrilled to be here. I'm excited for you to hear from some of our other folks on the panel. And let's recognize breast cancer awareness month. Thank you.

Speaker: Thank you so much.

Speaker: Thank you.

Speaker: Who's up next? Okay.

Speaker: Thank you.

Speaker: Oh, thank you so much to the mayor and the council for inviting me today to take part in this important proclamation.

Speaker: My name is doctor jamie keck. I've been at ohsu for 12 years. I started in a cancer research laboratory under doctor brian drucker. However, following a very difficult experience of helping my mother navigate cancer care, I changed my course and decided to work on a clinical trial to sequence advanced cancers and identify targeted treatments. Currently, I am the senior manager of clinical genomics for the smart treatments program at ohsu. I am here today to make sure individuals know that with cancer, know that we have resources, resources for them. It's a pleasure to be here today alongside breast cancer survivors, our collaborators with the pink lemonade project, with amanda, a member of the knight cancer research advocates team. And thanks to my fellow panelists for all you do to help people experiencing breast cancer. The ohsu cancer institute supports the health and well-being of those in Oregon and beyond. It's the

institute's vision to remove the burden of cancer from the world through innovation, collaborative research and education. We provide prevention, detection and care. One person at a time. We have more than 400 clinical trials to test new therapies and approaches, and our center that focuses on early detection, gives us hope that we can better detect and treat cancer in the earliest stages before it advances. By developing novel technologies and clinical trials, such as the healthy Oregon project, the flagship project of the knight cancer institute's precision oncology division is the smart clinical trials program. Smart is an innovative way of doing clinical trials for patients with advanced cancer who aren't responding to standard of care. What is unique about our program is that we analyze dna, rna, and protein on multiple biopsies in order to adapt a patient's therapy before resistance occurs. We have multiple breast clinical trials available, and if you are interested in learning more, please go to our website at [ohsu smart clinical trials](https://www.ohsu.edu/clinical-trials) and smart spelled with two m's. The work of the knight cancer institute extends beyond providing care and doing research. The community also partners with us in many ways, such as the knight research advocates program, which amanda is a part of, and you'll hear from her soon. The program plays a key role in efforts to organizing youth events, participating in tumor boards. They join our smart tumor boards and collaborating on grant submissions. The research advocates bring a critical dimension of lived experience with cancer that benefits both our researchers and the broader community. It is an honor to be here today, and thank you again. Council members, for bringing awareness to this important cause. Thank you.

Speaker: Up next, I'm amanda heinen.

Speaker: Hey, amanda. And I just want to say commissioner Mapps, I'm sorry for your loss. I also am a city of Portland employee. And thank you all for the

opportunity just to share a few insights with you about breast cancer. I wasn't really sure the direction to go, so I just wrote a brief thing. Many people think of breast cancer as a single disease, when in reality it encompasses multiple distinct types of cancers, each originating in the breast.

Speaker: Some are more aggressive than others, and some are more insidious, something which is often overlooked socially that you just touched on, which is fantastic, is the fact that men too, can get breast cancer.

Speaker: The stigma around it means men often aren't screened or diagnosed until the disease is more advanced. Some of the most significant disparities in breast cancer survival outcomes in the us are seen among black women, women under 40, and men commonly cited survival statistics can be misleading as they typically only encompass five year post-diagnosis survival rates. This means emphasis on early detection. Alongside these five year survival outcomes may paint an incomplete picture of a patient's long term experience and mortality risk. Today, I was hoping, I hope, pardon me, I was able to shed a little light on the complexity of breast cancer. I'd also like to acknowledge the unique challenges each patient faces as the path is different for everyone. I was personally diagnosed 11 years ago. Thank you again for the opportunity to share.

Speaker: Thank you and next up, welcome.

Speaker: Good morning council. Thank you for having me here. My name is nikhil surya. I'm a freshman at saint stevens academy. Today I want to talk to you about breast cancer awareness and the importance of early detection. I'm going to do this by sharing a personal story about my mom, a breast cancer survivor. My mom's journey is not only a powerful reminder of hope, but also highlights the importance of being informed and getting help on time. My mom decided to schedule her mammogram a few years ago, thanks to campaigns like breast cancer awareness

month. At first, we were relieved when the results came back negative, but a report showed she had dense breast tissue. Dense tissue can make it harder for doctors to spot cancer on a mammogram. Because of this, her doctor recommended additional testing, specifically an mri. I am thankful for that doctor. I am thankful for that doctor's advice because the mri revealed the cancer that the mammogram had missed. This diagnosis changed our lives, but catching early made all the difference in her treatment and recovery. Without that mri, my mom might not be here today. This experience opened my eyes to how critical it is for everyone to be informed about their breast health. Unfortunately, many people face additional challenges in getting information and health care they need due to language barriers and economic issues such as access to health insurance. These barriers can lead to delays in diagnosis and treatment, which is why awareness efforts are essential. I strongly advocate for spreading knowledge about regular screenings like mammograms and understanding when additional testing like an mri is necessary, according to the national cancer institute, nearly 1 in 2 women have dense breast tissue, which can impact how well mammograms work. In fact, mammograms can miss 30 to 50% of breast cancers in people with dense tissue, making additional screenings like mris or ultrasounds really important for those at higher risk. Since September 10th, 2024, the fda requires mammogram reports to include information about breast density. This knowledge helps doctors and patients like my mom understand when to pursue additional testing. My mom's story shows just how vital this information is. I cannot imagine my life without my mom, and thanks to awareness and early detection, I don't have to. This is why breast cancer awareness month matters. It encourages conversations about early detection and breast health. When breast cancer is caught early, the survival rate is an incredible 99%. While my mom is a survivor, I recognize and honor the many families who

have fought fiercely and faced profound loss. Each story reinforces the urgency of our message today, I ask for your commitment to spread awareness and promote proactive screening, because every conversation we have can make a positive difference in our community. I urge those who need screenings to schedule their routine mammograms. If results indicate you have dense breast tissue, it's crucial to talk to your doctor about your individual risk factors and whether additional testing is right for you. I encourage everyone to educate themselves and others about breast health and advocate for necessary screenings for the well-being of our entire community. Let's also recognize and support organizations like the pink lemonade project and local health providers in Portland for offering valuable resources and support for those seeking information or assistance. Breast cancer affects us all and together we can transform awareness into action and hope into healing. Thank you for your attention and for standing with me in this important cause.

Speaker: Thank you. Excellent testimony. Colleagues. The mayor is out of the room so I am the person charged with reading the proclamation today. But before I do, I want to take a moment to see if anyone would like to share some thoughts.

Speaker: Commissioner Ryan, you want to. We'll just work down the line.

Speaker: That's okay.

Speaker: I just want to say thank you to the panel. That was really a wonderful presentation. And really, you're great at testimony. You have a bright future ahead of you. I think a lot of us have experienced the loss of dear friends and family members. And I think I was reflecting on the 80s, the 90s, the aughts, and from detection to survival to demise to death. And it's because of groups like yours. And now with the knight center as a partner, you guys, you're really building a great system here in Portland area. And so we can really lead in the healing and the

progress for this very grim disease. And the outcomes that we want to see improve. And they are because I was reflecting on what it was like for someone in the 80s, especially, who was really close with and then someone in the aughts. And, you know, there is progress. But I just want to thank all of you for being part of that system and continuing to show up and keep improving it. And so thank you for your having us pause and a good reason to wear pink today. Thanks.

Speaker: I just want to thank you all for testifying and calling attention. We've all been touched. Unfortunately, by this horrible cancer in different ways. In my family, among dear friends, and it's heartbreaking every time. But thank you for testifying today, all of you, and calling the attention. And let's keep focused on prevention and supporting those who who navigate this. Thank you.

Speaker: Thank you.

Speaker: So I want to thank mayor Wheeler and commissioner Mapps for bringing this forward. And I also want to thank all of you as panelists for sharing your very personal stories. And your convictions about this very important health issue. And I just want to say, you have very excellent remarks. So very good job. First, I think it's also important to reiterate what some of you have said about anyone can get breast cancer. It doesn't matter who you are, what language you speak or your income level. We are all subject to getting this very devastating disease and in fact, more than I think, 360,000 people across the country will be diagnosed this year. And unfortunately, in the pacific northwest are we're above the average. I think, nationally. But when it's caught early, as you've all testified, the survival rate increases and is very encouraging. So it's very important days like today for us to come together and continue to lift lift that up. I want to just give a big appreciation to the pink lemonade project as well as ohsu knight cancer institute for all that you're doing to educate the community and eradicate this devastating disease. So

let's keep spreading that awareness and I look forward to the day that this disease is gone for good. So thank you. Thank you, thank you.

Speaker: And mr. President, if it's okay with you, I would like to now read the proclamation. Go right ahead. Well thank you. Whereas October is globally recognized as breast cancer awareness month and aims to raise awareness and to educate about breast health and breast cancer, which is a leading cause of death in women in the world. The month also recognizes the many survivors, those living with metastatic breast cancer, their supporters and loved ones, and honors those lives lost to this disease and whereas in the pacific northwest, 1 in 7 women are affected by breast cancer, when the national average is 1 in 8 women and breast cancer also affects 1% of men, only 15% of diagnoses are related to family history, 20 to 30% of those diagnosed with early disease will experience a recurrence, and whereas there are still too many health disparities among underserved communities by income, geography, insurance, race, ethnicity, age, and gender who are disproportionately affected by this disease. And whereas racial disparities have been prominent for over a decade due to low screening rates and health care inequities, black women have a 4% lower incidence rates of breast cancer than white women, but a 40% lower survival rate. Asian and pacific islander women are 17% less likely to be diagnosed, and whereas men and people assigned male at birth can also get breast cancer but are less likely to report symptoms and are often not diagnosed until later stages of cancer than women and people assigned female at birth. And whereas pink lemonade project, a Washington based nonprofit organization, is on a mission to educate, empower and support all communities affected by breast cancer with vital outreach, education, screening, financial assistance, support groups, mentors and books across Oregon and southwest Washington and whereas, the ohsu knight cancer institute works to free the world

from the burden of cancer, one patient at a time every year, the institute treats about 6000 patients and conducts roughly 1400 research projects, including more than 400 clinical trials for patients with cancer. Its community partnership program has invested nearly \$7.7 million in 216 projects across Oregon, and members of knight scientific research advocates draw on their personal experiences with cancer to help shape research priorities and outcomes. And whereas, breast cancer awareness month is an opportunity to unite the community and spread important messages of early detection, screening and prevention and assistance to women and men before, during and after a diagnosis to increase health equity. Reduce the number of new diagnoses to increase survivorship and improve everyone's quality of life. And whereas early detection through regular screenings including mammograms, significantly increases survival rates with early stage breast cancer having a 99% survival rate. And whereas women can learn about their breast density through mammogram reports as mandated by Oregon and Washington's breast density notification law. And whereas dense breast tissue can obscure tumors on mammograms, increasing the risk of missed diagnoses. Therefore, supplemental mri or breast ultrasounds may be vital for enhancing detection in women with dense breast, particularly those at higher risk of breast cancer. Now, therefore, i. Ted Wheeler, mayor of the city of Portland, the city of roses, do hereby proclaim October 20th, 24 to be breast cancer awareness month in Portland and encourage all residents to observe this month and participate in activities that promote awareness, support, research and prioritize regular screenings for early detection and fight against breast cancer. Thank you so much, and thank you for joining us here today. Thank you.

Speaker: So thank you. This item was placed on file and there's no council action required at this point. Colleagues would like to reiterate that due to scheduled

absences and loss of quorum, we will be moving the consent agenda items 3935937, as well as our regular agenda items (941) 942-9439, four four and 945 to the end of this afternoon's session. Keelan is there anything else at this time?

Speaker: I think we're all set.

Speaker: Okay, we are adjourned until 2 p.m. October 30th, 2024.

Portland City Council Meeting Closed Caption File

October 30, 2024 – 2:00 p.m.

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Speaker: Session of the Portland City Council. Keelan, please call the roll. Max.

Speaker: Here. Rubio. Here. Ryan. Gonzalez. Here. Wheeler, here.

Speaker: Now we're going to hear from legal counsel on the rules of order and decorum. Good afternoon. Good afternoon.

Speaker: Welcome to the Portland City Council to testify before council in person or virtually. You must sign up in advance on the council agenda at [Portland.gov/council/agenda](https://portland.gov/council/agenda). Information on engaging with the council can be found on the council clerk's web page. Individuals may testify for three minutes unless the presiding officer states otherwise, your microphone will be muted when your time is over. The presiding officer preserves order disruptive conduct, such as shouting, refusing to conclude your testimony when your time is up, or interrupting others testimony or council deliberations will not be allowed. If you cause a disruption, a warning will be given. Further disruption will result in ejection from the meeting. Anyone who fails to leave once ejected is subject to arrest for trespass. Additionally, council may take a short recess and reconvene virtually. Your testimony should address the matter being considered when testifying. State your name for the record. Your address is not necessary. If you are a lobbyist, identify the organization you represent. Virtual testifiers should unmute themselves when the council clerk calls your name. Thank you.

Speaker: Very good. And just sort of a heads up administratively, the plan today is to work through the council agenda as it was originally proposed for this afternoon. Then go back to the consent agenda and do the regular agenda from this morning that we didn't get to. However, if we have time between the time certainties, I would like to begin taking up those items. So I want staff to be prepared for that possibility. First item please. Item number 946 time certain emergency ordinance.

Speaker: Amend planning and zoning code to revise development standards and comply with senate bill 1537 to allow adjustments as part of the housing adjustment compliance project.

Speaker: Good afternoon. What is before the City Council is the city's response to the state's passage of senate bill 1537 and our due diligence to align our local regulations with those state requirements. I'll now pass this on to deputy city administrator olivera and the bureau of planning and sustainability staff to present the projects. Good afternoon.

Speaker: Thank you, mayor don olivera, for the record. And I want to acknowledge and apologize that you're going to see a lot of my face this afternoon. So thank you in advance. All right. As the mayor acknowledged, this is a compliance project that's updating our zoning code to align with state requirements under senate bill 1537. This legislation provides developers with greater flexibility to meet Oregon's critical housing needs while keeping local land use review processes adaptable to each community's unique needs. Bts staff analyze our current regulations in light of the bill, and identified a small set of rules that needed updating by amending these few areas. We're ensuring Portland's zoning regulations stay in compliance with state goals, while allowing us to keep the review systems that are already familiar to our community. This project aligns our strong programs with state expectations without adding complexity to an already robust process. And with that, I'm going to turn it

over to sandra wood and phil nemani from bts and erica thompson, vice chair of the planning commission, to walk through the proposal. Thank you. Let me go ahead and start sharing.

Speaker: Yeah, sure.

Speaker: Good afternoon, mayor and commissioners. My name is sandra wood. I'm with the bureau of planning and sustainability, and with me is phil nemani today, who is the project manager for this project? We're joined at the dais by our chief planner, patricia diefenderfer, and eric engstrom. The interim director will join us later for the q&a. After the testimony. As dca olivera said, this is the first of three land use hearings that we have before you today. All three of them come with recommendations from the planning commission. So for this project, we are here to present the planning commission's recommendation on a package of amendments known as the housing adjustment compliance project. Next. So over the next hour, we will share our presentation. Mayor Wheeler will introduce a technical amendment that was published last week. And you'll hear public testimony after that. We're planning and hopefully a vote on that amendment, and you'll have time to discuss this before passing on to the to a future meeting on November 13th. Can I what number are we on?

Speaker: 946 is this an emergency? So it's an emergency. It's an emergency, but we're going to still have a second reading.

Speaker: Yes, it's an emergency ordinance because we may not have the second reading until, well into December. And we need this to be in effect on January 1st. So there's not a 30 day period between the second reading and the effective date.

Speaker: Okay. So did you just say this was going to come back to council at a future date?

Speaker: It's possible depending on well, first, yeah, it's possible to my intention just to answer the commissioners question directly.

Speaker: It is my hope that we will vote on the technical amendment today, and that we will be able to pass this today, as amended.

Speaker: I would anticipate that. Thank you for that clarification.

Speaker: Unless people don't feel comfortable with it in which case that's fine too.

Speaker: We'll see how you do, mayor.

Speaker: We'll see how you do. Yeah. No, it's putting a little pressure on me now. I have to perform.

Speaker: Yeah. Let's decide that after the testimony and see how it goes. Okay, so we're all clear on what we have planned today, right? So the planning commission recommends adopting the recommended draft for this project and amending the zoning code as shown in the draft. The intent is to bring the code into alignment with the requirements of the Oregon state bill, 1537. Erika thompson, the vice chair of the planning commission, will present their letter after our presentation. With that, i'll pass it on to phil nnamani to give you some background and the proposal itself.

Speaker: Thanks, sandra. Phil nnamani for the record bureau planning, sustainability code development section. I wanted to elaborate a little bit on the context under which this package has been developed. Over the past couple of years, there have been state legislative attempts to remove regulatory barriers as well as provide greater flexibility for housing projects. There was a bill called house bill 3414 that was proposed in the 2023 session that had some similar language to the 1537. That bill lost by one vote. 15 senate bill 1537 came up in this legislative legislative session and was signed by the governor. This spring. The bill has an effective date of January 1st, 2025, to comply with the provisions related to

adjustments. The has some other provisions related to establishing a housing office. So as I mentioned, there are several components. The proposal that's being addressed here is to address the provisions that require local jurisdictions to provide an opportunity to ask for adjustments to the regulations. The bill also establishes a housing accountability and production office, or opo, which will be charged with encouraging and monitoring housing production amongst the local jurisdictions that will be established by July of next year. Focusing on the bill's provisions related to adjustments, it does require local jurisdictions to automatically grant up to ten adjustments to a hosted development and design standards. If a project can meet certain housing parameters. These standards include lot sizes, density, height limits, parking requirements, ground floor requirements, building facades, and other building design issues. The bill provides three options for compliance. First option would be to apply the bill directly to our local review process. The second would be that we could incorporate the rules into our zoning code directly. And then the third option that the bill provides is for a local jurisdiction to ask for an exemption to these rules by indicating that we currently have a process to allow adjustments to these standards, and that we have a situation where we approve over 90% of those adjustments. Oops. And I just accidentally clicked on something. Let me bring that screen back up here. All right. Why is my mouse not showing? Do you.

Speaker: Sorry. Do you want me to try to share?

Speaker: Well, for some reason, my mouse is not showing. There it is. Yeah. Well, I need to hit this button here. My mouse is showing up there, but it's not showing. Let's go over. I can't get over.

Speaker: Eat some cheese.

Speaker: I think I accidentally clicked on a. Okay. Fixed it.

Speaker: Okay.

Speaker: Hey, adam. Thank you.

Speaker: No problem.

Speaker: Hi. Recipes.

Speaker: All right, back to our regularly scheduled programming here. So, before I go into the details of this proposal, I do want to share some background about what we mean when we talk about an adjustment. Portland zoning code includes many development standards such as setbacks, heights, floor area limitations, main entrance standards, and so on. An adjustment is a request to deviate from or alter those requirements or standards. What's shown here on the screen is an example of an adjustment where somebody is asking to reduce the required five foot setback to an amount less than that. Adjustments are also called variances and vary in several jurisdictions. In Portland, we call those either adjustments or modifications. If it's being done as part of another review, such as a design review. The adjustment process is a discretionary land use process. Adjustments are approved if they can be shown to meet the regulatory intent of the standard. This allows a decision to include addressing impacts or providing conditions of approval. This can help to ensure that the development proposal is consistent with the legislative intent. Discretionary process includes public notice and making findings against the approval criteria. These reviews are often done at the staff level and the adjustments to Portland generally allows adjustments to most of the standards that are addressed in the bill. So I'm going to pivot here from the background and go through some of the provisions that we are proposing with this bill. So to comply with senate bill 1537, we are going to be asking for the exemption from the bill so that development applications will continue to use our local adjustments process. To take advantage of this advantage of taking this approach is that it means we do

not have to create a new adjustment process in accordance with the bill. We can use our current existing land use process, and it keeps us from having to do any kind of separate process, which would be confusing to an applicant. Our approach was to focus on the compliance with the bill. To do this, we assessed our zoning code to make sure it matches the bill requirements. This included focusing on housing projects, allowing adjustments in situations where the current regulations prohibit the adjustments, match the amount of variance stated in the bill, and also provide a temporary expiration date similar to what the bill has with the approval of exemption by the state. We will continue to monitor our process and rate of approvals. There are several sections of the code where we are providing amendments to places where adjustments are currently prohibited. These include minimum lot sizes for new and existing lots, a specific locational standard for bike parking that limits the amount of long term bike parking that can be placed in dwelling units, and some development standards that are specific to cottage cluster development. In all these cases, we have added language that allows someone to request an adjustment to those standards. We are also the fourth area of amendments is to the maximum height standards in many planned districts. Height adjustments are prohibited. So the next few slides will go into a little more detail about what we're doing with maximum height. Portland zoning code generally provides a range of options and bonuses to allow for increases in height, but prohibits adjustments to those height maximums, especially in plan districts. The intent is to use the existing height options to height bonuses to encourage affordable housing and other public benefits. However, the senate bill does require jurisdictions to also allow adjustments of up to 20% to the base height amount or a single story, whichever is greater. So outside the central city, the amendments allow for this projects to request these adjustments that match the bill. So up to 20% or a

single story to request the adjustment proposal must have at least 75% of their floor area dedicated to residential uses. There was testimony during the planning commission hearing to go beyond those minimums. When a proposal is within the city's central city plan district. The planning commission's recommendation allows for request of adjustments greater than 20% of the base zone height stated within the bill, as shown on the slide. The planning commission's reasoning was that this may remove a development barrier, but still allow that request to be reviewed against the design review guidelines and purpose of the code. Commission's recommendation maintains this provision as a temporary allowance, so it expires in 2032. Like the other provisions. And we do anticipate that some of the testimony today will be about this provision. I just wanted to reiterate adjustments and modifications are a discretionary decision. The approval criteria are slightly different between adjustments and modifications. Adjustments are often done on their own, where modifications are part of a design review. However, both types do consider whether the proposal supports or is aligned with the purpose or policy intent of our regulations and then sites in the central city would also need to show their approval meets the design guidelines for the area. This process could potentially allow for a reviewer to deny or condition an approval to meet those criteria. So as I mentioned earlier, this has been on kind of a quick time frame because this just got approved by the governor's office in in spring of 2024. So the outreach that was conducted for this project was that use for a standard legislative process. And we approached this as a compliance project to comply with the state requirements. We've been working with the state department of land conservation and development and have sent notice to various organizations and interested individuals through our legislative list, which comprises about 300 contacts. We also have a project list of people who have signed up to be who are interested in this

project. We also presented a design historic landmarks commission, especially once there was a change from the planning commission as mentioned above, the height adjustment allowance came out of testimony during the planning commission hearing, and this was the main piece of testimony received. As of just a little bit earlier today, we have four pieces of written testimony in the map app, which you can all access. And with that, I'm going to pass it on to Sandra.

Speaker: Great. Thank you Phil. So for today's hearing, I think we've we think that council might hear about two things. One is adjustments to height. Phil already explained that the state requires the city to accept adjustments applications up to 20%. The planning commission did go a step further and is recommending unlimited height adjustment allowance. Of course, the adjustment would require a land use review. It wouldn't be allowed by right or on a project by project basis. The second topic you may hear about are adjustments to floor area ratios, or what is commonly referred to as f.a.r. Or you might hear it called far's f.a.r. Is established the amount of floor area that are allowed on a site. In essence, it establishes the density allowed and the infrastructure needed to serve that type of density. For this reason, the standard is very different from the height standard. Senate bill 1537 does not require that the that these be adjustable. And in Portland they aren't. The standard was not part of the project scope. So the planning commission didn't receive testimony on this topic. They did not discuss it. And there is no recommendation about this topic. And I worked with the community. We've heard much about both height and far in central city, and that's why investigating both of those topics in the central city and outside the central city is identified in the housing production strategy that you all adopted in August. And that's also why baps is launching a project that will look at both f.a.r and heights to maximize incentives for housing overall, and needed housing for lower income households.

Large families and accessible units. So the next three slides include preliminary findings on both of these issues, as staff has begun to do some research. So starting with height, this slide shows height utilization in the central city for projects built between 2017 and today. So far, the central city team found that 69% of project use just the base height or less. In other words, they were as tall as the base height allowed or they were shorter than that. 31% of the projects surpass the base height and used the bonus height. That's allowed with inclusionary housing. So based on this analysis, the preliminary preliminary conclusions they are drawing is that projects are not constrained by the height limits. In actuality, only a third of the residential projects utilize the bonus heights that is provided by right without an adjustment need without an adjustment needed, and the taller buildings do not. Another conclusion that they have been thinking about is that the taller buildings don't necessarily result in more unit production. Staff have found examples of developments where the average density of a high rise project is less than that of a mid-rise project, because high rise projects tend to have larger units that target more luxury markets. This has a strong correlation with the floor area ratio standards, which we'll share in the next couple of slides. Next, please. So as you recall on the heels of the new comprehensive plan, the City Council adopted the central city 2035 plan, which went into effect in 2018. This map shows in green shaded areas, the areas where the maximum floor area ratios were increased during that project. Because this is a relatively recent change and development activity has been slow, we have not yet seen how the market is responding to these changes. We do know that several projects such as the master plan site, are using these new phases in their planning and our upcoming central city code amendment project is just beginning to look into this, into these phases and heights to see if more change is needed. Next, this is getting a little nerdy. I apologize, but there's a

lot of information to share. So this slide shows the average f.a.r. Utilization in the central city. So again far is very different from height. Looking at the right column of the 45 residential projects built during this time period, 40% used base f.a.r or less 42% used bonus f.a.r or less. That means that there they've earned the extra f.a.r by providing affordable units, and only 18% transferred far to the site. On top of their bonus f.a.r. Similar to the height utilization, our preliminary analysis shows that projects are not being constrained by f.a.r, neither a central city team nor are Portland permitting, and development staff are aware of any projects that are constrained by insufficient far based on historic utilization. We know that there's a significant amount of untapped f.a.r. Downtown today, this unused f.a.r. Can be transferred to future development if more far is needed. Beyond the bonus far for affordable housing, and we'd be remiss if we didn't mention that increases in far beyond what is allowed by the existing zoning could have an impact on water, sewer, and transportation infrastructure. An increase in development capacity requires more analysis and collaboration with the city infrastructure bureaus to understand those potential impacts and how to address them. Also important to note similar to height, is that far does not mean more units, nor more affordable units. More far can and often does mean larger luxury units and high rise buildings that are expensive to build and tend to have higher rents or unit sale prices. Regardless, both height and f.a.r will be carefully considered through the upcoming code central city code amendment project that is being scoped and will be kicked off publicly early next year. So switching topics now, I want to provide a little information about an amendment that we published last week on behalf of mayor Wheeler. While this amendment is not directly related to the state rule changes, it provides a timely and needed clarification to the zoning code. During the review of the burnside bridge replacement. Staff noted that the zoning code wasn't clear

about whether the entire zoning code applied to development in the right of way, or if only the overlay zones did like the environmental design and historic overlay zones. This amendment clarifies the original intent that only the overlay zones should be applicable to development of the right of way, that is, to chapter 3310, which is an introductory section of the zoning code. The amendment was published on October 23rd and as part of the council agenda for those who want to view it, this project kicked off in April, when senate bill 1537 was signed. As you can see, this is a quick turnaround of just six months and the adjustment provisions need to be in place by January. And to reiterate, the planning commission recommends that City Council adopt the recommended draft for the project and amend the zoning code as shown in the draft, with consideration for the potential amendment just presented with these actions, Portland will be well positioned to comply with senate bill 1537 by the January 1st deadline. This concludes our presentation. I'll now pass it and invite by the planning commission vice chair, erica thompson, to join us on the dais to present the planning commission's letter. Thank you.

Speaker: Welcome.

Speaker: Thank you. Good afternoon, mayor and commissioners. My name is erica thompson. I use she her pronouns and I'm vice chair for the planning commission. Excited to be here this afternoon to share the planning commission's recommendation in support of the housing adjustment compliance project. The limited testimony this project received at the planning commission was focused on expanding the potential for height adjustments in excess of what the state senate bill requires. Height adjustments were thus the predominant topic during our deliberations, and ultimately the planning commission voted in favor of an amendment to allow requests for increased height adjustments beyond the 20% by the state within the central city plan district commissioners cited planning

commissioners cited the following reasons for proposing and supporting this amendment. First, the amendment does not guarantee a height increase. It simply provides projects a pathway to ask and to make a case during design review for how the increase is compatible with applicable design standards. Secondly, the amendment signals to the development community and the state that Portland is continuing to remove barriers to housing development. And lastly, Portland's downtown vibrancy and recovery will be advanced by getting more people living downtown. I did want to take just a moment to emphasize that the planning commission discussion of going beyond what is required by the state bill was focused specifically on height adjustments. We did not get into the far piece. We did not hear requests for increased far. During testimony and thus did not really have a chance to deliberate on that. I'll quickly add the planning commission also voted in support of a second amendment that was proposed by staff to address the locational standards for bike parking. This is a piece that's that's just necessary to align with the state bill. So in closing, I would like to commend staff for their quick and thorough work on this package. And also recognize permitting and development for maintaining a high adjustment approval rate up to this point, which has allowed the city to pursue this more flexible compliance pathway within the state bill. So thank you for your time and please let me know if you have any questions.

Speaker: Very good. All right. At this point, colleagues, before we get into q&a, maybe i'll go ahead and introduce the technical amendment, just so we have that on the table. But first, I want to thank you all for your great presentations before we hear testimony. I'd like to introduce this technical amendment. It addresses an issue that was raised during the review process associated with the brand new burnside bridge. And perhaps commissioner Mapps you were part of this

discussion. Phil, please bring up the amendment language on the screen so that we can all see it. And again, it's technical colleagues. It clarifies what sections of the zoning code apply to development in the right of way. Which of course includes the burnside bridge. I asked staff to draft this following amendment. They posted the amendment language on the project's website last week, and it's included with this meeting's agenda. But let's wait till it comes up so everybody can take a look at it.

Speaker: Mayor Wheeler, we're calling up the memo that has the language. It'll just take a moment. I apologize. What?

Speaker: While he's bringing that up, mayor is. I know there was some discussion of both height restrictions. And far as I understand, this amendment is only going to address height restrictions.

Speaker: Commissioner Gonzalez. This amendment is related specifically to the public right of way and the burnside bridge issue. The height is already part of the package, but that's before council. The recommended plan from the planning commission already included the unlimited height adjustment.

Speaker: Got it. The way it was teed up for me is there was a potential amendment that was going to address, was going to address far as well. So I just want to I'm trying to calibrate what you're about to present to us versus what at one point was communicated to me, the, the far there's no amendment on the table for the f.a.r.

Speaker: Adjustment at this time, was there one considered being brought?

Speaker: I certainly heard from constituents and interest groups that they were hoping council would bring one.

Speaker: Okay, I wasn't sure in your in on your side what coming to the day if you had discussed that possibility.

Speaker: But we do not have any drafted language for such an amendment. Okay.

Speaker: Thank you. Could you skip down to the actual amendment language so I can read that into the record? Okay. Clarification. Oh, jeez. Do I have to read all of this? It's actually in the agenda, isn't it? So I need to read it all.

Speaker: I think. Mayor Wheeler, you could just say move to amend the recommended draft with the amendment as shown on the.

Speaker: My colleagues know what it is that's being considered here. Could somebody describe it in brief, please?

Speaker: Yes. So generally, the zoning code well the zoning code is not clear whether the entire zoning code applies to development in the right of way. As you know, it obviously applies to development on private property for buildings being built. But when capital projects are coming through and they're doing development in the right of way, such as a bridge or lampposts and all other things that happen in the right of way, the zoning code isn't clear as to whether the entire zoning code applies, or only the overlay zones. We looked at the legislative intent from past council decisions and the way that has been applied in the past, and it's always been only the overlay zones, the special environmental design, historic overlay zones, not the whole zoning code. And why this is important is because the whole zoning code would invoke things like a height maximum, and we don't want to be reviewing, for example, the burnside bridge for what the maximum height is and that was meant to be regulating private property next door, not what's in the public right of way. So this is we felt a technical correction to that, given all the expertise that the people and city attorneys we've spoken to and with, talking to pad about that commissioner Mapps.

Speaker: Thank you for the explanation of that. And thanks for the mayor for asking for being so transparent. Maybe I'm going to turn to mike and it's fine if you're not mike or our staff as the in my in a previous life, I was the commissioner

in charge of infrastructure and had a lot of responsibility for the right of way issue. I'm trying to figure out if I still had that particular assignment, what this would mean for me, or and it may be too in the weeds for me to. Yeah, I think it basically clarifies that only certain regulations apply to development in the right of way, not necessarily the entire zoning code.

Speaker: From what I hear.

Speaker: Exactly. So, for example, with the burnside bridge is using that as an example. The west side landing of the burnside bridge is in a historic district. We would like to review that for the historic compliance and how compatible it is to the area. But we don't want to apply all the other standards in the zoning code, like the height and the floor area ratios, pedestrian standards, screening like those, all of those were not written with the notion of capital projects in mind. They were written for private property and buildings on land.

Speaker: Commissioner, maybe more pertinent to your question about your responsibility as commissioner in charge, the design specifications and all of the traffic specifications and roadway specifications that are under pbot authority? Yeah, they would still apply. Those are not zoning code questions. Those are questions of design specifications for the roadway itself and the right of way.

Speaker: So and that's exactly what the zoning code says. That title 17 applies which is the public improvements title of the city title.

Speaker: Okay. Thank you. I appreciate the clarification and your patience, mr. Mayor.

Speaker: Not a problem. Can I get a second, second, second from commissioner Mapps and we'll go ahead and leave this open.

Speaker: So if anybody wants to talk about it during public testimony, they can knock themselves out and do so. Colleagues, any questions before we get to public

testimony? Seeing none. Keelan how many people do we have signed up for public testimony?

Speaker: Eight people.

Speaker: All right. Let's hear it.

Speaker: First up, we have david. Oh sorry. Swara paula welcome. On online.

Speaker: Hello. Can you all hear me okay.

Speaker: Yep. Loud and clear.

Speaker: Good afternoon City Council members of staff and fellow Portlanders.

My name is paula and I'm a goose hollow resident here to comment on the proposal to amend the zoning code, title 33 to allow more adjustments to development and design standards like maximum building heights in the central city in a time of extreme need to increase the housing supply, the city government has a duty to reexamine current barriers to development and reduce excess regulations where appropriate. The item before you is a clear cut example of an easy near effortless change whose only impact is making it easier for the development community to help build homes for our city's current and future residents. This proposal wouldn't force the city or planning officials to accept any requests, but rather simply gives residential builders the ability to ask for adjustments. Given that this applies to the central city area, a section of the city with strong demand for housing, existing access to frequent transit, and proximity to jobs and services, it flies in the face of reason to arbitrarily block any height adjustments that may yield additional housing density and supply, and adopting these changes goes beyond meeting state goals for housing production. Increasing housing density in the central city will improve public safety by having more eyes on the street. It allows more Portlanders to take advantage of our transit system, which has struggled to recover ridership post-pandemic. It brings more reliable and

consistent customers to downtown businesses that have struggled these last few years, and it helps city finances by generating more property tax revenue on a per acre basis. I strongly encourage council to adopt this proposal and to look even further for ways to increase the housing supply within the central city area, such as also allowing for floor area ratio adjustments and easing the stringency of approval criteria. I'd also like to push back against the claim that the central city isn't constrained by far restrictions. Many developers simply never start development as current fa regulations prevent viable high density projects at market rates, and those unrealized projects wouldn't be reflected in the numbers shown. Thank you for your time. Thank you.

Speaker: Next up we have brian mccarter and joe swank. Welcome.

Speaker: Good afternoon, brian mccarter. Design commission chair, and my colleague joe swank. Thank you for taking our testimony. The design commission has been briefed on the housing adjustment compliance project related to senate bill 1537 by phil on our October third, 2024 design commission hearing. We're in support of the allowances for additional housing units in Portland's design overlay zones, where growth is to be focused. However far and away the biggest impediments to new housing in Portland are the high cost of land money, construction and the inability to recoup these costs in the current rent structure. And these circumstances are even more acute, with high rise construction over 75ft, which brings with it a whole nother series of structural and fire life safety requirements. In essence, in my conversations with colleagues in the development community, it just doesn't pencil out right now. So there is tremendous potential that's not even being used outside of this adjustment. Joe.

Speaker: So the design commission supports the original proposal from the state of Oregon and the bureau of planning and sustainability, where 75% of the floor is

residential. Adjustments must be allowed to both base height and bonus heights of up to 20% of the base height, or one story, whichever is more. And one story is considered ten feet. In this case. However, in regards to the planning commission amendment for unlimited height in the central city plan district, the design commission has concerns that the amendment is being put forward in the absence of any analysis on impacts to shading on open spaces, established view corridors and even impacts to yet to be determined spaces. If the Portland City Council would like to entertain unlimited height in the central city, then we request your consideration for the following options. Pause on the implementation of this amendment to allow staff to conduct an analysis of the impacts on open spaces, view corridors, etc. During the upcoming central city legislative project and direct staff to incorporate well vetted revisions to height in that legislative project or allow height adjustments greater than 20% of base height with a mandatory type three design review. Land use review with the design commission, or a mandatory design advice request meeting prior to submitting for your land use review. The potential unintended consequences of blocking scenic view corridors and shading of parks and public open spaces in central city would be permanent impacts to our downtown's most special places. In some instances, these height modification decisions may also result in appeals direct to the land use board of appeals at the state. Taking the appeal decision outside of Portland's jurisdiction, and the effects of the planning commission's amendment should be carefully studied. The design commission should be engaged to ensure height modifications. Impact is considered within the context of the overall central city plan. Thank you for your consideration. Thank you.

Speaker: Okay, next up we have commissioner Mapps have a question.

Speaker: And then commissioner, let's see. I'm not sure if we have the right folks. If this is the right. Moment to ask this question. One of the options that we are, we heard a set of options here, specifically around making some evaluations around height adjustments. I think all the options that were put on the table would require us to take more time, but I get the impression we also have to basically pass something soon. As in as part of this process. Okay, I'm seeing staff in the back shake their head. Thank you. Just wanted that clarification and a follow up question for you both.

Speaker: Just trying to tackle one of the underlying assumptions as to the barriers of development right now in the city of Portland. I think we all recognize interest rates, cost of land, overall development costs. That's a national and frankly, international issue, right now. But we're not performing well relative to many peers either in housing generation. And so I guess help us unpack here. I mean, I'm going to support what the mayor is proposing. I think we got to get this moving. We have a state law to comply with. But, you know, we're kind of in the sunset for this council on confronting these issues. And while I'm proud of some of the work we've done, I think the question before us is, have we been radical enough in responding to the catastrophic, you know, decline in housing production? We've taken steps, but repeatedly I sit here and wonder, have we gone far enough, done enough. And so I guess I'm just getting at your assumption that the primary barrier is interest rates, acquisition cost and overall inflation. When we're underperforming relative to peers by a lot of studies. And so I don't know why you guys have had a long, longer horizon with this in many respects. So I just curious on your perspective on that.

Speaker: Let me let me take one step and then joe, I'm going to channel my colleague on the design commission who's today is his last day on design commission. And he's done housing projects all over central city. And he quoted

some figures this is what it cost to bring in hundreds of thousands of dollars each on a unit basis online. And he compared it with salt lake city and austin and some other places. And it's a combination of things in Portland that drives our unit prices up. And so he and he he said any kind of barriers that we can remove incrementally, even though they're small, is probably in the right direction. But he said, quite frankly, this amendment is not going to do anything he says right now, what is penciling out is three story wood construction on a concrete slab with surface parking. And that's not going to achieve our density goals and our unit goals. So it's just a we're frustrated too, because we're not seeing the project volume come in that we saw 4 or 5 years ago. Yeah, I don't I don't know that I have too much to add other than it's twofold.

Speaker: It's the economy and the difficulty in getting any project off the ground right now, particularly housing, with where the rents to the cost to build equalize. But I think it's also the investment in those projects, whether it be from other places or in town. And kind of that, that commitment and that that vision to of Portland. And what a public space should and could look like drawing that investment to make that money and getting that outside investment back to the city is paramount as well. So those are those are the two, two big factors. And while I think the regulatory reform that kind of has come through in a lot of policies through council in the last few years, especially regarding housing, have made incremental steps. They're not enough to overcome kind of that that subsidy or that additional investment. That's required on a per unit basis to kind of move those things forward.

Speaker: Yeah. And I mean, the rents piece is a component. I think it's underappreciated in the public dialog, right? I mean, that we are for all the discussions about affordability, the lack of prospect of decent rent recovery right

now in the city of Portland, that's tied to wages is a factor that's making us unattractive from an investment perspective. It's just a vicious cycle, though. It feels like, right. We're not building enough. That drives up the cost of rent in the abstract. But if you don't have wage growth to support higher rent, you're still unattractive for investors. So I and I will just acknowledge on height restrictions in central city, I can remember my grandmother talking about it 25 years ago and the impacts of, you know, what we do and we don't want to be New York. And I mean, this is an old discussion, but I for both far and height, I continue to wonder, should we be doing a lot more of that where we are? But I'll leave it at that and I'll just add that, you know, an unlimited height building.

Speaker: So high rise, for instance, is going to be the most expensive building to build. So that's kind of just to say where we are in the state of this economy. To my colleague's point, it's the least likely to actually occur in this next seven year piece.

Speaker: Well, I would hope that you would educate the next council on that point, because a lot of the discussion around density, which I support, misses that point, right? That, I mean, we that the higher you go, some of your construction costs go up for fire and other safety reasons. And the assumption that we can solve all of our affordability problems just with density, or at least higher rates. Again, I do want us to look at high going higher. I do want us to look at far, but I don't know that that's going to be the whole solution here.

Speaker: We will definitely do that. And we're we're as frustrated as you are. It's just like, why? Why aren't we seeing the pipeline starting back up? And colleagues say, well, another two percentage points in the prime rate will probably start to see some activity. And it's like, when is that going to happen? Okay. So it's just yeah, it's frustrating right now.

Speaker: Thank you thank you thank you.

Speaker: Thanks a lot guys.

Speaker: Next up we have ian mackenzie online.

Speaker: Welcome ian.

Speaker: Hi and good afternoon. My name is ian mackenzie. I'm a senior associate at tva architects and I'm here in support of the housing adjustments compliance project, specifically as it relates to flexibility regarding height in the central city. There's pretty universal agreement that downtown Portland needs more people living in it. A couple of months ago, I was in Vancouver, bc, and I was struck by how much more vibrant their downtown is than ours these days. And that's not something I remember thinking ten years ago. That's in large part due to the amount of housing that's been built in downtown Vancouver. It's clear that there are lessons for us here in Portland. Residential towers have a more slender profile than the office towers that were under construction in 1979, when Portland first introduced height limits downtown, giving architects flexibility to use the same amount of far in taller, slimmer buildings can result in more livable units and a more attractive skyline. There are two arguments I've heard against allowing this flexibility around height. The first is that this new allowance wouldn't be used to this discussion you're just having. It's true that the development market is challenging in Portland right now, even for low rise structures. When I moved here in the middle of the great recession, nothing was being built in Portland. The condo boom had turned into a bust, and there was no optimism that things would change. The park avenue west tower, designed by the firm I now work for, was a giant abandoned pit in the middle of downtown a couple of years later, work started again. Today, it stands as one of the tallest buildings in the city. The second argument I've heard is that the allowance would be used too frequently from where we are today. I would say that would be a good problem to have, but it's worth

noting that any use of the height flexibility would be through a land use process with the ability for public comment and indeed appeal to City Council. The design commission is comprised of very thoughtful people who can weigh the benefits of a request against any potential impacts. This proposal should not be seen as in competition with any future planning efforts that could increase by right allowances. We understand that an update to the central city plan is currently being scoped and we look forward to engaging with that over the next few years, but we should not wait that long to take action with the string of good news stories. Recently, the wnba team, the selection of zidell yards for baseball, the james beard public market, we could see the development market heat up again. If it does, it may do so faster than government regulations can change. Now is the time we're ready for the next real estate cycle. Thank you very much.

Speaker: Thank you.

Speaker: Next up we have andrew smith.

Speaker: Good afternoon, mayor and commissioners I'm andrew smith.

Speaker: I'm the chair of the Portland historic landmarks commission. As phil mentioned, the landmarks commission was briefed on the hcp by bts on October 14th to be clear, we are in support of allowances for additional housing units in Portland central city. The commission does have two recommendations, however. First off, we concur with the design commission in support of meeting the state mandate for limiting adjustments to 20% or one one story until such time as an appropriate analysis can be conducted on the impact of additional height allowances. And we understand from the presentation earlier that that that such analysis is underway. Now secondly, historic districts in central city require special consideration up zoning via height increases or far increases incentivizes demolition in addition to the loss of unique neighborhood identity, view corridors

and some shadow impacts, the significant carbon emissions impact of demolition works against the city's sustainability goals. Upzoning also increases land costs, which in turn increases the cost of development. We question whether this additional height allowance will actually improve affordability of the resulting housing, a policy to allow unlimited height may well create false expectations for developers seeking additional height in historic districts and sets up a conflict when proposals fail to meet approval criteria and design guidelines. Finally, the lack of public engagement or input prior to the planning commission vote sets a bad precedent, especially for decisions whose impact will affect the built environment for the next 50 plus years. Thanks for your consideration of how this policy will impact Portland's historic resources. Thank you.

Speaker: Great. Thank you.

Speaker: Next up we have ezra hammer. Hi, ezra.

Speaker: Excuse me.

Speaker: Good afternoon. Hello. Good afternoon, honorable mayor. Honorable commissioners. My name is ezra hammer. I'm a land use attorney with jordan ramos. I'm here on behalf of Oregon smart growth, of which we are a member, which is a nonprofit organization that advocates for greater development flexibility, primarily in the downtown core. I think you've had a lot of eloquent testimony today on kind of all sides of this issue. And I think what I've heard, reiterated time and time again, is kind of a commitment to the status quo with regards to how we need to be thinking about our planning processes. You adopted earlier this year, housing needs analysis that calls for 31,000 units of housing in the downtown core. And this year we're going to produce less than 500 throughout the entire city. And there's a fundamental disconnect there. And that disconnect is between what we could do in a market that was flaming hot and one that could withstand the

regulatory frameworks that we've crafted here, and the one that we're dealing with today. And commissioner Gonzalez, I think you highlighted that really well, which is it's a challenge across the country. But why is it such a challenge here? And certainly as esteemed members of the design commission mentioned, there are factors such as construction costs and labor, etc. But a lot of what we deal with is a perception issue. And I think as the planning commission rightly noted, what they did from a request for an unlimited height adjustment process was to create a usable signal that we can take out and use as a shining beacon to show that Portland is actually interested in people building downtown, that we want the dollars that are currently going to miami and Seattle, and Vancouver, bc. We want them here because if they come here, then we'll get not only the housing that we so desperately need, but we'll also reap the tax benefits that will allow future council and a future mayor to pay for all of the important things that we want to do to help our most vulnerable residents. We have an incredible set of progressive values in this city, and we should stand by those. But the way that we are going to fund those progressive values is by having a large and robust tax base, and we can only do that through development because we don't have sales tax in the city. And so I will respectfully disagree with those that say this should be another wait and see approach. We should take our time on this. We need to act now, and we need to act in a bold way. And the only way that anybody will ever take advantage of this unlimited height request that the planning commission wanted to open the door for is with a compendium that allows for a request for unlimited f.a.r. And despite what you've heard today, the two work in tandem, having unlimited height on a building means absolutely nothing. If I if a project applicant cannot place usable square footage in that space. And that is what f.a.r essentially is, it is that the amount of allowable allowable square footage that you can have within a building. And we think that

now is the time for bold action, and now is the time for Portland to recommend that projects should be tall and they should be dense, and we should bring 31 000 residents into the downtown core. Thank you, thank you.

Speaker: Can I just one follow up question? Sure. Gonzalez. So is it fair to say that what's before us without adjustment on f.a.r is not going to achieve the ends? Is that the I think the planning commission had a really noble goal, which is let's let's send out a positive signal, but let's create something usable.

Speaker: And the way that that thing becomes usable is by pairing it with f.a.r. And I think it's right to say that nobody is beating down the doors today to build that building. But if we can set a framework that allows people to see the opportunity here, when those opportunities come around and people want to deploy hundreds of millions of dollars worth of capital, they're going to see that they can do so in a reasonable environment downtown. And i'll only say that without that, we are going to be less competitive from a landing spot than we than our sister cities.

Speaker: Yeah. And I want to share my cards at this point. I, you know, I'm not in a position to propose any kind of amendment right now to what they brought forward, but at minimum, asking staff with urgency to bring back some analysis on f.a.r seems in the in the cards and wish we had more time to operate right now, but we just I just don't see a path to comply with state law and to keep this moving. But if anyone in the next council is listening, please keep an ear open for this and appreciate your testimony.

Speaker: Thank you.

Speaker: Next up we have don sawaya online.

Speaker: Hi. Thank you commissioners. Good afternoon. My name is don sawaya. I'm a principal architect at anchor moisan architects where I lead the housing studio here in Portland since 1999. I have practiced almost entirely on housing in and

around our city. Here, near the end of 2024, we're at a tipping point where positive attention is starting to return to our community, and we have an opportunity to increase that attention. And it's before us today and the development of land height and fa are linked when both building height and floor area ratio are regulated. Development potential is generally limited by far before height, i.e. If you you generally run out of building area that you can build before you run out of the height that's available to build it. And this relationship is especially true in the central city when the confidence to invest returns to our city to such an extent that it generates a request to exceed fa limitations on a specific piece of property, because there is market demand, our development code has the ability to facilitate that discussion. Unfortunately, today it currently prevents it including fa in addition to building height on the list of what can be requested via an adjustment or modification in order to provide more housing is an opportunity to help Portland realize its potential and meet state goals for housing delivery. Please add this element to the amendment under consideration. Thank you.

Speaker: Next up we have michael anderson.

Speaker: Thank you, mr. Mayor. Council michael anderson with sightline institute. We're a sustainability think tank. Downtown would benefit from more people. It's got 100,000 fewer people in the central city coming to work than we did a few years ago. That makes it a very different situation than when the city approved its last central city plan in 2018. The that's why sightline is here in support of the planning commission's recommendation. Downtown. We heard from miss wood staff earlier that the downtown in their analysis, the downtown height limits do not bind. I would respectfully disagree with her analysis. What she found was that the lots of projects are not bound by it. That does not mean, as sarah from Portland said, that no projects may be being bound by it and we don't see the projects that aren't

proposed and furthermore, of the 200 foot or more buildings that have been proposed since height limits were imposed in that have been built rather since height limits were imposed in 20 or in 1979, half of those residential projects either went directly up to the height limit, or they received some sort of exemption that let them go beyond it. So I think the evidence shows that height limits are very potentially relevant as a binding constraint in better conditions. I agree with our the folks on the design commission that we are not currently under conditions where you're likely to see a bunch of projects coming in the door, but that doesn't mean we should bolt the door shut. That's essentially what we do when we say, you're not even allowed to request anything. You're not even allowed to do this analysis that our folks in the design commission, the historic commission, are asking for what the adjustment request would allow is for that analysis to happen. There are specific criteria that say, if this is in a historic district, if this is going through a view shed, if this is needs to get a shadow study, all of those processes are all there already. They're in place, and the city is well within its rights to reject a project if it steps over any of those lines already under the proposal, as the design commissioners, the planning commission brings to you. So that's why I'm speaking in favor of keeping that power in the hands of the city, as this would, but also not bolting the door shut to any good fortune that comes our way. Thanks.

Speaker: That completes testimony, mayor.

Speaker: All right. Very good. Colleagues, if there's any more questions of staff at this point, we can entertain those questions. Otherwise, I'd like to call for a vote on the amendment. The technical amendment.

Speaker: Commissioner Rubio, I have just a couple questions.

Speaker: Why don't we have staff come up, please? Okay.

Speaker: So this is a question for staff about these requests, specifically thinking about no cap on the height request. And I see the value and importance of having that additional flexibility. But just so that there's clarity and about the rules and when they start the permit process, because time is money and the fees add up, etc. Would this type of request actually get reviewed and let's say something comes forward like tripling the height of one of the buildings, who would actually make that decision and what should an applicant expect going through the process that will be taken into consideration? Sure. Yeah.

Speaker: So in the central city, most of the central city has a design overlay zone or is an historic district. So either way, a project would come through and apply for design review or historic resource review, probably coupled with a modification request and a modification is another word for an adjustment. It just has slightly different approval criteria. And the approval criteria are that for design review it's better. The project better meets the design guidelines. In other words, the resulting development will better meet the applicable guidelines. So the design is better because the building is taller. For example. They also have to meet the purpose of the standard itself and the purpose of the standard talks about why do we have maximum heights in the central city to begin with? Well, we have them because we value our view corridors and view corridors are public views. They are not private views from condos. They are public views to mount hood, to the bridges, etc. And it contributes, of course, to the beauty of our city. So it talks about public views, it talks about historic areas, it talks about no shading on public plazas or on the park blocks. It talks about stepping down to the willamette river. So all of those things are invoked during that modification review. And then we can request for mitigation of impacts. And this is what the design commission does beautifully and so does staff. So most they talk to the applicant about the design of the building.

What's our skyline going to look like. What are the you know the how is this how is this building contributing to the overall city and downtown? You asked about the process, as you may recall, for the housing regulatory relief project, we changed our rules for the time being, for this next six year period to decrease the type threes, to type twos and type twos to x, I don't have all the numbers right now, but many of these projects would come through for a staff review. So that means not a public hearing before the design commission. So it would be an application to staff. They send out notice the community has an opportunity to provide feedback to staff and they make a recommendation. They make a decision if that decision is appealed, it gets appealed to the design commission and then there's an opportunity for a public hearing before the design commission. Okay.

Speaker: Thank you for that. And then my last question is about far and some of the comments that we just heard that were compelling arguments about working in tandem with, with this height code or, and I know there was an item in the housing production strategy that was going to look more deeply into floor area and other kinds of bonuses. And so I'm going to ask, what can we do here? Or what are we doing here in this space? And I think, i, I don't know if I'm right or wrong, but did I hear you say in your opening comments that you were exploring this or you were there was some work underway and if so, what is that work plan and what is the timeline?

Speaker: So thank you. I'm just going to take a stab at this here. Commissioner Rubio, thank you. So we are first, what's before the council today? Just to be clear, because people are kind of mixing fa and height. What's before the council as part of the planning recommended planning commission recommended package is the height unlimited height request for is already in the package. I think you part of your question is about what is really the relationship between f.a.r and height. I'd

like to just spend one moment on that. I think that in our zoning code. Height is restricted by base heights and bonus heights. And once you exceed or reach the bonus height, there is no pathway to get more height with floor area ratios. With fa, that's not exactly the case. Currently there's base floor area ratios, there's bonus floor area ratios, and there's actually transfer the ability to transfer unused floor area within specific geographies like the downtown is divided up into maybe 4 or 5, what we call sectors for purposes of transferring floor area. And people can transfer floor area within those sectors, unlimited beyond the floor area. That's allowed by base and bonus. So that's why the issue in staff's review and consideration at this time, the issue of floor area is much less of an impediment height. I think the proposal to work for height is fine from from the staff's perspective, because I think there is room for allowing the flexibility there. And I think also the relationship height is more about form and flexibility, right? Just creating more flexibility to use the floor area that is allowable. Whereas floor area, again, as we mentioned, is actually increasing intensity and density. And that's the that's the issue that we want to be able to study that further in a project that we're scoping right now. And that will kick off publicly in the beginning of the year. So to answer your final question, commissioner Rubio, there is a project that is underway that staff is scoping right now. It's one of the actions that was identified in the housing production strategy. And we are undertaking that that is a near term project that the staff are working on and will publicly kick off in next year, early next year, and that will investigate the f.a.r issue further.

Speaker: So you're confirming then that it is in a work plan?

Speaker: It is in a work plan, okay.

Speaker: And at the beginning of the year, are you saying that's going to come?

Speaker: We're going to start kicking it off publicly. Right. So, you know, it's happening right now. Yes. It's we're staff is evaluating what the components of that project are going to be. And then we're going to start a public outreach process. In the beginning of the year.

Speaker: I just want to add to that very quickly, to be clear, bts planners enthusiastically support tall, tall development downtown. That's we're the last people who are going to say that's a bad idea. I think the point we're trying to make is there is a vast reservoir of existing f.a.r already on the table in in the central city plan. And so we don't see that as a serious constraint right now. Now, the question may be, is it in the right places? And we want to look at that through the project. So that's that's kind of our perspective on that. The, the and the other concern was that f.a.r really is our fundamental unit of how we measure density and how the zoning map regulates that. And so that's why we're infrastructure comes into play, because our street grid and our, our utility system is calibrated based on the zoning map. And what's intensities are allowed. And so making it more of a site by site question as to how dense it could be makes it less predictable for infrastructure planning. Whereas if when we have a map, we can plan to that.

Speaker: And I think you were asking a little bit about what's on the table today. We did not look at f.a.r standards for this project because the state did not require it. We approached this project with our six month timeline as a compliance project. We did a crosswalk between what the state required and what we wanted to propose, and we basically matched the state. And I think they did not they did not put density or f.a.r on the table for all Oregon jurisdictions.

Speaker: Thank you. I understand that I just heard it referenced a few times under the central city project. So that's why I was wondering if it's happening now and if there's a work plan for that now.

Speaker: Yes, that's the project we were referring to that's happening now. Yes.

Speaker: All right. One quick question.

Speaker: All right. And colleagues, I just want to be mindful of the fact we're we're already approaching half an hour over on our first item this afternoon. Well, yeah.

Speaker: Quick question on the assumptions on infrastructure demand and f.a.r. So what are your baseline assumptions as to that relationship? Because you've alluded to it a couple of times. The impact on so what you know, what studies have been done. What's your baseline assumption here?

Speaker: Commissioner Gonzalez I would just say that when the plan was updated, the 2035, the central city 2035 plan is the plan that is governing in downtown, and it was adopted in 2018, effectively 20 effective 2018. All of the technical analysis, transportation analysis, sewer, water was done with and anticipation of what that plan was proposing. So that is the baseline is the levels. And you saw the map that we shared that showed where floor area ratio is actually were increased in that plan. So there was a substantial amount of area where the floor area was already increased. And it's those baseline assumptions on which the analysis is based. And if people propose these unlimited floor area or request unlimited floor area, that will sort of go up, create capacity above and beyond that baseline that was analyzed for the plan.

Speaker: And I would just observe, I mean, this is always a discussion around like system development charges as well, right? The, the it's one thing to do the math and make assumptions based on a stated f.a.r, but that doesn't necessarily mean you increase it by 20% that the demand on infrastructure increases 20%. It's I don't think anyone's ever concluded it's linear. And in urban settings, this becomes particularly pronounced when you have fixed cost or fixed. I'm talking cost here, but fixed infrastructure demand, the incremental piece is not you know, I don't think

anyone thinks it's a 1 to 1 relationship. So just trying to understand, it's just there's been a couple of references to impact on the infrastructure and I just want to it's not one on one, but we have not had any chance to analyze what impact there could be by virtue of such requests.

Speaker: We'd have to be able to estimate if we allowed this request to these types of adjustments. How much use of that would there be, and what would the potential impact of that?

Speaker: So it boils down to the areas that have lower fares. We didn't analyze anything higher than that in those areas. There could be constraints around pipes or traffic constraints in those areas that we haven't considered. Those would be the things that would come up in the in an adjustment process. Probably, but they would also it's going to be setting us up for more of that conflict in a little bit of an unpredictable way.

Speaker: I mean, I truly understand the caution in this area. It's just when it's been unpacked. Sometimes the caution is proven to be unmerited. At least you know when you're talking incrementally. Once you get past the baseline.

Speaker: So and we're we're very interested in looking at places where we can increase the f.a.r through this upcoming project that there probably is room to do that. Okay. I'm good.

Speaker: All right. Good. Any other questions? Call the roll on the amendment.

Speaker: Mapps I Rubio I Ryan I Gonzalez I Wheeler I the amendment is adopted and colleagues I need to do just sort of a check here at this point.

Speaker: If there's nobody planning to bring any more amendments to this, we can go ahead and vote on the final package. As amended.

Speaker: I'm fine.

Speaker: All right. Very good.

Speaker: Just close the record for all testimony, written testimony, and then move to take a vote.

Speaker: Just what you just said. The record is closed. Please call the roll Mapps.

Speaker: I lost track. Are we voting on your amendment?

Speaker: Is the no. We're voting on the final.

Speaker: Okay. All right, I want to thank the mayor and staff for their work on this important piece of legislation. Also appreciate the testimony we heard today and the several folks reached out to council offices to offer advice on how to make this legislation better. I am going to vote in favor of this legislation. At the same time I did very much hear some of the concerns that were raised today. I've been around city hall and Portland long enough to know that far can get complicated. As you unpack that. Not quite ready to start that conversation? Basically, on November first when we're looking at this council sunseting at the end of the year, I do hope that the city administrator and staff continue to explore ways to highlight this issue and bring it back before this council, hopefully in the new year, so we can take advantage of what I anticipate to be a building boom. But in the meantime, I will vote I on this package of changes, and I thank the mayor for bringing it forward. Yea. Rubio I Ryan.

Speaker: Yes, I'm I'm voting to support this. I get that it's all about compliance. And it was actually the compelling testimony which made me think further. So this isn't about the vote today, but when I keep hearing the theme of the 2035 plan adopted in 2018, and we all know what's happened since 2020, I look forward to what that adaptation looks like going forward, because I've been hearing that several times now over the past couple of years. So I on this compliance measure. Thanks, Gonzalez.

Speaker: I'm going to support. I just would strongly encourage staff to take a hard look at fema as quickly as possible. And, you know, unfortunately, we've had a lot of substantive pieces come out today. And council it's leading to a lot of requests to go back to you guys in areas that I think require urgency, that this council will not be able to take up. That is that's where we are in life. So I will vote I on this, but would encourage the analysis on far as quickly as possible.

Speaker: Wheeler, this is great staff work. Thank you. You don't get the credit you deserve. I know this is highly technical. I know there's a lot of research and technical analysis that goes into this. I also want to thank the planning commission. I want to thank our citizen representatives and people from the community who've come forward and really dug into what is probably one of the meatiest areas that the city of Portland deals in. So I'm very appreciative. I vote I the ordinance is adopted, as amended. Thank you all. Thank you. Is there anything else I need to say on this? No. Okay, good. We're done with that. 947 please. This is a first reading of a nonemergency ordinance.

Speaker: Amend signs and related regulations code to allow greater flexibility for signage within the rose quarter entertainment sign district colleagues.

Speaker: Good afternoon. This ordinance is the result of a previous City Council resolution. Some of you may remember it was 37663 to direct the bureau of planning and sustainability to develop legislative proposals to revise signage regulations for the rose quarter events campus. I will ask deputy city administrator danny olivera and the bureau of planning and sustainability staff to present this project.

Speaker: Thank you, mayor danny olivera, for the record, the rose quarter is home to the moda center, a landmark that connects our city's identity with the Portland trailblazers and serves as a gathering place for tens of thousands of Portlanders. It

serves as a cultural and economic hub for our city by establishing a new signage district. This proposal ensures the moda center and the rose quarter campus can use modern, engaging signage on par with other nba arenas, enhancing the vibrancy of Portland's cityscape. This initiative came directly from negotiations to extend the arena lease with the city management and blazers. Our original development agreements made in the early 90s, laid the groundwork for the moda center's construction and have kept the blazers anchored in Portland with the lease set to expire in 2025, the city worked to secure the team's commitment to remain in Portland through 2030, with an option to extend to 2035. As part of this lease extension, the city has committed to several actions, including assuming ownership of the moda center and purchasing the remaining privately held land beneath it. Revenue from ticket and parking fees will be reinvested to necessary upgrades supporting the longevity of the arena. We also pledged to collaborate with the blazers to pursue state funding for further renovations, all with the goal of making the moda center a place that benefits everyone in Portland. This signage proposal is an integral component of the updated agreement, and an important part of ensuring the moda center's continued relevance and success. And with that, i'll turn it over to staff and the planning commission vice chair to provide the specifics of the proposal. Thank you. Thank you, thank you, thank you.

Speaker: So good afternoon. For the record, my name is sandra wood, principal planner with bureau planning, sustainability. With me today is phil nnamani, who is the project manager for this project too. And patricia diefenderfer, the chief planner for our bureau. This is the second of the three land use hearings this afternoon, and we're here again to present the planning commission's recommendations for changes to a different city title. It's not the zoning code, it's the sign code title 32 as it relates to the area around the rose quarter and the moda

center. So for this agenda item, we will share our presentation. Mayor Wheeler will introduce an amendment that was also published last week. And you'll hear public testimony. We hope to vote on the amendment today and discuss the project before passing it to second reading. This is not an emergency ordinance, so it would need to go to second reading. The planning commission adopted the recommended draft for the project and is recommending that you adopt it and amend the land use regulations in the sign code as shown in the draft. In addition, staff is recommending that the non land use regulations in the sign code be amended to clarify the process for how to register temporary banners. That section of the sign code is not a land use regulation and was not in the purview of the planning commission, so the intent of this project, as was mentioned, is to support the City Council's request to allow for greater sign program flexibility for the rose quarter. Erika thompson, our vice chair of the planning commission, will present their letter after our presentation. But before we get into the proposal, we wanted to share some context about the area. The rose quarter area serves an important function within the city today, and played a significant role in the city's history. It is located within the boundaries of the central city, and it's also adjacent to a major transportation hub. It serves as a geographic and social hub of the historic albina neighborhood. We wanted to place this project in the context of the ongoing efforts that are taking place in the lower albina area, in partnership with albina vision trust and other community and agency partners. This slide may look familiar to commissioners, as has been previously presented, city staff from multiple bureaus are working with a variety of partners, including the albina vision trust, to recommend albina to reconnect the albina neighborhood and reestablish it as a center of black Portland and a vibrant part of the city. This work includes using new tools for wealth building for historically underrepresented people from the area,

while enhancing the adjoining area's role as a major entertainment and transportation hub. Overarchingly, The city's objective for this area is to achieve a reconnected and thriving neighborhood district centering on leveraging the various projects in the area for wealth building and inclusive economic development. Continuing efforts to ensure that our regional entertainment venues thrive and continue to contribute to the social and economic vitality of the city, and ensuring that the area is connected by local and regional multimodal transportation improvements that support mobility in the district and region, including vital goods movements through the city, through the i-5 rose quarter project and reestablishing Broadway as a pedestrian friendly main street. The rose quarter area is a key piece of reconnecting Albina puzzle and the trailblazers have been partnering with the city. Albina vision trust, Oregon department of transportation and its advisory board called the historic Albina advisory board, or also known as hab. We are working toward successful implementation of the many concurrent projects in this area shown on this slide. The rose quarter sign project is an important component of the efforts to retain the trailblazers in the city and improve economic vitality of the event. Venues in the rose quarter in keeping with the city's objectives of this area. With that, I'll pass it on to Phil to go over the proposal.

Speaker: Thank you. Sandra, fill me with bureau planning, sustainability and just want to reiterate what the mayor and DCA Oliveira provided in terms of the background. That was the genesis of this project. There's been an ongoing negotiations between Rip City management and the spectator venues that resulted in resolution 37663, which directed us to develop a sign code package to allow greater sign flexibility that was befitting of a 21st century arena. And we were given the direction to bring this back to council by November 20th. So we are here in

advance of that. For context, I just want to provide some overview of the area. This is an aerial view of the rose quarter area. Looking to the north, and shows the motor center there on the right and veterans memorial coliseum there on the left. This map shows the area that is being created for the rose quarter sign district for reference, interstate five runs north south directly east of the area. Their proposed sign district would include the moda center, the administrative building, the parking garages there to the north, and the clauses that are in between those. The sign district does exclude the veterans memorial coliseum. This is because the coliseum is a historic landmark, and the existing sign code, including requirements for historic resource review, is in place for the coliseum. That process and regulation is not proposed to be changed. So I want to provide a brief overview of the current sign code to kind of give a sense of why a change is needed. Title 32 covers all the regulations for signage, including the legal framework, the administration, construction and building requirements, as well as land use component and the land use component, which is the focus of these amendments, is just the one part of the overall sign code. The current sign code regulates signage primarily by zoning district, and an allotment of sign area is based upon the amount of street frontage of a site. So the arena site is located within the central commercial zone and also has a design overlay zone, which is the small d. Their overall signage and the maximum size of any one sign is severely limited, as shown on this slide, and is more relevant to our downtown block structure and the pedestrian orientation of the central city. As an example. There you can see the moda center sign that is located in that illustration. That sign is 18 times the maximum size that would normally be allowed on this site without an adjustment. All of the larger moda signs currently on the buildings did require these modifications, and some forms of signage that are typically found in sports arenas are also currently prohibited.

Portland's current sign limitations don't reflect many of the sign programs that are found on arenas around the country, whether they're on older, retrofitted arenas such as Madison Square Garden in New York or on newer complexes such as the Golden One Arena in Sacramento or Chase Center in San Francisco, all of which are shown there. All of these include larger identifying signage and video displays. In contrast, our current code only allows up to ten square foot changing image sign, and anything larger requires adjustments for approval. Code amendments would be needed to allow video displays in Portland without being subject to modification or adjustments. Rooftop signage has also become a prominent feature for many new and remodeled arenas, including those one shown in LA, Sacramento, and Seattle. They're often used and included in aerial views for telecasts in Portland. These types of rooftop signs are currently prohibited. The code amendment package would allow for rooftop signage and other comparable signage to those found in these sports arenas around the country, and that would be allowed in this Rose Quarter Entertainment Sign District. So I'm going to go over a little more detail about what the actual sign code amendments are. So then, as we've already iterated, the intent of this project is to amend our sign code to allow those types of signs. And the technological innovation that is used by other arenas. The proposal establishes the boundaries of a Rose Quarter Entertainment Sign District within the sign code, waives much of the existing sign code limitations within the boundaries of that district, and replaces it with a small set of standards that allow much greater overall sign allowances and much greater flexibility than the current rules. The new rules still acknowledge and set parameters on some of the sign features that can contribute to distracted driving, such as glare and from changing image signs. The changes also still provide for review of the sign program through the city's design review process. To ensure future signs advance good urban design

principles that they are well integrated into and contributing to placemaking of the area and enhance the visitor experience. So, within the rose quarter entertainment sign district boundary shown, there signs will be exempt from most existing land use provisions of the sign code that will allow greater variety. The new sign district regulations provide an overall ceiling to the total amount of signage, which is much higher than currently allowed. The amendments allow for a large amount of flexibility within that parameter, including not having a maximum number of individual signs and allowing larger changing image signs than currently provided. Rooftop signs would also now be allowed, and those rooftop signs do not count towards this overall sign allotment. Some operational standards are applied to the larger changing image signs to limit light and glare impacts, including hours of operation for the larger changing image signs. In addition, some standards are applied to signs that are located along the streets and along the i-5 freeway to reduce the potential for distracted driving, but in general, these regulations apply very few parameters to future signs as compared to the existing code. These changes are all within title 32, which sandra explained is our sign code. We are not making any changes to our zoning code, so signs larger than 32ft² will be subject to design review, which can consider how the signs are integrated into the existing building features and consider applicable design guidelines from the central city and lloyd district. However, the design review does not have to also consider the merits of an adjustment or modification to the sign code as part of its approval, as has already been mentioned, the project that we're bringing forward here came out of the negotiations with the lease agreement with rip city management, and initial concepts were shared between them and our group in addition, we sent notifications to those who had signed on who had an interest in this project and sent our legislative notice out to over 300 individuals. Testimony. The planning

commission was positive, and the planning commission made one amendment to the temporary banner section to help clarify those standards before they moved the recommendation. Currently, as of a couple of hours ago, I only noticed one piece of written testimony that was on the map app. Now the mayor will also introduce for consideration by council an amendment that would increase the size of a sign that is located within 100ft of the i-5 right of way, and faces the freeway. Our existing sign code limits the size of those individual signs to 200ft², and they were initially put in place to minimize distractions for drivers on the highways and bridge approaches. The planning commission proposal approved including this restriction adjacent to i-5, which borders the sign district, and the new standards. The amendment proposed by the mayor would increase this allowance from 200ft² to 1000ft², which provides greater flexibility. But keeps a partial limit. I note that the code still does limit changing image signs in that area. Also, odot, Oregon department of transportation does have jurisdiction over billboards that are along the state highways, so advertising signs at front and may be visible from the freeway would require their review against state regulations. In addition to review by the city and with that, I will pass it back to sandra.

Speaker: And here's the project timeline. It's another quick turnaround as council directed us to return by November 20th. We plan to have these amendments effective on March 1st, which aligns with the council direction to limit code updates to twice a year and to reiterate the planning commission's recommends that the City Council adopt the recommended draft for this project and amend the land use regulations and the sign code in support of the resolution that was passed and with consideration of the amendment just presented. In addition, staff recommends that the non land use regulations and section 32.62 is amended to clarify the temporary banner registration. And that concludes our presentation and we'll pass

it to planning commission vice chair erika thompson again to present the planning commission's letter.

Speaker: Hello, erika thompson, vice chair of the planning commission, before you again to share the planning commission's recommendation in support of the rose quarter sign code. The planning commission heard testimony in support for the sign code update, which is necessary and fundamental to the modernization of the moda center and its success as an entertainment destination and as the home of the Portland trailblazers. The planning commission advanced one amendment of substance, which was to increase the allowable size of temporary banners from 300ft² to 500ft². Feeling that this was commensurate with the scale of the facility and the plaza, the planning commission also had additional discussion around signs that were visible from the freeway. The potential for distracted driving. We sought to understand the role of odot in regulating signs visible from the freeway. We also discussed the importance of maintaining a design review process to ensure that all large signs are consistent with the design guidelines and the need to consider light pollution and ways to mitigate it. Where signage involves significant lighting, especially at the roof. However, no amendments were proposed related to these topics. I think that summarizes the highlights, so try to keep it brief and happy to answer any questions.

Speaker: Thank you colleagues, any questions? Thank you and your colleagues on the planning commission. We appreciate this very much. Yes, of course. Again, it's not easy duty and the pay isn't particularly good.

Speaker: So thank you. Great work.

Speaker: Thank you.

Speaker: Great. Well with that then colleagues, first of all I want to thank staff for responding to the directive. The council resolution, in a timely manner. I also

appreciate the collaboration with the city spectator venues staff on this item and I know they did a tremendous amount of work as this well, colleagues, before we hear public testimony on this project, I'd like to introduce an amendment that I believe will improve the proposal. You've already heard the staff describe the amendment writ large. Bottom line is the amendment increases the size of signs allowed along the i-5 freeway from 200ft² to 1000ft². I actually wish we had a schematic that would show you what 200ft² looks like on the side of the moda center. Personally, I would describe it as a postage stamp, and it certainly stands in sharp contrast to the kind of signage you see in other cities who are competing for our entertainment dollars. By allowing larger signs in this area, we're providing greater flexibility for the sign program at the moda center, I asked staff to publicize this what I think is frankly, a pretty simple amendment. They posted a memo on the project's website last week. It was of course, included in this week's agenda, and I also want to thank dwayne hankins, who is hiding in the back of the room somewhere. I know he walked in. There he is. He's hiding. He is the president of business operations for the blazers, and he was the first person to approach me on this issue. And I appreciate very much the collaborative nature of the back and forth we had on this. So thank you for bringing it to our attention and underscoring the importance of this amendment. Colleagues, i'll entertain a second, second, second. Thank you. I'll give that one to commissioner Ryan. So we're we're moving moving just to amend the recommended draft with the amendment shown on the memo dated October 23rd, 2024, commissioner Ryan, i'll give it to you. Commissioner Mapps was hot on your heels. Keelan. How many people do we have signed up for? Public testimony? Two people. All right, let's hear from them. Then we'll vote on the amendment and move the package to second.

Speaker: First up is dwayne hankins.

Speaker: Well, I said all those nice things about him. Now, what if he comes up here and says bad things about me? This is pressures on.

Speaker: Good to see you. Good to see you all. Good afternoon, mayor and commissioners. So my name is dwayne hankins, president of business operations for the trail blazers. As the mayor said, joined later by aj zorn, our vice president and rose quarter general manager. So first, I'd like to thank each of you for your collaboration over the past year, updating the sign code for the rose quarter to increase flexibility and allow for a modernized exterior. Signage is an important piece of the bridge agreement that we all finalized together back in August. It is also a key step toward achieving a long term fair market, public private partnership that we will keep the blazers in Portland for years to come, and our vision of a renovated moda center serving as the centerpiece for a revitalized rose quarter within a flourishing lower albina neighborhood, and modern exterior signage, will enhance that experience of everyone who visits, extending the energy from inside the arena to the surrounding plazas. Beyond basketball games and concerts, outdoor signs will create opportunities to expand our community event offerings. To activate the rose quarter 365 days a year, arenas and similar cities. As we discussed, have used their outdoor spaces for movie nights, markets and fairs, and even yoga and fitness classes, increased lighting, as well as more frequent activation and more foot traffic will also enhance public safety. The code updates before you will allow us to install the dynamic signs at moda center that are a staple of contemporary sports facilities, helping us replicate the success and best practices of new and renovated nba arenas across the country. Earlier this month, the Portland metro chamber hosted a best practices trip to sacramento, during which we toured the kings golden one center, and their arena has driven economic revitalization of sacramento's downtown and modern exterior signage is an

important part of the king's vibrant, fan-centered atmosphere, updating city code will create new revenue-generating opportunities and help maintain Moda Center's competitiveness in securing large events like a future NBA or WNBA All-Star weekend. And at the same time, we want the Moda Center to experience our Moda Center experience to remain authentic to Oregon with the same familiar environment that has welcomed generations of Oregonians. We aim to activate the Rose Quarter without impacting the wider area, and we appreciate the thoughtful approach adopted by the city staff in developing these code updates, taking into account everything from traffic and pedestrian safety to nighttime impacts. And we believe the recommended draft before you, including the proposed amendment to allow for appropriately scaled signage above Moda Center's east entrance, strikes the right balance. So thank you for your continued partnership and we're happy to take any questions. Thanks, Dwayne. Appreciate you being here.

Speaker: Next up we have AJ Zan.

Speaker: Hello AJ, hi I'm AJ, SVP of operations and GM of the Rose Quarter.

Speaker: I just wanted to thank you, Mayor and the Commissioners on your time and consideration of this and appreciation towards the city staff for their partnership. I have no additional prepared testimony, but we'll defer the rest of my time to any questions that you may have for us. Great, great colleagues.

Speaker: Any questions? You're free to go. Well done. Thank you. Thank you colleagues, if there's no further questions of staff, I would call for a vote on the amendment. Again. It proposes to increase the size allowance for signs along I-5 from 200ft² to 1000ft². Any further discussion on that? Seeing none, please call the roll. Mapps I Rubio.

Speaker: Hi, Ryan. If Gonzalez if the amendment is adopted colleagues are there any other amendments or items that commissioners wish to discuss?

Speaker: If not, I'm closing both the oral and the written testimony. This is a first reading of a nonemergency ordinance. It moves to second reading as amended. The second reading is scheduled for November 13th at 10:30 a.m.

Speaker: We have 10:10 a.m. Let's do the earlier one.

Speaker: And if we're wrong, we're wrong. So let's on the side of earlier. So second reading is scheduled for November 13th at 10:10 a.m. Time certain as they say in the sporting world, be there. That's it.

Speaker: That's what they say.

Speaker: Thank you.

Speaker: Is there more another item? Oh, you're already ready. Okay, good. I have this horrible thought that there was more. Thank you. 948, please.

Speaker: Amend planning and zoning code and property maintenance regulations. Code to amend and update off site odor impacts, regulations.

Speaker: All right, colleagues, this is also a first reading of an emergency ordinance. It's a package of amendments to the zoning code and the property maintenance code. This is, of course, first reading. I'll turn it over to commissioner Rubio, who sponsored this project, to give us some opening remarks.

Commissioner Rubio, thank you, mayor, I'm pleased to introduce this ordinance that proposes amendments to update Portland's off site odor regulations.

Speaker: This item came to my attention when the bureau of development services was in my portfolio and received a complaint about odors emanating from a neighborhood restaurant, which had the unfortunate impacts, which prompted immediate attention to update this code to prohibit, prevent things happening in such a way in the future. Through this situation, I also learned that the that odor is difficult to regulate and that our rules hadn't been looked at in quite a long time, so I then put all odor related code complaints in abeyance until we could develop rules

that could be enforced more equitably and fairly. Now, today, I am pleased that this project is before City Council for our consideration. These amendments recognize that odor standards are inherently subjective, but necessary for some uses that have the potential to produce noxious odors. They also will provide much needed clarity and a more equitable approach for both property owners and restaurant owners. So I'd like to thank the staff for their great work on this project. And I'd also like to thank metro councilor duncan huang, representative pham, representative nguyen, representative daniel nguyen and a number of restaurant owners for meeting with my office about taking action to update this code to give you a thorough update and details, I will turn it over to dca, olivera and staff.

Speaker: Thank you, commissioner Rubio. Don oliveira, for the record, as commissioner Rubio noted, this code amendments you will hear today showcase the economic development service area's responsiveness to community concerns that demonstrate bts and permitting developments, commitment to equity and addressing environmental issues. The project was initiated to address the issues that were raised in the media and by community members regarding the city's odor code, which, as it stands, can lead to inequitable outcomes for vulnerable communities. Bts staff took a hard look at our current policy, investigating how other jurisdictions, both locally and nationally, handle off site impacts like odors. Their findings revealed a wide variation in how odor complaints are managed. Portland's existing code that is covered is comparatively heavy handed and long overdue for an update. Because odor perception is inherently subjective, enforcing the code can lead to inconsistent and sometimes inequitable outcomes. There's currently no reliable way to objectively measure odor intensity, which is crucial to fair and just implement, which is crucial to fair and just implementation. With these proposed changes, we're looking to bring more balance and fairness to the process.

Now, to walk us through the specifics of the proposal, I'll hand it over to Sandra Wood, JP McNeil and Patricia Diefenderfer. Hey, welcome to the table, folks. First time here, right? Yeah. Thank you.

Speaker: Yes, thank you very much. Us again. So for the record, my name is Sandra Wood. I'm the code development manager at BTS. And with me is JP McNeil, who is the project manager for this project. And of course, Patricia Diefenderfer, our chief planner. And because we'll be discussing how the code is enforced, we've invited Mike Liefeld, who is the zoning nuisance and site inspection supervisor at Portland Planning and Development, in case you have deep questions about code enforcement. So we're here again to present the planning commission's recommendation for the odor code update project. Our plan for today's meeting is that we'll share our presentation, and then you'll take public testimony. There are no advanced amendments that have been published. And so you'll have an opportunity for discussion. And then we'll pass it to second reading. The planning commission made a recommendation on this project also, and they recommend adopting the recommended draft for this project and amending the zoning code as shown in the draft. In addition, staff is recommending that Title 29, a new city title for property maintenance, is amended. Title 29 is not in the purview of the planning commission, so that's why this recommendation is coming directly from staff. And Erika Thompson, our vice chair for the planning commission, will be presenting their letter after our presentation. I'll pass it on to JP, who is going to share the proposal with you.

Speaker: Thanks, Sandra. Good afternoon commissioners. I'm JP McNeil with BTS and I'm going to walk you through the background and context of the project. And then we'll talk about the proposals. So some initial background, the existing odor code regulations that are currently found in the zoning code in Chapter 33, 262 off

site impacts within that chapter, in addition to odor, there's other impacts that are regulated. Noise, vibration and glare are also in that chapter. And these rules apply to nonresidential uses that create impacts in residential open space and campus zones. And note that with one small exception, we're only addressing the odor standard with this project because it's uniquely difficult to regulate, as you've sort of already heard from previously. So what the actual standard says it says that continuous, frequent or repetitive odors may not be produced. The odor threshold is the point at which an odor may be detected. There's also an exception that an odor detected for less than 15 minutes per day is exempt. To add a little more clarity to that, there's a measurement section of this chapter that states that measurements are taken at the property line. So in short, what it says is that any detectable odor be on the property line is a code violation. The current system for code compliance is complaint driven. So when a violation is reported, a city inspector visits the site to determine if there is a violation present. If there is, they issue a notice of violation stipulating a compliance period during which they can bring the violation up to code if the violation isn't corrected within that time period, code compliance staff can assess code enforcement enforcement fees in most cases, the parties are able to reach a some sort of resolution, though there are instances where that isn't so such as in the case of the restaurant that closed is as we heard, and in that case, the owner reported that it was because the cost of equipment to address the odor violation was just too much. As you've sort of already heard, there are regulatory challenges to regulating odor. And it's because, as we've heard, odor detection, it's subjective, both in terms of preference and sensitivities to smell and there's no recognized way to measure odor, unlike for sound, where you can measure decibels. In the past, there were attempts to do so. Tools like a centimeter or the nasal ranger, which you see here on the slide, they've

been used in the past, but these have been proven to be unreliable instruments outside of a lab setting. So it makes standard really difficult to enforce. But many businesses like restaurants and coffee shops, they're going to generate smells in an urban setting. It's inevitable that these are going to sometimes cross property lines. So one way to address that would be to require some sort of increased separation between residential and commercial uses, but that runs counter to city policies that encourage mixed use neighborhoods and amenities within walking distances of residents. So what that leaves us with is a reality that residential and commercial adjacency like that in the city may lead to some conflicts, and there might not be perfect solutions for that, but it's a key ingredient to vibrant neighborhoods. For business districts. So and it's also just one thing to note is that emissions and odor, they're not the same thing. Unlike odor alone, emissions generate particulate matter and pollutants. It's something that's measurable and can have harmful health effects. A little more context. Just the number of cases we're looking at within a five year period from 2019 to 2023, there were about 4500 zoning code compliance cases, and of those, 33 were related to odor. And of those, eight were directly related to restaurants or food carts. And then our regulatory framework, just to sort of place this into our roles, into context, the zoning code, the city regulates odor from smaller scale businesses generally, the Oregon deq also regulates odor nuisances from businesses that have a deq air quality permit. And so those are generally large industrial uses or larger commercial uses like a large bakery like franz bakery would have a permit. But there are also some other local agencies that might get involved. If there are odors that aren't connected to a specific land use, which is what we're talking about with this, the odor codes that we've been looking at best ways it deals with enforcement related to garbage and compost or I'm sorry, best waste does. And then bess gets involved. If there are

sewer sewer odors and they have a sewer odor hotline. And then for something that happens, maybe inside of a restaurant, rotting food or something, that type of smell, some sort of health related issue. Multnomah County environmental health gets involved with that. And our last piece of context before I talk about the proposals is our equity analysis and how we drew equity into this project. So the initial reporting around the restaurant closure was that in the catalyst for this was questions that were raised on whether the odor rules were inequitable and could be used to target certain types of businesses. So we reviewed research on equity and code compliance cases, including several studies that found complaint based enforcement systems can lead to disparate impacts. And then our project team, along with staff from tpw and conducted an equity analysis using the bpa equity toolkit. And that toolkit helps us identify and address racial service, other disparities associated with existing rules, and then also our project proposal. And out of that, we concluded two things. One is that since odors are subjective and unable to be measured, the lack of an objective standard can lead to inequitable application of that standard. And that's especially true when we're and that's coupled with a complaint based enforcement system. And our other conclusion was that the reason why one of our proposals, which is to increase the number of complainants, is because one person calling in an odor complaint can lead to significant action and expense to a business. All right, with all that out of the way, I'm going to get into what our four proposals are. So the goal here is to update the odor code and recognize that odor standards are inherently subjective and challenging to enforce, but they're still necessary for some uses that have the potential to produce noxious odors. So our proposals are to tour within title 33 planning and zoning code, and that's to move the odor code from title 33 to title 29. Property maintenance, and another one to eliminate requirements for documentation in advance of

compliance with the off site impacts rules. I'll explain that in a moment. It's a little bit of something that's on the side here. And then our changes to title 29, where we'll be putting the odor rules, is to exempt retail sales and service uses from the odor regulations, and to set some new parameters for enforcement of the odor rules. So the first proposal is to move the odor regulations from title 33 to 29. The primary reason for that is that regulating odor through the zoning code isn't really the best fit zoning code regulations are typically implemented and reviewed with building permits, and the odor rules. It's something that occurs during the operation of a use after a building has been built and the permit's been finalized, so it's not always possible for cities permit reviewers to review permits for odor impacts because future businesses and operations aren't necessarily known. And then those change over time. Anyhow. So and as I mentioned, the odor rules are discretionary and the building permit review process is an administrative review and zoning zoning standards that apply to building permits are supposed to be non-discretionary. The second proposal is to exempt retail sales and service uses from the odor regulations. So this proposal recognizes that there's going to be some odor inherent with retail uses like restaurants and food carts. There might not be a perfect solution to that within mixed use neighborhoods. It still maintains odor regulations for other commercial uses like gas stations and vehicle related uses. It also maintains regulations for industrial uses, larger commercial uses, and then ec still gets involved for those other industrial uses and so one thing this amendment, it was informed by our equity analysis, which concluded that since odors are subjective and unable to be measured, that and couple that with the complaint based enforcement system. So what we borrowed so that we borrowed and then we borrowed this idea, excuse me from other jurisdictions with similar exemptions that we came across in our research a little bit more about this. This

graphic shows us the different use types and what is or isn't being regulated. So here you see the different use categories that the zoning code breaks out land uses in. And so the line, the dashed line is where our regulation is now. So everything to the left of that is exempt. So that's now just residential uses household living and group living. We're proposing to slide that line over just to exempt retail sales and service uses. And then everything else is still going to be regulated through the odor rules that are now going to be in title 29. So all of the other commercial uses like vehicle uses and then industrial uses as well. One thing to note is that exempting retail sales and service uses from the odor code doesn't mean that there won't be future complaints about odors from retail uses. It doesn't. It does mean that the city's code enforcement staff won't be involved in the position of mediating between businesses and residents for odor complaints, so instead, when issues arise between retail uses and neighbors, there are other avenues for resolution. One is to involve a private mediation service to work out solutions between businesses and neighbors. The example of that is resolutions northwest. They offer services for mediation between neighbors and then, as a last resort, there is the civil court system. Our next proposal is to add parameters to the odor regulations. When they do apply. And these proposed parameters are to increase the daily allowance where you can have currently 15 minutes of an odor detected per day is exempt. This would up that to 30 minutes for a little more flexibility. And then the second bundle of them is to require complaints from more people in the vicinity. So it would ensure that code enforcement only gets involved when it's clear that the issue is impacting multiple nearby residences. So that's to increase it to five complaints from five different people within 30 days who live within 150ft of the site. In this amendment, it was also informed by our equity analysis work. And also this came out of research that we did of other jurisdictions, including the ec, that

have similar parameters. The final proposal, this is the one off that actually is we're still talking about title 33, and we're talking about the other off site impacts and not odor. And this is related to the first proposal in that it addresses challenges of evaluating building permits for off site impacts. So currently there is a requirement that for permits have to demonstrate or document compliance with off site impacts chapter in advance of a building permit. But it's difficult to evaluate that because these things don't necessarily reveal themselves at the time of building permit. But after operations commence and so permit staff requested that we remove this requirement because it's difficult to implement and it has been applied inconsistently. So those are our proposals, our outreach and testimony. We work closely with dpi and code compliance services. We send out our notices for the planning commission, and there is a planning commission hearing with three in-person testifiers, three written pieces of testimony. Notice again of this hearing for those planning commission testifiers. And we've been publicizing this in our e-news on our project list newsletter. We also did outreach to the district coalitions and met with southeast uplift. Here's a quick our timeline. Here we are here on October 30th at our hearing. Hopefully we'll have our vote. I think actually that should say November 20th. Oh, okay. I think that's right. And then our effective date for the code amendments would be March 1st of next year. Just this reiterates our recommendation that sanders started off. The planning commission recommends that you adopt the report and amend title 33, as shown in the recommended draft, as well as amend title 29 to as shown in the recommended draft. That is it for my presentation. With that, I would like to call up erica thompson, the planning commission vice chair, again to present the planning commission letter.

Speaker: Welcome back.

Speaker: Hello. Thank you. Erica thompson, vice chair of the planning commission here one last time. This is the last one, right? Okay. Yes, please to present the planning commission's recommendation in support of the odor code update project as proposed by staff. As jp pointed out, we received limited testimony on this topic. It was generally mixed with a small handful of folks supporting the proposed changes, and a small handful in opposition, as has also been pointed out, the odors are are different from the other off site impacts that are enforced in the zoning code, such as vibration and noise, odors are subjective. They are difficult to measure and can't really be reviewed or understood as part of a building permit review process, and so for these reasons, the planning commission agreed that the zoning code is not the best place to address or enforce odors, and we support staff's recommendation to instead address them in title 29. Thank you for all of your time. This afternoon.

Speaker: Thank you. Appreciate it. All right, colleagues, any questions at this particular point?

Speaker: I have a couple.

Speaker: Yeah. Commissioner Mapps thanks for the presentation.

Speaker: And thanks for the work on this important issue. And I also want to recognize commissioner Rubio for moving into this space. I recognize how we got here. And I also recognize that this is a challenging space, as I think we might have mentioned before. For example, I think has a smell hotline, and I think we have something similar over at pbot too. I just want to make sure I understand some of the dynamics of this legislation. So we're eliminating retail, I think, is that the specific language? Does that mean eliminating restaurant? What does retail mean in this context?

Speaker: We're exempting retail sales and service uses. And so restaurants and coffee shops are within that. But so are your neighborhood stores or grocery store. Nail salons, other services, hair salons, things like that.

Speaker: So we're just out of the business of responding to smell complaints at restaurants, moving with this legislation. That is correct. How many complaints do we get about around restaurants?

Speaker: There are eight in the last five years. Okay.

Speaker: Well, i, I that's one way to fix the problem. I do kind of wonder what people do. If you were to encounter a bad smell or something which might represent a public health concern. So, for example, I think one case that i, that I think I've heard of is someone reporting a bad smell, which I think was attached to a restaurant, and I think bhs probably investigated that one. And the restaurant I think was probably pouring large quantities of dairy product into the sewer system or the storm water system. Kind of seems like we should investigate situations like that. I think that would fall outside now.

Speaker: That wouldn't be something that would really be. We're talking about exterior odors, essentially, that are going beyond the property or to the property line. So something that's interior like that, that would be more related to the operations of the restaurant interior, where Multnomah County environmental health could get involved with that, because that sounds like more of something that's a health issue within the restaurant. And so that we wouldn't be involved with that today. Okay.

Speaker: And the second question I wanted to follow up on who can report if you encounter a bad odor in your neighborhood or whatnot, who can report it? What do I have to do to have standing in this case?

Speaker: Well, under the proposal today, you would call code compliance. Right now, it wouldn't matter if it was related to a restaurant because that's in abeyance. But with the proposal it would need it would require five of your neighbors or four of your neighbors to join you in that complaint.

Speaker: So here's what I'm trying to get at. I think under the current rules, you have to live within 150ft. Do you have to have that's new proposed rule.

Speaker: Commissioner Mapps sorry, that's the proposed rule that I don't think there's any space or distance requirements currently.

Speaker: So in the new rule, we're saying 150ft. And I guess one of the situations, like a lot of us worked at, well, we all worked downtown and navigate our streets and we smell something. But I live on the east side. But let's say I'm walking through old town. I smell something awful because I live further than 150ft away. Would I have standing to kind of call you to file a concern and then to call the zoning code hotline?

Speaker: No. And that would be or the property maintenance if it went into title 29, which is the same folks that would investigate. But no, if you're just walking down the street, it wouldn't you wouldn't be they wouldn't open an investigation on that if it was related to the land use. There. If you call up and I think one of the things that came out of this when we were speaking with your staff about this was that maybe there is a better way of addressing how the city takes in complaints like that, because as we said, bts might get involved if there's a sewer and the Multnomah County health might get involved if it's inside of a restaurant. And so maybe that's something 3111311 gets involved with rather than, but that's sort of beyond the scope of what we're talking about with this code issue, because there are lots of different if there was a central place that somebody called and said, hey, I smell this thing and they can help them figure out, oh, yeah, that's a sewer

problem. You should call bts or yeah, that sounds like that's the restaurant you need to call environmental health. But that's kind of a little bit beyond what we're I think we're talking about here.

Speaker: And I think there's a difference between calling the city to have someone investigate versus calling the city, have someone investigate and enforce. So the word enforce means that there's a code that's being violated, that it needs to be rectified. And many of the cases that we looked at, it was also like an investigation or a conversation with the, you know, it could be even about food scraps. And our team goes out there and says, maybe you should have collection twice a week. You know, that's a different situation than enforcement. And asking somebody to invest in their property to the degree that it might be cost prohibitive. And why we decided to exempt retail sales and service uses in particular, there are many other commercial uses vehicle repair, quick vehicle servicing. We're not saying that those are exempt. We're saying retail uses are exempt or we're proposing that because those are woven into the fabric of our neighborhoods, that the ground floor of our mixed use neighborhoods, and we want people to walk to them and we want them to be close. And we think that it's pretty self-policing. Also, because if a neighborhood, if a restaurant is emitting orders or there's some strange smell, I think the workers in that in that restaurant will notice it. The patrons will notice it. And as we as we found out, there's been only eight complaints over the last five years. So, okay.

Speaker: Well, commissioner, I think alluding to the 311 comment, we are going through in the new transition of government, looking at a different structure for constituent complaints and constituent issues. And so I think a call that somebody might have said, oh, I called plan or permitting and development before and I'm going to call them again. Hopefully that would get shuffled to 311. We would have a

tracking system on it. It could be that it's a sewer issue. It could be that it's a solid waste issue. But hopefully we would be able to navigate that with a new, more structured constituent system. And there is a big difference between taking a complaint and trying to figure out where it goes versus an enforcement necessarily an enforcement issue.

Speaker: So thank you. That's helpful. And i'll share this last bit and then create some space for us to for other people to talk or move on to a new topic. I think it might have even been yesterday. This council had a work session where we talked about what legislation, what rules should be in code and what rules should be in an administrative rules. And I said especially the odor code, because there are so many aspects to it which are subjective, perhaps. And I think we got at least three different kinds of odor complaints going around. I got what happens over in environmental services. I got a pbot space, and I have the space that we're talking about today. I, I do wonder if maybe a more effective strategy for managing this space might be to put some of these rules that we're talking about today into administrative roles as opposed to code, which is something we can informally talk about over the next eight days. No more questions. Unless someone has a response. I'm good mister. Great colleagues.

Speaker: Any other questions? Keelan public testimony.

Speaker: We have two people signed up.

Speaker: All right, let's hear.

Speaker: Thank you all. First up, we have scott everest online.

Speaker: Welcome, scott.

Speaker: Scott you're muted.

Speaker: Okay my name is scott everest. My address is 3924 northeast 72nd avenue. I'm 72 years old I was born at emmanuel hospital. Lived here pretty much

my whole life. Okay. I'm the owner of the building at 73, 20 or. Excuse me, 73, 30 northeast fremont street. My previous tenant, fagerborg, was driven out of the business due to the weaponization of the odor ordinance by anonymous individual neighbor using the ordinance to get the city to levy liens against my property. Okay, I'm now trying to sell the building again. I'm 72 years old and, you know, and anyway, this has had a negative impact on my sale of the building. I have had half a dozen entities interested in the building. I have had no offers, and I think what I'm kind of hearing from the, from my realtor is minority restaurant buyers do not want to purchase a building that, after hvac improvements, will not guarantee that they can still be a restaurant and you know, due to, like I say, one person being able to continually say, well, I don't want a minority restaurant here or whatever, whatever their problem is. And just be able to run the run, you know, run the fines to where they're out of business. Okay. So thank you for taking my comments. And if you got any questions, I'd be happy to.

Speaker: All right. Thank you sir. Thanks for your testimony. We appreciate that.

Speaker: Next up we have grace hendrix online.

Speaker: Welcome, grace.

Speaker: Hi. Thank you. My name is grace hendrix and I am with apollo. We're a community based organization serving the asian pacific islander community here in Portland and the greater tri county area.

Speaker: I'm a small business advisor working as part of the inclusive business resource network within the prosper Portland program, and I worked with a business owner who was subjected to two odor complaints, and he wasn't in communication with me during the time that he received the complaints. But I did speak with him several times after he had closed his business. And while the fines were expensive and the proposed renovations to his hood system were cost

prohibitive, he essentially felt that he was forced to close down because he felt he was being targeted, and that after the complaints and the neighborhood, the complaints came from the neighbor. He felt that he didn't really have a future in that location, and I appreciate that this change to this code is being viewed through a lens of equity, because that was definitely a sense that this business owner felt that he was really forced to close, and that it was through just a sense of being harassed. And as has been mentioned today, that we all know small businesses are the backbone of our community and economic stability and strength of our city and I really do support this idea of the changes to the odor code. And as also was mentioned, that it's understood that the odor, the response or the viewing of odors is subjective and personal and. Yeah, so just wanted to share that and thank you for the opportunity for the testimony. Thank you.

Speaker: Yeah. Thank you. Appreciate your testimony. And that completes public testimony. Colleagues, any further questions at this point? If not, I am closing both the oral and written record since there are no amendments and no need for further discussion, this item is passed to second reading. Second reading is scheduled for November 13th. At what time?

Speaker: Keelan 1015.

Speaker: 10:15 a.m. Time certain. Thank you everybody for that. Why don't we take a ninth inning stretch here for a couple of minutes? We've been in session for many, many hours. Let's let's just take about a seven minute break, please. We're in recess.

Speaker: I also have. A.

Speaker: With us for a couple more hours, and you absolutely will.

Speaker: I believe this thing is going extra innings.

Speaker: It's going extra innings. We're we're definitely in the playoffs here.

Speaker: All right. Item number 949. This is a that's interesting. It doesn't say on my thing is this a resolution resolution resolution 949 declare support for Portland diamond project efforts to bring major league baseball to Portland and construct a new stadium in the south waterfront neighborhood.

Speaker: At zidell yards.

Speaker: Colleagues. This resolution marks an important moment for the city of Portland. While there has certainly been a lot of very positive talk about professional baseball in Portland, and this talk has gone on for many years over the years, the city staff and elected officials have discussed the possibilities. But this council has not, up until this moment, taken public, unified and decisive action to direct staff to pursue a major league baseball franchise in the city of Portland. The resolution I brought before you today formally does just that. This is a necessary and important step. It will send a signal to major league baseball to the baseball commissioner, and indeed to the rest of the country, that the city of Portland is very serious about this, that we're ready to step up, that we're ready to make commitments, that we're ready to work hand in hand with the private sector and community organizations to move mlb forward in the city of Portland. Specifically, what this resolution does is it directs staff to work with the Portland diamond project to put all of the necessary pieces in place to make this, to make the city of Portland the obvious choice for a baseball expansion team. And it specifically does three things. First of all, it instructs the city administrator, michael jordan, to put together a city wide team that will work together with the diamond project and all other necessary community parties. Second, it prioritizes the development of the zidell yards to be the home of Portland's team, including the location of a stadium. And third, it directs michael and his team to support the development of creating the most competitive package possible for the city of Portland, and that can

encompass many different aspects. The competitive package is an important component of this plan, and it answers the question of why we needed a resolution, why it requires council action. At this time, major league baseball will be expanding by two teams in the very near future. That's been known for some time, and during that time, cities across the country have been preparing proposals and packages to convince mlb that their cities should be selected. As we know, the Portland diamond project has been working at putting together a competitive proposal for the city of Portland and based on everything we have heard up to this point, Portland should be in the lead. Portland is the most appropriate market in the united states for an expansion team, and what we are going to prove today is that the city of Portland is ready to partner with the Portland diamond project to make this a reality. We are here to compete, but most importantly, we are here to win. The city needs to clearly state our interest in this resolution is a first step in doing that. We'll start our presentation today with none other than dca. Donnie oliveras welcome back.

Speaker: Thank you. Mayor. Commissioners donnie oliveira, for the record. Thank you, mayor, for that introduction. So commissioners, throughout today, throughout the various conversations we've had, we've discussed the very real challenges that Portland is facing. And they are real. We've discussed them. We broke it down. The challenges of building housing, our economic rebound. But today, at this moment, for this particular resolution, this is the topic of possibility. It's a moment that council gets to signal to the world that Portland is again ready for great things because, as the mayor noted, the direction given to staff is the statement that we are leaning into the possibility of prosperity and joy because there are real signs already that others are already seeing that potential and promise, whether it's the wnba coming to Portland, it's thousands of people descending on providence park

for concerts or music venues competing to open up shop in Portland. People have seen that excellence and are trying to come back here, and it's time for us to lean into that same energy and say, yeah, we can do that too. And so I'm going to stop there. I had some other notes because we've been here a long time, but my family would destroy me if I didn't use this moment to drop a quote from one of my favorite movies of all time, field of dreams. I can't help it. I'm sorry, folks, I'm kind of a baseball junkie. Short one by the great late James Earl Jones. America has rolled by like an army of steamrollers. It's been erased like a blackboard, rebuilt and erased again. But baseball has marked the time. And I think that time is for Portland is right now. So without further ado, I'd like to introduce Craig Cheek from the Diamond Project to talk about baseball in Portland, correct?

Speaker: Yep. He's right behind you. Welcome, Craig.

Speaker: Wow, what a great intro.

Speaker: And that is one of my favorite lines of all time. I would be remiss if I didn't start off with a couple of thank yous. So I want to give a shout out to my team. The PDP team is here. Sport Oregon is here. Jay and Charlene Zidell have joined us as well. So in case you didn't know who may be out in the audience supporting us, I wanted to make sure that I thank them personally for all of the work that they're pouring into this. So again, it's Craig Cheek. I am the founder and the president of the Portland Diamond Project. I feel like it's been a marathon that has now turned into a sprint. My team knows how much blood, sweat and tears we have poured into this, but this truly is time to kind of meet the moment.

Speaker: So I represent the ownership team behind the Portland Diamond Project, and we are a group.

Speaker: We're a group of business leaders, elite athletes, investors and a dedicated and rabid sports fan who are united under one one big vision, which is

the hope and dream that we can bring a major league baseball team to Portland. So I would like to personally thank mayor Wheeler, you and the City Council and your staffs for this opportunity to collaborate. Now on this resolution that is coming before you today. It's a very big deal to us. As you mentioned, this is going to send a huge message back to major league baseball. And for that, we are thankful. And I would say I would enthusiastically ask for your support on this resolution, because I think it really moves the needle for us. We know that this is bigger than a ballpark. We're talking about the opportunity to transform a district in a very scenic part of south waterfront. So I've been I've been watching closely the architectural renderings that are coming out. And I can tell you when we get ready to unveil those in the near future, it is going to captivate the hope and the dreams of a lot of fans and really unlock this incredible opportunity for us as a city and a region. So this is a big deal. We are committed to partnering with the city and aligning with your goals around sustainability. We actually believe this could be the first leed platinum or the most compelling environmentally friendly ballpark built in the entire stable of mlb. We understand this could unlock incredible economic opportunities for all Portlanders. And of course, we're going to be looking at equity and picking all of our partners very carefully as this is a very, very big project. We know we're in the early stages. Still, it felt like a marathon to us, but it's now time to send the message that that we are aligned and these these are complex, big, bold deals that require public and private partnership. And I think that is the secret sauce to unlocking. This is now having the opportunity to use your support, your horsepower to send a message that we can get this thing to the finish line. I am supremely confident that that professional baseball can come to Portland, and this would be a big step forward. Just a quick historical. So we missed out. In 2003, mayor vera katz put a valiant and charismatic effort back to try to get the montreal

expos here to Portland. That was over 20 years ago. We also missed the last expansion round over 20 years ago. That added two new teams, the arizona diamondbacks and the tampa bay rays. Baseball is a game of failure. You can you can strike out and miss seven of ten times and still get into the hall of fame. Our team is believing that failure is not an option here we are in such a different place strategically with major league baseball and with this effort and your support would be so meaningful. Let's keep working on it together. You have our undying commitment to keep grinding away on this, and we have kind of two mantras. We've been living by. We do believe that Portland is better with baseball. We kind of had we made t shirts. We've done some cool things with it. We also have another saying that there is no rest until opening day, so I enthusiastically ask for your support. I would welcome you all back to opening day and let's do this. This is very transformative for the city. Thank you. Thank you craig. Appreciate it.

Speaker: Thank you donnie. Colleagues, any questions at this particular juncture? Keelan how many people do we have signed up?

Speaker: We have six people signed.

Speaker: All right. We have six people. As a courtesy, i'll ask julia edwards to please come forward first. We'll get her back to work across the river at the county as quickly as we can. Every day, every day. Welcome, julia. Thank you for being here.

Speaker: But as I always say, nothing happens. That's not in partnership with the city of Portland. And I mean that. Good afternoon, mayor Wheeler. Commissioners, I'm julia edwards. I'm a longtime Portlander and a Multnomah County commissioner. District three. I'm thrilled to see the Portland City Council moving ahead with this resolution and moving ahead with baseball. Sports has been a major influence and inspiration in my life. As a beneficiary of title nine, I was a six sport high school athlete, including a varsity softball player. Growing up in Portland,

I had the opportunity to cheer for the beavers baseball team, the timbers. The winterhawks, of course, the Portland trail blazers, as well as all the female athletes across the country who showed that when title nine happened, that women, whether they benefited from title nine or they pushed their way in, were incredible, inspiring athletes. And I also feel lucky to live in a community that rallies behind and supports our teams and our athletes. From our youngest kick and chase soccer players through our high school and college. And I will say some of those duck fans are a little bit too enthusiastic. I won't mention names. Commissioner Ryan, but we're also fans of our local semi-pro and professional teams, and we've provided unrivaled support for the thorns. And I'm proud to be the district three commissioner, whose district is home to the Portland pickles, another baseball team. However, our local sports scene has been missing a cornerstone team, and that is a major league baseball team. And this is more about this is much more than just bringing a professional baseball team to Portland. It's also about the economic benefits that will follow sports and the industries related to sports have an immense economic impact on our economy. And a major league baseball team will add to that. Oregon is the global epicenter of the athletic footwear and apparel industry, led by local companies nike and columbia. But there's also a vast network of small businesses that are part of the broader ecosystem. And those businesses, both large and small, contribute highly, highly skilled jobs, but also high wage family jobs and also add to the economic add billions of dollars of economic impact to the state. A recent report found that Oregon's athletic outdoor team and recreation ecosystem created \$29 billion, a year in economic output, both direct and indirect. Just a few more minutes just to finish. Portland needs a win right now. We need to get our elbows out and get on the offense. We can build on the announcement from the nba. This week's james beard public market announcement. I have

confidence in this city and in the Portland diamond project and bringing baseball here. I'm excited about the progress and the signing of the letter of intent with Zidell yards. What that means, I think, is a key milestone. I think the city's announcement and action today will send a strong signal that we're ready for major league baseball in this town. Thank you for the opportunity, and I look forward to from the county being a partner and a champion for this project. Thank you, commissioner members.

Speaker: Thank you very much. We appreciate you taking the time to be here. And thank you for everything you're doing for our community and furthering the relationship between the city and the county. Much appreciated.

Speaker: Likewise. Thank you. Thank you to all of you.

Speaker: Next up we have Robert Butler.

Speaker: Mr. Butler doesn't is he online?

Speaker: No, no okay. So we'll move on. Jim Etzel welcome, Jim.

Speaker: Mr. Mayor, commissioners city administrators. Good afternoon and great seeing you all. I'm Jim Etzel, CEO of Sport Oregon.

Speaker: Sport Oregon is a nonprofit association with over 150 diverse members whose mission is to spur economic growth and enhance positive social impacts through sports. We do this with our focus on sports, tourism and access to sports and recreation, especially for youth. We work to bring regional, national and international sporting events to our city and state to drive economic and quality of life impacts for Oregon. On behalf of our more than 110 board of directors, Sport Oregon strongly supports the resolution to declare support for the Portland diamond project, efforts to bring major league baseball to Portland and construct a new stadium in the south waterfront neighborhoods at Zidell yards sports are an integral to the identity of our city, the region, and the state. Along with Portland's

trailblazers, timbers, thorns, and Portland's new wnba team, the addition of a major league baseball team with 81 home games will catapult Portland and the state as a major player in the world of sport. It is without question that sports are a telling reflection of a society's values, and they are a significant contributor as well. There. This is at the core of Portland's dna, with major league baseball eyeing its expansion with two new franchises. We know that nashville is well positioned with its efforts and that salt lake city is as well, and has emerged as a competitor for a west coast team. Portland must step up now, and this resolution does just that. It's encouraging to see this resolution being voted on today. This is what major league baseball's commissioner and leadership needs to see. We must boldly and loudly proclaim that Portland wants to be selected for an expansion team, and that it supports the Portland diamond project's efforts. A particular part of the resolution in front of you resonates greatly with me, and the organization I lead. Whereas the future strength of Portland's central city depends on a large part on robust sports entertainment, I would add arts, travel and tourism offerings to ensure it remains an attractive area for investment and development. We can't agree more. We urge you to support the resolution and the next steps that it lays out by unanimous vote. Portland needs to send a strong message that we want major league baseball team and that we are and always will be, a top 25 market. Thank you for your efforts on behalf of the future of Portland.

Speaker: Thank you. Jim.

Speaker: Next up we have will misspelt.

Speaker: Welcome. Thanks for being here. Hello everyone.

Speaker: Hello City Council, mr. Mayor, city administrator jordan, my name is will misspelt. I am a resident in north Portland. I happen to also be running for City Council district two as well. More importantly, I'm just a regular guy with who is part

of a baseball club and is raising two little boys who I hope will love baseball like me one day, and it would bring me so much joy to be able to bring them to a local major league baseball game one day when they're a little bit older. So I am a part of Portland community baseball club. We have over 850 members way more than that. Even official members who love baseball. We play sandlot style baseball every Saturday in north Portland. Weather permitting, at pier park and one of the common themes is everyone wants to have our own baseball team. Everyone's tired of traveling to the city up in Washington to watch the games. It would be a great shame for us to lose out on major league baseball to cities in north carolina, tennessee or utah. I've been to these places I lived in north carolina my whole life. They might play baseball, but Portland has the most intense and most passionate and most caring baseball fans and players that I've ever seen. Having played baseball my whole life, coming to Portland and be able to just show up without being on a team and being able to play baseball and have fun is amazing. The fans we will have will be amazing, and one of my offices at work, we have a picture of lucky beaver stadium from their highest attendance day, which was I think over 40,000 people back in like the 50s, and we could easily do that in Portland, especially with all the great things we can have going for us. We have a great hopeful future and this would mean the world to downtown. We'd be able to have so much more economic activity that we all desperately want and need. And I think that this is a huge step. So please support and unanimously support this resolution so that we can bring mlb to baseball to Portland. And I'm going to talk rob manfred and the 30 owners. They know how important economics are. And they're going to make their decision based on future money. And if we can present ourselves in a way where there's Portland is not in the way of getting to their economic goals, whatever they are, we want to do them. So, rob manfred, we need you to think of

us kindly whenever you're coming to town. We don't want another team in Utah or in Tennessee. We want it here in Portland. Thanks. Thank you.

Speaker: Well said. Appreciate it.

Speaker: Andrew. John.

Speaker: Andrew, thanks for being here. Good to be here again. Thank you again.

Speaker: I'll see you tomorrow too.

Speaker: Andrew Cohen, president and CEO and proud lobbyist of the Portland Metro Chamber. It's also good to see you again. Multiple of you again today. I do want to take a moment to recognize and appreciate the city's efforts on looking out for the safety and integrity of our elections. Upcoming. Today was a special moment to stand side by side with all of you, to declare that this will be a safe place in our city, and I appreciate all your actions you've taken with that. We are, of course, pleased to add our full support of this resolution to bring a major league baseball team to Portland, and we urge the City Council to approve the resolution for the economic, cultural and social benefit that this project would bring to the entire Portland region. As you recall. And as Commissioner Broom-Edwards shared, the chamber joined with Prosper Portland and many of the folks that are in this room to present the council with an economic analysis of the athletic outdoor team and recreation economy called Oregon the State of Sport. This report calculated that, as you've heard, the economy here generates a \$29 billion in economic activity across the state and in greater Portland. This translates to 45,000 jobs, with more than half of those being family wage jobs. And relative to the topic at hand, more than a third of the total jobs in our sport economy are in major sporting events. If Oregon is indeed the global state of sport, then Portland is unquestionably its epicenter and global capital. A future MLB stadium will reinforce and strengthen this position, and a team will create economic opportunity and civic pride. New jobs,

community spaces, tax revenue, businesses and life not only to the city's urban core but to the surrounding metro region. Now is the time to make the bold investments to transform Portland's future with a ballpark in the heart of our central city, we can build a sport and entertainment destination that drives development that everyone will benefit from. With investments in the district across the river linked by the tilikum crossing bridge, I hope you can see a future where our waterfront is finally open to the public with major cultural attractions sitting astride our most beautiful and important asset. And what was the catalyst for our city, the willamette river? This council's leadership and collaboration are crucial to showing major league baseball that our entire city is behind the shared vision to make Portland better with baseball. And while you are being asked to support this resolution, it should be noted that it is because of each of you and your staff that we are in this position today. You continue to follow through on the tenets of our city's economic development strategy. Advance Portland, and this is one of the one or more outcomes from the execution of that plan. Plan. You have truly made Portland open for business, and we thank you for that. Please vote yes on resolution 949.

Speaker: Thanks, andrew craig chief.

Speaker: Okay.

Speaker: All right. Thank you. Craig.

Speaker: Okay.

Speaker: Okay. That completes testimony. All right.

Speaker: Very good. Anything else? For the good of the order, colleagues. If not, please call the roll.

Speaker: Mapps, I'd like to thank mayor Wheeler for bringing this resolution forward.

Speaker: As always, I also want to recognize the Portland diamond project for their commitment to this exciting vision. And of course, I also want to recognize everyone who testified today and took time out of their day to join us in person in these chambers to express their support for bringing major league baseball to Portland. Like a lot of you, I view this as being an exciting proposition. Can't wait to take my kids to the new stadium along the willamette river and I am committed to making sure that I can do everything within my power to make this happen. Which is why I vote yea arabia.

Speaker: Thank you, mayor, for bringing this forward today, and I'm so glad that all of us are finally at this moment. It's been a really, really long road, but one that makes getting here and arriving here all all that much sweeter and more special. And just to quote andrew, back to back to you, andrew. Things are just better with baseball. I like how you said that with this project we're just ushering in truly a new chapter for Portland. And with these significant investments and momentum building, it signals our progress forward and our commitment to being a major sports city. And I also want to say that along with this, catalytic catalytic sports opportunity comes our commitment to community benefits as well. So I want to lift up the importance of ensuring a strong partnership commitment that also brings housing development, minority and women contracting opportunities, good jobs and labor harmony. So thank you to city staff. The diamond project team espousal strategies, support Oregon and the zidell family for believing in this project and for moving us closer to the goal. In the meantime, i'll be crossing my fingers and lighting my candles at home until we receive good news. And I really look forward to celebrating with everyone on opening day. I vote yea Ryan.

Speaker: Yes, thank you, mayor Wheeler, the team at the diamond project and the zidell family. I was just thinking, you know, the two largest markets in our country

are battling it out in the world series. But the real action in major league baseball is taking place right here in this dreary Portland, Oregon this afternoon. And you're all here to witness history. So thank you for being here. My hometown has a rich history with baseball, and it's time for us to play in the major leagues. I can't think of a better postcard view than watching home runs with the beautiful willamette river and mount hood in the background, the point is. Wait. Sorry, that was moved up. This is really just a transformational opportunity for my hometown. It's a catalyst economic growth and revitalization. It's going to bring so many new businesses and restaurants and housing options and tourism to our city's core. And I do want you to imagine this. Think of a late spring evening. There's a crack of the bat as a camera captures the home run that goes over the wall. I'm designing the park right now for you, and it goes in the river doesn't go in, doesn't pollute. Someone catches it. That's on a kayak or a dragon boat, right? And then you say, well, san francisco already has that. But no, I think not. Do they have mount hood behind that picture? No. So there you are. We're smiling about this opportunity because people from bend to baltimore to bangkok will be watching. And they'll be like, I need to get to Portland, Oregon. I want to experience that setting. It's that special. So, Portland, it's time to think big. It's time to showcase our family. It's also remember, baseball is about families. So of all the other sports ball, I will say this about baseball. It's a long weekend. Right. So you have three games. And so you moved here from baltimore and you live in bend and you bring your entire family to Portland for the weekend. You book a hotel for three nights, you go to the zoo, you go to omsi, you go to all the gardens, and you definitely go to the games. And so they're here all weekend, spending a lot of money. It's a really big proposition that even the nfl can't offer. So that's why baseball is a good business decision for our city. And also remember this we're really dry season in the summer compared

to other markets. We won't have a lot of rain outs. And so remember that this is also an appetizing opportunity for us to be excited about summer again with. We have the timbers and we also have baseball. So Portland, this is an opportunity to build pride as we make it clear our city is ready for the big leagues. Let's rally. Let's play hardball to make the case that we are the obvious next franchise for major league baseball.

Speaker: I vote yea Gonzalez bringing major league baseball to the river represents a once in a lifetime opportunity, a chance to strengthen the social fabric, to create a place where Portland can cheer, can play, can dream.

Speaker: It is an opportunity to create thousands of family wage jobs. It's time to swing for the fences. I want to thank the Zidell and the Diamond project for their vision is important to note that we have much work to do this resolution in the contract to purchase Zidell yard are important steps, but putting together a financial package that makes sense to the city potential investors and major league baseball is going to take work effort some downright hustle and due diligence, including working with the state legislature to complete the financial package. Portland needs protection. It needs restoration. But it also needs to dream and to compete. Today's action is a commitment to work together, to work as a team, to dream, to compete on a national stage, to collectively put our best foot forward, swing it away. I vote yea Wheeler I've already used as many sports analogies as I could conjure up, so I won't i.

Speaker: But I do want to join my colleagues in thanking so many people in the community who've really led this effort, starting, of course, with the Diamond project, Craig and Jennifer and the whole team. Thank you for your consistent push, your consistent leadership, bringing new ideas, remaining flexible, and throughout it all, working with the city of Portland. To that end, I also want to thank Donnie

wherever he disappeared to, right over here with the other dcas and the city staff. They've put a tremendous amount of time and energy into this and brought some really good ideas and problem solving to the table. That's the kind of spirited thinking and innovation that's going to have to continue to carry the day as this project unfolds over the coming months, and years. Jay and charlene, I feel like we're almost end capping where we began so many years ago with zidell yards and jay. I remember standing with you and charlene when we were launching that last barge into the river, and it just didn't want to go. It was sending a signal to us that there is more yet to be done, and there were bigger visions to be had. And I want to thank both of you and your entire family, the zidell family, for continuing to stick it out, continuing to think of ways that the zidell yards could be used for the highest maximum benefit for the city of Portland. And I don't think eight years ago, any of us could have considered this as a possibility. But because you remained open minded, because you continued to think about the legacy of your family and the importance to this city, we now have this opportunity here before us. So thanks to you and sport Oregon, of course, you guys at every step of the way have been relentless. I'll just say that. Thank you so much for your profound and continued leadership. I want to say this and it's similar to what my colleagues have said after covid, cities have to fundamentally rethink how they are going to vision themselves for the future, and sports has become an incredibly important part of a vibrant and economically successful city. And I'm really, really happy that we're building on the momentum that we have as a result of the wnba. Looking at Portland's market and realizing that this was the right market for the wnba to expand, there were a lot of cities that competed for that opportunity. When they look at the market here in the city of Portland, mlb is going to realize that this is the logical place from a market perspective for them to locate an mlb team. So the only question that will be in

their mind is, can those folks in Portland pull it off? Can they collaborate? Can they work together? Can they overcome development obstacles? Can they raise the resources that are necessary to get it done? And I believe what we are saying today through resolution is we sure as hell can and we're going to, but there will be many obstacles and roadblocks along the way between now and the actual shovels in the ground. We're going to have to think bigger than maybe we have thought previously. We're going to have to take larger risks than municipal governments are typically prone to take, and we're going to have to call on our private sector to step up in a way and partner with us in ways that maybe we haven't been partnering in the past. So this is an opportunity to really think about the future. I'll close with this. People don't have to be in cities anymore. That is the hardest lesson of covid in 2020. They do not have to be here anymore. People can be virtual. They can be online. They can be in any number of cities that have other attributes anywhere in the united states or frankly, anywhere on earth. So the key is you have to make people want to be in cities and a large part of that is we all well know here at this dais is activation and events and activities and sports is front and center as one of those opportunities that makes people want to be here. So it is worth the extra investment. It is worth the extra work that we'll have to put in to overcome the many obstacles that will arise in the coming months and years. So thank you. This is community driven. This is reflective of the collaboration in the community. I'm happy to help in any way I can either hear from this chair or in the future. I know my colleagues feel the same. I vote aye and the resolution is adopted. Thank you everybody. Now back to the consent agenda from this morning.

Speaker: I just.

Speaker: Colleagues item number 935 Keelan. Can you read it. And i'll bring it back to my office.

Speaker: Authorize intergovernmental agreement between housing bureau and Multnomah County for \$162,700 to support a staff position to administer permanent supportive housing program.

Speaker: Colleagues, I'm returning this to my office for further work. Could you please call item 937?

Speaker: Authorize contract with the lowest responsible bidder for the north willamette boulevard active transportation corridor project.

Speaker: Commissioner Ryan, I understand you pulled 937. Is that correct? Yes, I did.

Speaker: I pulled it after hearing from many constituents, from several constituents about this issue. And they asked me to pull it from consent. All right. And I think at least one of them I know of is going to testify. Great.

Speaker: Priya, do you want to go ahead and jump into this one for us, please?

Speaker: All right. Thank you. Mayor. Good afternoon. Council, I'm dca for public works. This project is a significant advancement for active transportation in our city, with a total estimated cost of about \$6,097,000. The project will enhance north willamette boulevard by adding three miles of protected bike lanes, upgrading bus stops, and enhancing safety and accessibility improvements between north rosa parkways and north richmond avenue. As we near the final design phase, pbot seeks authorization through this ordinance to initiate the procurement process for construction, allowing us to move forward with bidding and aim for a 2025 start. Public involvement, which is one of the reasons why this item has been pulled, is a key priority for this initiative. I want to emphasize that this the significant community involvement has gone into this project, and I've invited staff to share details of our outreach efforts thus far and to outline future opportunities for community input as we finalize the design and move into the competitive bidding

process. With that, I invite David Backes, Pbot project manager, to present further information.

Speaker: Great. Thank you.

Speaker: I'm beaming in from Saint John's today.

Speaker: Can everyone hear me?

Speaker: Yeah, yeah, loud and clear. And we see you as well.

Speaker: Okay. David Bacchus, for the record. Thank you. Mayor, commissioners, DCA, I'm going to attempt to share my screen here.

Speaker: Well, if it works, you'll be the first person this week.

Speaker: There it is. Did it good.

Speaker: Okay, well, that's done all right. Thank you. I'm the capital project manager for the North Willamette Boulevard Active Transportation Corridor project. I have a couple brief slides about the project scope, and really just wanted to lay out some of the public involvement. We've been doing over the past six years. Now at the bureau, getting this project set up for construction, beginning hopefully this coming summer 2025. Well, I got it shared, but now I can't advance the slides. So let's see what we are. Oh, there we go. Okay, so as our DCA mentioned this is a \$6 million federally funded project stretching from North Richmond in the Saint Johns neighborhood, where I am all the way to North Rosa Parks Way to create about a three-mile all-ages and abilities protected bike facility with new ADA crosswalks, better bus stops, additional lighting and traffic calming along the corridor as well. It's actually a set of three coordinated projects, two of which were under construction over the summer. The dust is kind of settling on some of that stuff right now as we move into final design for the larger federally funded project that I mentioned will be under construction fairly soon. Here, there's a Pbot maintenance project that did some paving work, new crosswalks, new lane configurations, and

striping in the center area shown in red. Pretty close to university of Portland and then further up towards saint johns. We also had some bike lanes and new crosswalks added where there haven't historically been bike lanes in the past to connect that facility. All the way into saint johns, where the bike lanes previously had ended. As I mentioned, it's been a long road to get where we are today. Pbot planning and public engagement work began in 2018, and in the kind of planning and project development phases early on attended 25 or so public meetings and presentations. You can see my colleague shane discussing the project and that board up. I believe, at a farmer's market summer 2023, we led a bike ride and have had many other touchpoints throughout the way. During the planning phase, this project came with some significant changes to the lane configurations, including some on street parking removal. We've been working very closely with neighbors on those impacts throughout the last few years as well. Moving into the design phase. This is where I came on board, I think around 2021. So I've been on this project for the last few years, was partially selected for this project because willamette boulevard is my regular bike commuting route into downtown. So I was able to today ride willamette a couple more times and what we've been doing over the past few years is really trying to have as many kind of face to face touchpoints with the community as possible. That picture on the upper left, you can see our traffic engineer, andy, who also lives in in the neighborhood meeting on site with some neighbors, discussing a parking cutout that we actually just finished construction on a couple of years ago for a family there that had no driveway, we were removing parking. They hold an ada placard and we weren't comfortable moving forward, having a place for them to park near their home. So. So you can also see me.

Speaker: Can I interrupt for just one moment? I'm really sorry to do this, but I just want to point out that time is of the essence. Everybody except me has campaign events this evening, and we've been convened since early this morning. And so maybe if I could just ask everybody who's presenting on everything for the remainder of this meeting to really stick to the most important, the most salient issues so that hopefully I can get the council out of here by 6 p.m. So they can go off to their evening events, and we have time for public testimony and adequate time for public testimony. Thank you.

Speaker: Thank you, mayor, and I'm sorry that comes across as very rude and I don't mean it that way.

Speaker: I just want to be cognizant of the fact that my colleagues all have long nights ahead of them.

Speaker: We've had a long day. I understand that I'm requesting staff to focus on the remaining public opportunities and go on to questions from there.

Speaker: Perfect. No offense taken. So we are rounding out the design phase. We are close to finished, but we have a couple more touch points with the community plans. This is in response to Thomas from University Park neighborhood associations request for us to commit to an additional round of outreach, which I've already emailed back and forth with him a couple of times, but we will be doing another outreach push, kind of sharing the 100% plans, which sound very final but still have room for some minor modifications. So we want to go back out to the community, share those plans, get some more feedback. This ordinance sounds kind of ominous because, you know, it sounds like we're going to start construction tomorrow, but really we have several months where we can make, like I said, minor tweaks to the plans, and we'll be letting the neighborhood associations in the area and community know through various channels. So I just wanted to get that out.

There's still still time to engage both at this phase of plans and prior to construction, along with during construction. So we also have a post project evaluation plan that I don't need to get into, but I would I would love to hear testimony and questions and happy to answer anything that comes up.

Speaker: Awesome. Hey, thank you so much david. We appreciate it. Any questions at this point? Do we have public testimony?

Speaker: We have one person signed up here, tom karwacki. Hey, tom. Hey.

Speaker: Okay. I'm I just got promoted to panel.

Speaker: We see you. We hear you.

Speaker: Okay. Thank you. Yeah, just wanting to let you know that the neighborhood is really behind this project. This has been one of the better, if not the best project pbot has done for community engagement. That being said, you obviously have a set, a high bar. And so there was more concerns with what was done on some of the intersections. And the real concern was dealing with the intersections and what was going to do happen with the bicycle protections. And there's some folks who had some concerns about that. And as long as dave is willing to come out and talk, we'll be happy to help out with that. And we'd be happy to have some more presentations. And upn will be happy to do any work that's there. Just to let you know, that's 400 and roughly 450 thereabouts. Parking spaces that have been lost because of this project. So it's not an insignificant thing, but some of what we're concerned with is what has happened in the past. And I know you cycle, dave, and just, you know, somebody took that one little makram, the little cutout on the round and ended up in a parking and a parked car and it's just not quite wide enough. There's some stuff. Basically. It's like, maybe we should make sure that the stop signs that most of the intersections will have actually have yellow paint so that people don't park in the area right in front of it, so that that will

help promote things. Part of what the concern has always been is that their attempt was to. One of the goals of this project was also to reduce the speed by which people can take a turn into the side streets, and that in this particular case was done probably before reaching out and people just don't want to have the same situation happen in front of their houses or in their street. That's all. And I'm sure that can all be worked out with dave. So I really want to thank dave for what he's been doing and trying to reach out on this group and so it's I think we're happy with what pbot's response is.

Speaker: Great. Thank you. Tom commissioner Mapps sure.

Speaker: I just wanted to thank thomas for testifying today, and I want to take this opportunity to both congratulate dave and pbot for doing excellent public engagement and urge the deputy public administrator, our city administrator, for transportation, or for infrastructure, to direct pbot to continue to engage the way dave is engaged.

Speaker: Absolutely. We will continue doing that.

Speaker: Great, great.

Speaker: Thank you everyone. This is a first reading of an ordinance. It's an emergency.

Speaker: Emergency. Oh, if I can say one please.

Speaker: Oh, did we lose my page is in an emergency ordinance.

Speaker: All right. Please call the roll.

Speaker: I yea. Rubio I Ryan, I appreciate pbot coming to the dais and explaining this.

Speaker: It's a very big deal. It's a big change for everyone that takes a boulevard. I take that road often myself. And I thought the testimony was very spot on. So I hope pbot will continue to listen to the residents who use that very busy pathway

towards between university of Portland st. Johns into the center city I vote yea I the ordinance is adopted.

Speaker: Next item 941 off the regular agenda. First reading of a non emergency ordinance.

Speaker: Amend code to align with the amended city charter approved by voters in Portland. Measure 26 228.

Speaker: This is the second bucket of code changes coming to council to align code with the voter approved city charter. This ordinance focuses on updating three financial code titles. We have diana shiplett back with us, as well as robert taylor. You heard my introduction. If we could keep it to the basic facts, would it would be greatly appreciated.

Speaker: Yeah. Given the fact that we're late in the day and we had a robust conversation about this yesterday, I think we'll just open it up to any any questions you might have.

Speaker: Great public testimony.

Speaker: No questions. Yeah. All right. Do I need to close the record on this one? Robert.

Speaker: It's not a public open public. Okay.

Speaker: Very good. This is a first reading of a non emergency ordinance. It moves to second reading. Thank you. Next item from the regular agenda 942 please. First reading of a non emergency ordinance.

Speaker: Second reading isn't it.

Speaker: Second correct. 942 is the second reading.

Speaker: Amend code to align with the amended city charter approved by voters in Portland. Measure 26 228.

Speaker: All right. So as we heard last week, diana shiplett and the charter team presented the first bucket. Is there any additional discussion on this item seeing none, please call the roll.

Speaker: Mapps. Hi. Rubio. Hi. Ryan. Hi. Gonzales. Hi. Wheeler.

Speaker: Thank you to the charter transition team. Diana. Thank you. City attorney's office. Robert. Thank you. I vote I in the ordinance is adopted 943 appropriate grant. For \$656,268 from earth advantage as a sub recipient to the united states department of energy resilient and efficient codes implementation, funding advanced building performance standards in Oregon project colleagues. This is an emergency ordinance. It's an ordinance to accept a grant funded by the us department of energy to continue our climate work, specifically reducing carbon emissions from large buildings here in the city of Portland. The city is working directly with earth advantage and other Oregon jurisdictions, with ambitious climate plans to advance the region's collective work on building performance standards. Donnie is going to start us off on the presentation, followed up by andrea jacob. Welcome, donnie.

Speaker: Thank you, mayor donnie oliveira, for the record, this is also a record number of times I've been at council. So thank you for, I think so humoring me with that. So commissioners, part of the reason why we wanted to take a moment to reflect and honor the work of bts and city staff, frankly, is two things. First, a few weeks ago you heard from community about what we're doing on building performance and how we're going to advance some of the policies that we've been working on. So this andrew's going to talk about how that grant, this grant addresses that. But also I wanted to take a moment to recognize all of you for your leadership on climate over the last few years, through a lot of other challenges, the city of Portland continues to advance our our our energy work, our climate work.

And this is sort of a milestone moment for us. Just to say, first, thank you for your leadership. Thank you for leaning in. But also this is teeing up what's coming next. So as the city continues to advance its climate emergency work plan funding like this, not just pcef, but funding like these grants is going to help us advance the policies we need to support our communities and really meet our climate goals when it comes to the climate emergency work plan, there was a lot of there was 43 items in there that we were we were focused on, and a lot of them required additional funding. So kudos to city staff for going out and getting those federal dollars in this case to help us implement those objectives. We weren't just looking at general fund to deliver. We went out and found the funding ourselves. So with that, i'll turn it over to andrea jacob from bts to walk through the grant and what it delivers. Thank you.

Speaker: Thank you. Good evening, mayor Wheeler and commissioners for the record, I'm andrea jacob. I am the manager of the climate policy team at the bureau of planning and sustainability. And I'm here to talk to you tonight briefly about the resilient and efficient codes implementation grant. This funding opportunity was made possible by the bipartisan infrastructure law earth advantage is the prime recipient, and they are awarding this grant to bts. Next slide please. So as dca oliveira mentioned, this work connects directly to the climate emergency work plan, action b1, which commits us to eliminate carbon from existing buildings in the private market. We do have commitments about our own facilities. That's a conversation for another time. Buildings make up a considerable part of our carbon emissions. So you see on this pie chart, after transportation, residential and commercial buildings comprise the next biggest slices of the pie. And this grant, the work of this grant focuses on Portland's biggest buildings, those over 20,000ft² in the multifamily, residential and commercial sectors. Next slide please. So what do

we mean when we're talking about equitable, efficient, resilient buildings? We have a framework for this. And it's really been led by a bipoc community collective called build shift for building community and shifting power. And it has five elements. First, we have to get rid of the fossil fuels from how we heat and power buildings. Fossil fuel combustion is by far the biggest contributor to climate change. So we need to reduce our energy waste and then we need to convert our energy sources to clean and renewable sources. The electricity grid is well on its way. We really have to focus on reducing the carbon from how we heat our buildings. That's methane or what you guys commonly call natural gas. Methane is really one of the most potent greenhouse gases. Secondly, we have to reduce energy burden for renters. Energy affordability is a central tenet of our framework. And we've heard from community members time and again that high energy bills are really can push families and individuals over the brink. And this connects to our third point around centering anti-displacement in our policy design. We are constantly asking the question, what might the unintended consequences of these building decarbonization policies be? And we recently commissioned a study to look at those market impacts and impacts on rental, on rents and possible pass through from the cost of compliance. So we want to make sure that we mitigate for that. Fourth, the renter health risks, renter health is valued and prioritized. We want to communicate information about natural the risks of natural gas stoves really combusting anything inside an apartment without the proper ventilation is problematic. And we also want to make sure that we communicate about monthly energy costs, especially the high peak bills, since those are the ones that can really wreak havoc for individuals and families. And finally, we're already seeing this, that climate change drives heat and wildfire in this region. Energy efficiency or sometimes we call that weatherization, helps buildings stay cooler in the summer. It

helps them stay warmer in the winter. It also helps keep bad outside air outside. And as temperatures rise, especially at night, we need to be looking at summer cooling requirements just like we currently have heating requirements for the winter for landlords. Next slide please. So this is just a quick slide. And the last slide about the grant specifics. I just want to take a moment to thank my colleague Vin Mason who's here in the audience. Without him this would not have happened. Shows a tremendous amount of persistence on his part. I also want to thank Earth Advantage for their partnership. Bts and Earth Advantage have been working together for about a decade, and this is just the latest in our long history of innovative climate policy development. So this is just over 650,000 to Bts. And I'll just talk about the outcomes. By the end of this, we should have a final set, a draft code of proposed building standards. And then following on our proposal for multifamily energy benchmarking, which we put out in the spring, we decided not to move forward with because of concerns of landlords, that this would be a huge administrative burden. We want to actually work with the coalition of the willing to actually pilot and test how much time and energy it actually takes to do the benchmarking. We don't think it's that much, but we could be wrong. So we're going to pilot and use some of this money to find out what it actually takes. And that is it.

Speaker: Yeah, I might add one. Commissioner Mapps this is interesting, tying this back all the way back to our earlier conversation around Tiff when you asked us, where are there opportunities for community members to talk about the health of their communities and neighborhoods? You can make a direct linkage between the outcome of this grant and forming Tiff projects, so that that would be sort of the nexus between this work on how we're addressing the health of our residents and our communities and multifamily buildings, for example.

Speaker: Well, thank you for pointing that out, and thank you for the great work here. You know, as we all know, there are two big buckets in our decarbonization space transportation. And I think we got a solid plan for that or really happy to see your team and commissioner Rubio move forward with plans to decarbonize our commercial and residential facilities.

Speaker: Great. Thank you.

Speaker: Any public testimony?

Speaker: One person signed up, david haslam.

Speaker: Hey, david.

Speaker: Hello, mayor. And members of the council, thank you for the opportunity to supply testimony and for your attention at the end of a long day. I'm the executive, for the record. I'm the executive director of earth advantage, a 500 1c3 nonprofit headquartered here in downtown Portland and I'm just wanted to say that, you know, we're proud to, as andrea mentioned, have partnered with the city for ten plus years on building related climate policy. And to me, this policy is really an example of the city's continued evolution in this space. Since the 1979 Portland energy policy that was passed, which actually at the time was the leading building related energy policy, probably in the entire world. And you can really trace a through line from that work, that pioneering work 45 years ago to the goals of this work today. And in fact, that work was done and from the start, in conjunction with nonprofit organizations that would be able to help the city work with the for profit businesses that not only own the buildings, but also do the repairs and retrofitting on the buildings today. So the only other thing I wanted to point out is this. This project is actually a great example of coordination and collaboration between the city government and the state government and other city governments, because part of this work is going to be talking, the city is going to be working to build on top

of a building performance standard that passed through the legislature last year, and the rulemaking on that will finalize this fall. And so this will give a chance for the city to not stand alone, but to build on top of the pillars of that policy. That's happening at the state level. And then to be able to collaborate and coordinate with at least five other city governments that are looking at similar policies. So, again, the city of Portland wouldn't be taking things on just by themselves. They'd be they'd be operating in an environment that's trying to create similar standards for the business community to be able to follow. So with that, I just also wanted to thank the other organizations that are part of this city of beaverton, city of milwaukee, city of bend, city of eugene, Oregon, department of energy, coalition of communities of color and new buildings institute. Thank you for your time today.

Speaker: Great. Thank you.

Speaker: We appreciate your being here today. Any further discussion on any of this? Please call the roll maps.

Speaker: I just want to thank andrea and vin for all your continued great work on this project, and looking forward to seeing the next steps.

Speaker: I vote yea yea. Ryan. Yea. Gonzalez I the ordinance is adopted nine four for a second reading. Appropriate grant. For \$474,244 from the state of Oregon criminal justice commission organized retail theft grant program for retail theft missions.

Speaker: Any further discussion on this item? Seeing none, please call the roll.

Speaker: Mapps I Rubio I Ryan, I gonzales I taylor.

Speaker: I want to thank the Portland police bureau and I especially want to thank chief day for making sure that organized retail theft in our city becomes a thing of the past. We have had organized missions. They have recovered significant property. They've made arrests. They've even recovered weapons and drugs. And I

want to thank them for their continued focus on organized retail theft. I vote yea. And the ordinance is adopted next and final item 945 please. First reading of an emergency ordinance assess benefited properties.

Speaker: West of northwest 83rd place in the northwest read drive local improvement district, first street and stormwater improvements. Priya.

Speaker: Thank you mayor. We'll keep this as quick as possible. For the record, I'm priya nepal, dca for public works. This ordinance formally closes out northwest street drive local improvement district and imposes the final assessment for benefited properties. We are excited to report that the project came in at 68.1% under budget. The substantial savings directly benefits the property owners in the district. I would like to recognize our outstanding engineering work that contributed to the savings. The expertise played a crucial role in delivering this project efficiently and effectively. With that, I would like to invite andrew eby to present for the information.

Speaker: We're going to wrap this up in about seconds.

Speaker: So we'll just close with this very brief powerpoint presentation. If we can just move it to the next slide. So this is the before picture of northwest northwest read drive look like before we did the project. Next slide please. Wow. So this is what it looked like when we got done with it. And pretty dramatic difference there. And we you can see from that picture in the lower right. We also installed a new fire hydrant at the request fire marshall. And then last slide please. So this is a stormwater management extension that we did. And nicole blanchard my very capable colleague, couldn't join us today when we moved this from the am agenda. But she just wanted to share a couple of remarks. We'll wrap this up, but she wanted to share that the project team made the decision to do testing of the base rock below the pavement, which revealed that it was in good condition despite the

failure of the pavement above. And what we did is to be more sustainable in doing this project. We salvaged the base layer, so we only replaced the asphalt pavement on the top, which offered those significant savings that priya mentioned of 68.1% and made for more sustainable construction by not having to haul out. As I'm showing you on this slide, a portion of the savings were then used to construct a storm sewer extension and additional inlets to better manage the stormwater. The pavement degradation in the first place, bts was instrumental in assisting pbot with a quick turnaround on the stormwater design section, and pbot really appreciates the water bureau upgrading the fire hydrants in the area to keep us from having to cut into the pavement in the future. So my main point in just sharing that with council is this is really a culture of collaboration between the three infrastructure bureaus, and there was a lot of customer service in terms of working with the property owners to build a street that would last for the long term. It's a short dead end street in forest park. It doesn't rank very high in our hierarchy of streets, but I'm just extremely proud that of the value engineering that we're able to do on the project. And I'm pretty sure in the 175 years of use in the city of Portland, we've never had an led come in 68.1% below budget. We received no objections to final assessment and the request of council is to pass this to a second reading on November 3rd. November 13th and approve the final assessment ordinance with that. That concludes my presentation and happy to answer any questions you might.

Speaker: Yeah, andrew commissioner Mapps has a question.

Speaker: Andrew, it's been a long day, but I did want to just pause and thank you and congratulate you on yet another just really excellent lid. We got the deputy city administrator for public works here to I want to congratulate you and thank you for the collaboration that we saw across three different bureaus, pulling in a project

like this significantly under budget is exactly the kind of government that we should all hope for. Deeply indebted to you, very proud to have been part of your team. That's it for me.

Speaker: Yeah. I want I want to express my thanks to the engineering solutions here. Really paid off. Excellent, excellent work. Thanks to you, priya, your team. Andrew, you and your team as well. Any further discussion on this item? Is there any public testimony? No one said. This is a first reading of a nonemergency ordinance. It moves to second reading and blissfully colleagues, we are adjourned

Portland City Council Meeting Closed Caption File

October 31, 2024 – 2:00 p.m.

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Speaker: Please call the roll. Maps. Yea. Rubio.

Speaker: Ryan. Here. Gonzalez. Here. Mueller.

Speaker: Thank you. Now we'll hear from legal counsel on the rules of decorum and decorum.

Speaker: Welcome to the Portland City Council. To testify before council in person or virtually. You must sign up in advance on the council agenda at [ww. Dot Portland.gov/council/agenda](http://www.Portland.gov/council/agenda). Information on engaging with council can be found on the council's clerk's webpage. Individuals may testify for three minutes unless the presiding officer states otherwise, your microphone will be muted when your time is over. The presiding officer preserves order. Disruptive conduct such as shouting, refusing to conclude your testimony when your time is up or interrupting other testimony or council deliberations will not be allowed. If you cause a disruption, a warning will be given. Further disruption will result in ejection from the meeting. Anyone who fails to leave once ejected is subject to arrest for trespass. Additionally, council may take a short recess and reconvene virtually. Your testimony should address the matter being considered when testifying. One. State your name for the record. Your address is not necessary. Two if you are a lobbyist, identify the organization you represent. Three virtual testifiers should unmute themselves when the council clerk calls your name. Thank you.

Speaker: With that, we'll move on to our first item, which is a resolution. Rebecca, let's please hear item 950 establish performing arts venues.

Speaker: Work group to evaluate management of p5 arts facilities.

Speaker: I'd like to welcome our vibrant communities. Deputy city administrator sonia shymansky and director of the office of arts and culture, charity montes, and i'll turn it over to them to begin the presentation.

Speaker: Unless we'd like to go to commissioner Ryan first, or should we kick it off?

Speaker: Excuse me. Are you talking about the statement that the mayor wants to read?

Speaker: Yeah, it could be introduced at any time.

Speaker: I think I might as well read it now that we've given so much attention to it.

Speaker: Okay.

Speaker: I think you were supposed to say ta da!

Speaker: That's usually how he responds. Usually responds best to that. So hi.

Speaker: So this is from mayor Wheeler. It's a statement I this is the first time I'm looking at it. And reading it. It's about the p5's work group resolution. I'm proud that this council understands the profound economic and cultural value of the arts and culture sector. It's a key role in our economic recovery and ongoing success as a major American city. Artist and arts organizations drive foot traffic to local businesses, create good jobs, and generate significant revenue that supports essential city services. And our city owned performing arts venues are more than stages. They host social and civic connection, boost tourism and anchor the creative, cultural, the creative culture that makes Portland an exceptional place to live. To work and to visit. This resolution continues our progress to reestablish the

city as a leader and a partner in Portland's arts ecosystem. Spurred and inspired by the leadership vision of embarrassing commissioner Ryan, we and we've created. That was a nice ted. We've created the office of arts and culture and elevated it to the vibrant communities service area, adopted a regional cultural plan, pivoted our relationship with rack, begun building new partnerships with organizations large and small, and launched work to reimagine our p five venues. Thank you to commissioner Ryan for his leadership on this item and to the vibrant communities team in advance for their work. All right, let's go. Okay, now it's your turn. Thank you. Yeah, sure. That was fun.

Speaker: Good afternoon. I'm sonia shimanski, deputy city administrator for the vibrant communities service area, which includes our new office of arts and culture. As you know, the city owns three downtown core performing arts venues which are operated by metro. This operating arrangement has been in place for 35 years, and we are long overdue for a review of how well it serves our shared goal. Successful, sustainable world class venues that anchor a thriving downtown and citywide arts and culture sector. We owe these buildings and the organizations who bring them to life our best. So the resolution before you proposes a work group to look inward at the operations of our p5 venues. Our charge is to identify immediate and long term areas for improvement by exploring two questions. How can we operate better in the model that we have? Again, we own metro runs and what other operating models are out there, and is there an alternative that would better serve our shared goal? Your colleagues at metro passed parallel legislation this morning and today you'll hear from office of arts and culture director, charity montez, our metro colleagues and our friend isaac thompson, president and ceo of the Oregon symphony. We are aligned in our view that the current arrangement is challenging and in our excitement to open this conversation and see where it takes us. And as a

very brief aside, you may be probably are curious about how this stream of work intersects with the keller next steps you directed recently. Charity will speak to that, but the very short answer is that we have here a smaller scope and a shorter time horizon for consideration. I will also say you had a very long day yesterday, and you have more substance after this. So we will keep ourselves within our time and we thank you. Go ahead. Charity.

Speaker: Thank you sonia. Good afternoon commissioners. For the record, my name is charity montez and I am the director of the office of arts and culture, where our vision is arts at the center of public life in Portland. Today, I will provide an overview of the resolution to establish a performing arts venues workgroup and share why evaluating the management of publicly owned arts facilities is an important next step in our overall efforts to support Portland's vibrant arts ecosystem. Then you'll hear from some of our invited guests, and we'll answer any questions you may have. Next slide, please. First, I'd like to focus on the five city owned performing arts facilities which are at the heart of downtown. And this resolution, the arlene schnitzer concert hall, the keller auditorium, and the antoinette hatfield hall, which houses the newmark theater, the dolores winningstad theater, and the british theater. These five venues are collectively known as the Portland five centers for the arts, and they are central to our arts community and our creative economy. Next slide please. Each year, Portland five centers for the arts welcomes hundreds of thousands of Portlanders and visitors to our city. This slide shows the numbers for fiscal year 2324. These venues host live performances, concerts, and cultural events year round. Local nonprofit arts presenters range from small dance troupes and theater companies to popular lecture series to our regional symphony, ballet and opera commercial acts include everything from touring Broadway shows and rock concerts to your favorite netflix

special, comedian. These cultural events not only enrich our lives, but also stimulate our local businesses and bolster our regional economy. Even during the challenges of the covid 19 pandemic, Portland's arts and culture sector has continued to drive economic recovery and enhance the well-being of our community. Next slide please. Currently, the city owned venues are managed by Portland five centers for the arts, a department within metro under the oversight of the metropolitan exposition recreation commission, or the mark. This management structure was established through a consolidation agreement, iga, back in 1989 between the city and metro to support regional tourism and maximize the benefits of our cultural facilities. However, a 2022 audit conducted by metro highlighted areas needing improvement, including a governance model which is difficult to navigate, the need for shared understanding regarding the physical condition and maintenance of the theaters, as well as lack of a clear funding plan for maintenance. Support for arts organizations, and diversity, equity and inclusion efforts in these recent years. These findings, combined with shifts in the arts ecosystem, have prompted us to reassess how we manage and operate our cultural assets so that we can better serve Portlanders and the region. Next slide please. In simple terms, our goals with this resolution are to explore opportunities and challenges for both immediate and long term needs related to the planning, operations, and maintenance of the p5 facilities. Additionally, we will consider alternative operational models for the venues with an eye towards ensuring that these venues continue to thrive and serve as cornerstones of our cultural and economic landscape. Next slide please. Specifically, this resolution outlines six directives for the city. The first directive calls for the formation of a workgroup that brings together staff from city and metro, along with representatives from our arts and culture, communities and labor partners. The second tasks, the workgroup

with considering opportunities and challenges to immediate and long term operations, maintenance and planning for the p5 venues. And the third directive affirms the city's commitment to engage subject matter experts to conduct a business model and governance analysis that includes a study of alternative operational models. Next slide please. Finally, the resolution directs the deputy city administrator, vibrant communities, to identify recommendations on both short term opportunities for improvement and longer term conditions that would need to be addressed during an iga renegotiation process. The deputy city administrator will present all recommendations to the city administrator by June 30th, 2025. At the end of this fiscal year, and as shyman sky mentioned, we were here earlier this month with a resolution addressing the future of the keller auditorium. In that resolution, the council directed staff to work on a market feasibility analysis to help inform details and decisions for two Broadway capable venues. The work in this resolution before you today will not conflict with that future of keller work, but can be done in parallel with a focused scope and tighter timeline. Findings and recommendations from the performing arts venues workgroup can be shared with and inform the market feasibility analysis, and we can stop sharing. That's the end of my slide deck. And at this time, I'd like to turn it over to our invited guests to share their perspectives on this work. And we'll start with our colleagues from metro.

Speaker: Just a reminder, please state your name for the record.

Speaker: Sure.

Speaker: Commissioner Gonzalez, commissioners, I'm Craig Stroud, I'm the interim general manager of visitor venues for metro.

Speaker: Good afternoon, commissioners, I'm Brian Wilson. I'm the interim executive director for Portland. Five Centers for the Arts.

Speaker: So while I'm interim for only a few short months, I was the executive director of the Oregon convention center for seven, eight years. And so I've been around. Mark, I know many of you with our time with travel, Portland, etc. But, you know, I've certainly been involved in a lot of the conversations around the challenges with operating the keller and where we find ourselves currently. I guess today, what I would say is both mark heard we held a work session with mark last week or two weeks ago, and presented similar information. They're excited to engage in this conversation. They have generally aligned with what we've talked about as conditions that need to be addressed. And in metro council passed a resolution earlier today similar, similar language, again concurring with the language and direction so that we can address the conditions and really create a thriving arts ecosystem that we all want. So we're relatively shared, I think, in alignment and we're open to the conversation. Some of the details around what is the work group look like, who's at the table. Those conversations have yet to be held. We look forward to them. You know, we certainly want broad perspectives from parties and really from a priority standpoint. Metro council and mark were very clear. They want a thriving ecosystem. They want to, you know, ensure DEI efforts are included, safe and accessible facilities. You know, all things, you know, the list goes on. But all things that I think we can generally get behind and give us a north star as we engage in these conversations.

Speaker: The only thing I would like to add, commissioners, is I think this is an exciting time for Portland and for the region and the communities that we serve. And I think it's our responsibility for the public to ensure that this moves forward in a very collaborative way. And charity and I work really well together, and I'm looking forward to this work, hopefully being part of the work group and I do lovingly say I

was ten years old when this idea was put together, and I hope that I've evolved and changed and modified throughout those times. So I think it's time for this one to hopefully evolve as well. Thank you. Great. Thank you.

Speaker: My name is isaac thompson and I am the president and ceo of the Oregon symphony. Thank you, city commissioners, for the opportunity to testify and for your leadership on arts and culture issues that are critical to Portland's future. The symphony has been a proud resident of Portland for over 128 years, and for the past four decades, we have called the arlene schnitzer concert hall our home. I'm here today to testify in support of this resolution on behalf of the Oregon symphony, the Portland opera, and the Oregon ballet theater. Together, the symphony, opera and ballet form an invaluable foundation for the performing arts ecosystem in Portland. We collectively employ more than 500 local members of the arts community and bring tens of thousands of people into the city for performances each month. We actively support the next generation of artists in our region through educational initiatives and programs, and the Oregon ballet theater school we perform hundreds of shows each year, securing a vibrant cultural calendar that enriches life in Portland for residents and visitors alike. The resident companies and other nonprofit users of Portland's publicly owned arts facilities, including the Oregon symphony, Portland opera, the Oregon ballet theater, literary arts, the Portland youth philharmonic, the metropolitan youth symphony, white bird dance, parson arts, and a host of other local and national arts organizations provide crucial support for our local economy, inspire our imagination and connect us with our friends, families, and communities, and engage us in healthy, fulfilling activities that are a source of pride and joy for people from all walks of life. Arts and culture are vital to our regional economy, to the health of downtown and to reestablishing Portland as a leading west coast destination. Over the course of the

2425 season, the Oregon symphony expects to attract nearly 200,000 people to downtown Portland. When we combine our audience with the opera, ballet, and other arts groups and culture groups that perform in facilities owned by the city of Portland, the number of visitors to downtown grows to over 1 million people. A year. Arts and culture are clearly essential to a thriving Portland. I've been excited to see the city's recent collaboration with metro and its leadership on arts and culture, including the creation of the office of arts and culture, the continued evolution of rac, and by centering this work in the vibrant communities portfolio, we are headed in a positive direction and there is still work to do as others have noted, the governance structure for managing Portland's publicly owned arts facilities is almost 40 years old. In those four decades, much has changed. It is a testament to this city and its pride in arts and culture that the symphony, the ballet and the opera as well as many other organizations have grown. Meeting an ever increasing demand for cultural activity and vitality. We believe there is no time like the present to revisit the structure, to ensure that arts organizations can continue to grow and thrive in Portland for decades to come. We are pleased that the city recognized the opportunity in this moment. I've had the privilege of working with orchestras in cleveland, milwaukee, cincinnati and new york city, and I have seen several of these orchestras in their home cities collaboratively address very similar governance, maintenance and operational issues. Cities throughout the united states have assembled strategies that balance the interests of users, audiences, and owners to create sustained success. That is what this resolution gives us the opportunity to create in Portland the symphony, the opera, and the ballet. Thank the city for having the courage and vision to address these issues. And we look forward to engaging with you to address our fundamental challenges. Learn from what is

working in other cities, and create a foundation on which we can all thrive. Thank you, thank you.

Speaker: Does that conclude the presentation? It does. Rebecca, do we have any public testimony?

Speaker: We do. We have seven people signed up. Okay.

Speaker: Thank you all.

Speaker: First is rich jaffe.

Speaker: Welcome, rich. You'll have three minutes when you're ready. Hi.

Speaker: Commissioner Gonzalez maps and Ryan, for the record, my name is rich jaffe, ceo of Broadway Across America. As you know, we present Broadway shows in more than 45 markets and have been bringing Broadway to Portland in partnership with the Portland Opera for nearly 30 years. I'm here today to reaffirm our commitment to the city of Portland as a partner in further developing the arts, culture and economy. We have seen time and again how the arts can revitalize city centers, and Portland audiences have already established the market as a premier live performing arts destination. Evaluating the venue operations model is timely given the other work underway to evaluate to evaluate Portland's venue needs. We applaud this vision to plan for the future. Our experience in markets nationwide brings a unique perspective to this conversation about operations. We work with many venues that have a variety of operational models. We have also been and are operators or owners of performing arts venues. We have seen no limit to the possibilities of how operations can be structured or governed. There are nonprofit and for profit models. There are also publicly operated models. There are a combination of the two. The common thread is that the nonprofit arts organizations require subsidies in some form to utilize the facilities. These subsidies come from. Philanthropy, public investment, and or revenue generated

by commercial presenters. There are many variables and options. We can be a resource from our experience in other cities and our knowledge of and commitment to the city of Portland. We support this resolution and are excited to be involved in shaping the right operational model to deliver long term growth and sustainability of all live performing arts in Portland. We remain a committed partner with you, the city, and all working to realize our collective goal for a robust, sustainable, equitable arts ecosystem and economy. Thank you.

Speaker: Thank you.

Speaker: Next, we have john russell.

Speaker: Welcome, john. When you're ready, three minutes. Okay.

Speaker: Thank you. Members of council I'm john russell. Please let me make three simple comments about today's resolution. One I'm I'm a believer that organizational structure predetermines its outcome. It's what I studied in in graduate school. Our research and experience over the past three years with the p five organization leads us, leads us to applaud these efforts to address numerous complaints that are broad in nature. The work. This work is timely to the overall efforts directed to the improvement of the cultural and economic growth of the city, so we applaud your efforts with this resolution to make the system work better. Two the appointments of members of the work group will predetermine its outcome. I hope that you will endorse appointing a broad group of members. I don't think that the work group should be should be composed exclusively of members of the arts community. For example. Nor should it be composed exclusively of members of the public sector. We're all in this together. The issues are so complicated that they need to be analyzed by folks with broad experiences and backgrounds. The third point is simple the work group's process should be transparent. Thank you.

Speaker: Noreen murdoch.

Speaker: Welcome.

Speaker: Good afternoon, commissioners. Thank you for the opportunity to speak today. My name is noreen murdoch. I'm the executive director of Portland youth philharmonic. We're the longest continually operating youth orchestra in the united states, founded 100 years ago. Our mission is to prepare young people for success through musical excellence. And first of all, I would like to thank the city of Portland and the office of arts and culture for their generous funding, which was announced yesterday. We greatly appreciate your support. So pip is one of p5's resident companies and has a long history in Portland city venues. We performed in what is now called the keller auditorium for decades, and then when it opened, moved to the arlene schnitzer concert hall as an aside, you may have seen the bronze relief art piece memorializing jacques gershkovitch, pip's founding music director, installed on the second floor lobby of the keller auditorium, paying tribute to this organization's impact on youth music education in Portland. Each year we serve 300 musicians in our four ensembles, over 5000 audience members through our concert series and reach more than 12,000 students through free and low cost programs, workshops, coaching, and community performances. In addition to our concert series at the schnitzer, the vast majority about 10,000 of those free community program participants are audience members at our annual free children's concerts, which have taken place since the late 1920s for students grades three through eight. Many of those students have never been to the arlene schnitzer concert hall before, and to see their faces light up when they walk through the door and see the grandeur of the lobby. And then the hall itself is always a delight. Our access to venues like those within p5 is critical to our mission. Not only do we have a physical need for large stages like that at the schnitzer or at

the keller, for an orchestra as large as ours, with over 100 musicians on stage, but these spaces allow us to provide a high caliber music education experience to our young musicians and bring diverse programming to our community. The creation of the performing arts venues work group is a valuable step in ensuring that venues like these remain accessible, well maintained and able to serve the needs of Portland's performing arts organizations. We fully support this resolution and encourage the council to pass it. Thank you for considering this investment in our city's cultural future, and in the young people who benefit so greatly from it. Thank you.

Speaker: Next we have walter weiler. Walter is joining us online.

Speaker: Welcome, walter.

Speaker: Thank you. My connection is a little stable. For a while, between study and arts interested and supporter.

Speaker: You want to start again? I think we lost you at the beginning.

Speaker: Can you hear me? Yeah. Can you hear me now?

Speaker: Sure. And we have additional problems.

Speaker: Walter weiler, member of the.

Speaker: Go ahead, walt.

Speaker: You should turn his camera off.

Speaker: Walter weiler, board member of the Oregon symphony and arts.

Interested in supporting supportive citizen? I want to urge you to vote to approve the establishment of performing arts venues work group. It's time to reconsider and reevaluate the operation of Portland's performing arts venues. In the light of city's current and future audiences. Arts organization needs, and cultural needs. Collaboration between metro rack and the performing organizations as members of the office of arts and culture venues work group is an appropriate next step. In

addition, a consultant's comparative analysis of other markets and how current facilities are operated elsewhere will ensure the access to best practices. That's my story, and I'm sticking to it. Gentlemen, thank you for your time. Pleasure.

Speaker: Thank you all. Mark mccrory.

Speaker: Good afternoon, commissioners, and thank you for this opportunity. And a quick happy halloween to you all. I'm mark mccrory. I'm executive director and ceo of the Portland gay men's chorus, celebrating 45 years this next season. First, I want to applaud the City Council and metro for agreeing to work together to convene a performing arts venue work group to explore opportunities and challenges for the operations, maintenance and planning for p5.

Speaker: It is long overdue. It is encouraging that movement is being made on our creative future as living as a living document, and not one that's been approved and put on a shelf to collect dust and shatter. Hope. This past March, in response to unanticipated costs in using the p5 facilities, the Portland gay men's chorus convened a nonprofit performing arts coalition comprised of about 15 small to mid-size performing arts groups to express our concerns regarding the rising cost of renting the performing arts facilities in fact, we came to this very City Council to lobby the city for its vision together, we sent a letter to commissioner dan Ryan, whom we later met with and stated, quote, we believe that a collaborative approach involving city officials, arts leaders and community representatives is essential for developing sustainable solutions to the challenges facing our performing arts community. This letter was sent to both metro and merc, and we are grateful to also meet with councilor christine lewis. This letter went on to state again, quote, we are unequivocally committed to working in partnership with the city of Portland to co-create actionable steps that will help realize the vision that was presented in our creative future. We look forward to engaging in constructive

dialog and collaborative action to support the continued growth and success of the performing arts in Portland. None of this is unusual or has not already been stated, and today marks a step toward that vision, however small to mid-sized arts groups cannot, and we should not be left to sit on the sidelines while planning and decisions are being made. That profoundly impacts our ability to serve the people of this wonderful city. This is a heavy lift, and if the table is big enough, we can lift it together. On behalf of the Portland gay men's chorus and others in the coalition, I want to ensure that this performing arts venue work group is inclusive and diverse, to include the voices and needs of our small to mid-size performing arts groups as we go forward. Thank you.

Speaker: Next is dana rakowski.

Speaker: Welcome.

Speaker: Thank you. My name is dana rakowski.

Speaker: I am president of the musicians union, local 99 of the American federation of musicians of the united states and canada, which is also affiliated with afl-cio. I am also a regular performing violist in the Oregon symphony Portland opera orchestra and out in Oregon ballet orchestra and other groups that use the p5 venues. Additionally, and I am an educator in the performing arts, I humbly represent the 543 musicians of our local union that perform with the region's performing arts groups and guest presenters that use p5 venues. Speaking on behalf of the musicians local 99, I fully support this resolution. The data is abundantly clear that our region's performing arts organizations bolster the economy a great deal. As you've already heard in our negotiations with with performing arts groups, we are seeing substantial financial struggles within our arts organizations that present at p5. They are being squeezed to the point of potentially no return if things continue as is. This is not sustainable for our arts

community and the city. It serves the voices and expertise of city arts and labor leadership. To form a workgroup is the best way forward to create a long term plan, a real vision for Portland's arts groups. Just a small personal anecdote. I am one of those dreaded transplants to Portland, though I've never felt more at home anywhere else in the world than in the city I've moved. I moved to Portland in early 2020 after living in the dc metro area and performing and attending concerts at the Kennedy Center regularly. When I first heard the Oregon Symphony perform, I was shocked. I had no idea Portland had such an incredible world class symphony orchestra. I'm telling you, I was shocked when I first met musicians in our local union and performed alongside them in the opera and ballet orchestras. I knew I was home for good. I knew that this arts community is something to be treasured, and I wanted to be a part of supporting it. Our city and its art community deserves real vision and leadership to reach its potential. Being a widely and wildly well-known destination for experiencing and creating arts and culture, the benefits of arts and culture last forever. Their economic recovery and growth, their civic engagement, their brain development, their healing and therapeutic, their mindful and thought provoking. Their respite from hard work serving a community. They're everything that matters to a child stuck in poverty, trauma or abuse their way out or way in their hope. Musicians Local 99 would like to work with city leadership toward this vision. We support this resolution.

Speaker: Rosetta fantasy. Rosetta. And she's not joined us. And that concludes testimony.

Speaker: Okay, now it's time for council discussion. Are there any questions or comments from my colleagues at this time?

Speaker: Yeah. Don't you have anything? Oh yeah. Yeah, I come back up. Please, please. First of all, thanks for the presentation. And I think one of the themes that

we heard was this is long overdue. It was referenced several times. I didn't realize it was 40 years. So that was profound. I think also, one of the themes we heard was the concern about who will be at the table. And so tell me where you guys are in that, where the two of you are in that process and what the process will be to get the balanced table that we need to set for this work? Sure.

Speaker: The resolution includes category descriptors of the types of perspectives we want to ensure are in the work group, and we will be working with metro.

Speaker: Those were they in the slide? Maybe we went through it really fast.

Speaker: They are in a directive that we can read to you momentarily.

Speaker: Let's make sure that's transparent. Today's meeting. Yep.

Speaker: And we'll be working with metro to put more particulars around that and to roster the group. We haven't had a lot of conversation about it yet. I will say that the conversation and the process is only as good as its inputs. And so everyone today who brought a perspective and said that needs to be part of this, is right, and we'll be working to make sure that all of those angles are known and considered by the group. I also want to say sitting on the work group is not the only way to participate. I have in my mind an idea that we will have a work group that is really grinding through. So mike jordan phrase grinding through really dense, detailed conversations, but need to be informed and aided by the perspectives that we heard today and others to make sure they're asking the right questions and thinking of the right considerations.

Speaker: Okay, that sounded good, but can we get back to the specifics on this? Yeah, you have it.

Speaker: I don't have it. I have it broadly, the categories.

Speaker: It's been a heck of a week. So we're going to do some real time transparent dialog here.

Speaker: I'll read it exactly. Be it resolved that the deputy city administrator of the vibrant community service area is directed to work with the metro chief operating officer to convene a performing arts venue workgroup.

Speaker: Sorry, is there a visual on this?

Speaker: It was on one of the earlier slides.

Speaker: Slide six. So we were having the conversation. We can all see it. Thanks, rebecca. There you go. Thank you. The performing arts venue workgroup, which will include staff from metro and the city of Portland, representatives from the regional arts and culture community, including users and visitors of city owned arts facilities and labor partners.

Speaker: Okay, so we heard labor. We heard some of the people who were here today. I think we heard a theme of including big and small. I thought that that was clear by marc's testimony from Portland gay men's chorus and we also heard some testimony that said we should also have people who are users of the facility, meaning patrons. So and I've always found that having board members of the organizations that aren't receiving money from government that are charitable in their interest and excited as Portlanders to be arts enthusiasts, would be recommended at the table, is that is that profile within your description?

Speaker: It's within our intention.

Speaker: Intention?

Speaker: Is it within this language? We could probably parse it multiple ways. And if you wanted to be more specific about it, I would welcome that.

Speaker: I, I think you all know, I tend to really put a lot of effort into who's sitting at the table. I think that since I've been here for four years, I've noticed a lot of our work groups aren't balanced, so we end up there's always a problem. We want to solve, and yet if we have the same people who are in it, it's it usually doesn't move

much. So I think we're at a pivotal time that we're asking for this council working with metro, that we really ask for that balanced portfolio composite of those at the table. Yeah. And are we going to have a facilitator? An objective facilitator? Yes. Okay. And we think we think so that City Council could have some updates. So we can influence how this table is built.

Speaker: How it's built is next step. So we're happy to work with you. However you'd like to make sure that we have your suggestions and preferences and requests on board. And to come back to you before we formally seat a group. I, I don't know, as between December 2024 and January 2025, when that is more likely to happen. But we will we will work with you as you like, at least through the end of this calendar year. And then I think we'll be looking to the next council and to mike to help us figure out how to navigate their reports back, including as we go and when we have recommendations at the back end.

Speaker: That's important. My life experience when I've done cross-sector work, it's so important to be really clear about the composite of this group. In fact, there's some practices where you have a committee, if you will, a few people that would work with you to help recommend what that table would look like. And I would suggest that some of the people that testified today could be part of that small working group that could help the arts office. So it's not just on you, just on merck, just on the, the people who we usually put in that position. But in fact, if we open that up to include some of the thoughts that we heard today, that would be my recommendation. Yep. It's not have it just siloed within government, but we would include some people from the testimony we heard today to help with those suggestions. Agreed. Otherwise, I don't see this really doing the this is about transformation. And so it's going to be change. It won't feel good at times. But if we're going to actually improve this 40 year old model, it's 40 years old for a

reason. There must have been some appetite to look at this, but for some reason, for 40 years we haven't done anything about it. So I don't know how long i'll be here. So I'm going to speak my mind and say that we must have a new approach to who's sitting at the table making this decision. Okay, so I want to make sure I got that out. Okay. And we did mention labor. Okay. If anyone else has any questions you can go through them. I wasn't expecting to be the only one that was curious. I have afternoon I have a baseline question.

Speaker: Just could you give the 15 second version of why we went down this path to have city facilities managed through merck? I mean, going back to the original consolidation, the.

Speaker: Going to phone a friend.

Speaker: Not that that should prescribe what's going what we do going forward. I ask that without judgment. It's just every time we talk about merck, it always kind of this is always a question. I just how did we get here or how did we start down this path?

Speaker: So I was in high school in the 1980s, so I was not part of putting this together.

Speaker: You couldn't watch this very closely.

Speaker: So Carlisle Spectator, since you've been in high school, you've been overseeing this. No. Okay.

Speaker: Like it. No no no. So Carlisle, Spectator Venues program manager and city administrator Michael Jordan can help with this answer as well. With a lot of long history with Metro and sort of the system. But I mean, I think I think really the big drivers were there was there was a lot of interest as Metro was kind of growing into a true regional elected government and taking on new roles and responsibilities and working with partners, including the city, to deliver the Oregon convention

center for a variety of different economic reasons. And there was just a lot of interest about conversations about something called resolution a, for example, which is this government's doing these things, and the county is doing these things, and the city is focused on this. And the because of the energy around funding and developing and delivering the convention center, there was a lot of interest in sort of consolidating those regional venues and activity generators into sort of one, one, one government's kind of bucket of activities. And that was metro. So I think, I think that's how I would describe the sort of interest of, okay, metro is building the convention center. We're all participating in that in various different ways, but it's going to be their responsibility to run. Let's let's also turn over the city regionally significant venues to that group, and they'll be, you know, synergies. And, you know, cost savings and economies of scale by having one skilled group, some of whom are here today, who really focus on running those venues and looking out for them, overseen by merck, which which was a city commission. And then became a metro commission later at the time that that happened. It's important to remember we the city actually had the stadium. Now providence park and veterans memorial coliseum were also in that transition and hand it to metro to operate. And then over time, we pulled them out to do public private partnership deals and redevelopment deals with the teams. But there were there were a number of different venues that were in that consolidation agreement in the late 90s. So, mike, I don't know if you want to add anything.

Speaker: You're cut off, I guess so, carl has it correct. And but i'll just by way of expansion, Multnomah County was also involved in this little group grope, if you will, the expo center came over the Portland zoo, got involved at one point. And so there's been a general trend since 1989 at this consolidation of operation and oversight. And that's, again where merck has been involved. And metro and the

relationship with the city, the relationship with Multnomah County was really a give, a give and sell relationship. And, and metro ended up with all those facilities as Multnomah County was getting out of the local government business to some degree at about the same time.

Speaker: And you're bringing up resolution a, so that was a time where Multnomah County was financially constrained. It was trying to more clearly define what it wasn't doing, particularly in an urban setting. And that was relevant because I didn't initially connect the dots. But you're helping me there. So county at that time had more involvement, was facing financial problems, was trying to clearly define its scope, particularly in the urban setting, and backed away from certain, including parks and glendoveer golf course and a number of services that they held at the time. Got it. Thank you. That's all I've got for right now, commissioner Ryan. Sure.

Speaker: Did you and the presentation, maybe I missed it. What were the actual car while you were here? I have one more question. I know. Right. So you've been overseeing this big area for some time, and can you explain the difference between the spectator venues that are more like sports ball venues? If you will? And then there's arts venues and it seems like we co-mingle them in ways that I don't understand. And maybe we've separated them a bit. Do you think we're on the right track by looking at them differently?

Speaker: Well, I think we're on the right track by looking at them more closely and being more engaged and involved in stewarding the assets. Right. So I think that for, for many, many years, the city really had no staff assigned to the Portland five relationship at all. There was actually an audit in 20 1211, something like that. That kind of was like, hey, you know, the city owns these, these three facilities with five theaters in them. They're very important. They bring a huge amount of, you know,

economic activity and support all these wonderful, you know, local arts organizations and the city ultimately is responsible for these owns them. They have been transferred to metro for administration. And the city is really, you know, it's working was essentially the at that time. I think the audit would be a little different now. And metro metro's audit shows that just from a couple of years ago. But at that time, the audit said, you know, this is working. Metro is doing a good job managing these things. However, the city really needs to start paying more attention to these very valuable and important assets. And because it's just been far too much of a kind of an arm's length relationship, and as the facilities age and the costs go up of maintaining them and capital needs and everything else, you know, the city needs to know what's going on with these city owned assets. And so after that audit, you know, I think the city government at that time was kind of just looking for, okay, well, who's going to start to, you know, pay more attention to this and work with metro and Portland, five staff and essentially just pay more attention to merc and what's going on. And that was handed to the existing spectator venues program, which was essentially running the spectator venues fund and looking out for and maintaining the agreements with the timbers at providence park and the blazers at the rose quarter for those arenas. So there were some synergies there. The conversation was kind of around facilities. And so, you know, my group is a little bit more facilities oriented, a little less, you know, arts programming oriented. So more about the buildings, less about what the buildings are doing. And, you know, we have sort of stepped up over the years, I would say, not to pat ourselves on the back, to be fair. And to, to, you know, to, to get more involved and to and to attend the merc meetings and to and to, you know, attempt to support and advocate for those facilities. And so, you know, the shift now to, to really address that more

directly with a working group and some studies and, and the creation of the office of arts and culture is, I think, a good progression.

Speaker: Okay. And I think why we're here today is because it's become really urgent. It's we've heard from so many arts groups that this is untenable, like they're looking to do performances outside of the p5 venues. I would say that when I worked at the ballet in the aughts, we had the same concerns. So I'm kind of surprised the audit in 2012 didn't notice that. It's just gotten it's escalated over time. So because of that urgency, what does success look like? I mean, I'm hearing from people that from organizations, it's going to be tough to move forward unless we urgently look at this and figure out a different contractual relationship with our arts partners. And all of us want the same thing. We want these to be vibrant facilities that are full of people that are, of course, igniting, downtown, activating downtown. That's what we want. But if our arts organizations cannot afford our art houses, then we're really in a bad situation. Which is why when we had the keller versus psu versus how we're going to build our facilities, all of that doesn't mean anything unless we figure this out. Right? So what is the urgency in this process?

Speaker: I'm gonna try that one.

Speaker: These are really good questions, commissioner. I would say first to understand there's urgency, including in this year right now and the office of arts and culture just made an announcement on the grants that we are awarding to our general operating support organizations. And we included one time this year, a subsidy to cover the rental increases for our nonprofit p5 users that are part of our general operating support cohort.

Speaker: So that's some wonderful news. You just exposed to jewel. Do they all know that?

Speaker: They do.

Speaker: They got the email yesterday nodding their head. Great. When did this happen? Yesterday. Yesterday.

Speaker: Okay. Could I chime in just for two minutes? Commissioner Ryan. So we're at 247. We have a time certain for 245. Mayor Wheeler has requested that he be able to introduce the items, the next items remotely and he's jumping on a plane telling me to hurry up subtly. Yeah. Got it.

Speaker: I'm almost done. But this is again 40 years, so it's been 40 years since we've had this conversation. This is where the arts gets marginalized all the time. I don't like it. So what I also would like isaac, could you just come up and share for a minute? I know I didn't ask you about this. It'll be i'll be gentle, kind, all those good things. So both of you are newish in Portland. We say you're new for like two years at least. And so you're new ish. And you came from other markets. Can you explain the other markets you came from? And are there some best practices that you can share with us at this time that we could be visioning as we head into this exciting process?

Speaker: I've worked in 4 or 5 different markets around the united states, and there is no one perfect solution. There are always going to be issues in every market. I think what is unique about Portland is that we have government owned facilities by the city of Portland, managed by an entirely different governmental entity, and that is completely unique in any city. And I'm on the board of the league of American orchestras, which is oversees all American orchestras. And I've talked to my colleagues in there that this is completely unique for complaining that the city owns it and then metro operates it.

Speaker: And that's something you have not seen across the and you're you agree with that?

Speaker: I've not seen that anywhere.

Speaker: Okay. Let's put a pin in that because that's, that's that's important to get out there. Do you want to add anything Shane. We're doing popcorn. Really quick here because I'm going to get in trouble.

Speaker: I think he covered most of it.

Speaker: I think that in some of the different operational models we've seen there is an organization or a group of individuals that oversee operating a single facility or a small group of facilities as opposed to trying to set operation and business models for a vast array of different types of venues. So I think the focus on having a group of individuals who manages a facility that's focused solely on the arts and the impacts of the arts, and the changes within the industry, both nationally and locally, is important.

Speaker: That was helpful. Charity. Was that helpful? Yeah. You already knew this. Okay. Thank you. I'll stop my questioning and wait for comments.

Speaker: Commissioner Mapps you good? I'm fine. I think we're ready to call the roll on this resolution.

Speaker: Maps I want to thank everybody on you.

Speaker: Are I think you're microsoft testing 123.

Speaker: There you go.

Speaker: There you go, there you go.

Speaker: I think that one's working. I want to thank everyone who testified today and participated in getting us to the point of where we are, especially staff. I also want to recognize and thank mayor Wheeler and commissioner Ryan for advancing this important resolution. Our city's arts and culture venues are central to Portland's cultural fabric and play a key role in supporting our local economy. These venues not only provide a platform for our resident arts organizations, they also draw thousands of visitors and contribute millions of dollars to our local economy.

Now, one of the reasons why we're here today is the metro audit of p5, which highlighted critical areas where we can improve. Those include governance, maintenance and operational sustainability. The work group created by this resolution is a vital step towards addressing these challenges. While aligning our venues with Portland's broader cultural and economic development goals. There's also an opportunity to ensure that these historic and cultural sites are maintained for future generations, and that they remain accessible for all. I look forward to seeing the workgroup's recommendations, which is why I vote. I.

Speaker: Yes, first of all, thank you everyone for being here. This was a really important conversation and I can just say that I can tell we're at the beginning of this. And so when we find out as we build the table, there'll be more engagement with all of you. And we must get that right. And I know that, like any table that you build, no one person is going to have the solution. But the room will be the wisdom. It's the room that's smart. And that's why we have to really be methodical about how we build that. And I look forward to any suggestions any of you have in terms of that. It's just basically our arts organizations are hurting and they're desperate for some relief. I've heard this since the day when I got into office. All of us up here have heard that. So we know that our job is to take this seriously and to actually come up with a very much improved model. It's just time for a different approach. I have a lot written here, and I'm trying to be cognizant of that. So I'm going to end with we look forward to the leadership that you will show on this issue. Dca, shyman sky and also your peers at metro that were here today. It's nice to see you. I know that you're in new roles. Some of you, and I appreciate that. And I hope that you'll open up with a lot of curiosity as you take this on. But we do look forward to your leadership. Szymanski and director montez, you will be shepherding. You will be herding cats. You will hear very different perspectives. And your job is to

synthesize that information, meet people on the edges, and make certain that we are not just rubber stamping something that we've all been experiencing for the last 40 years. That would be my advice. And in the spirit of transparency, I vote yea Gonzalez.

Speaker: So appreciate commissioner Ryan's leadership on this. It goes without saying that arts will be central to reemergence of the city post pandemic, and that we're setting our setting ourselves on a path that really define the next generation of arts in the community. I look forward to what you bring to the next government and what guidance you can provide. I vote I the resolution is adopted.

Speaker: Mayor Wheeler is locked into the meeting. Okay, mayor Wheeler. Yeah, i'll go ahead and cast a vote.

Speaker: And I sort of caught everybody by surprise here. Thank you, commissioner Ryan, for bringing this forward. Thank you, commissioner Gonzalez, for presiding in my absence. Thank you, everybody, for a great discussion. I'm very happy to support this. I vote I thank you okay.

Speaker: Thanks. So much. Next up we have two items that will be presented together. Both are first readings of non emergency ordinances. After the presentation. Public testimony for both items will then be called together and with many folks signed up, please note that testimony will be limited to two minutes per individual. Rebecca, can we please hear items 951 and 952? And then i'll turn it over to mayor Wheeler for some comments.

Speaker: Item 951 amend district property management license code to update fees and district boundary to extend downtown Portland. Clean and safe enhanced services. District property management license fee for an additional ten years and to align with amended city charter approved by voters in Portland. Measure 26 228. Item nine five to authorize agreement for district management services of the

downtown Portland. Clean and safe enhanced services district by clean and safe, inc. For an estimated amount of \$58 million over five years.

Speaker: I'm going to turn this over to mayor Wheeler. Mayor Wheeler, if you don't mind holding on until commissioner Ryan returns. Just so we keep our quorum, I think we have no problem.

Speaker: We do.

Speaker: Well, he's here. We're going to lose mayor in a bit.

Speaker: Yeah, yeah.

Speaker: Take it away, mayor Wheeler. I think you're good.

Speaker: All right. Thank you. Everybody. Today we're asking council to consider two ordinances which you just heard they will repeal and replace Portland city code. Pcc chapter 6.06, in its entirety. It will extend the downtown Portland clean and safe enhanced services district, also called clean and safe district, for another ten years. It will also authorize a new five year contract with the clean and safe districts district management service provider. Clean and safe incorporated.

Following inquiries from both businesses and property owners adjacent to clean and safe district boundaries, the clean and safe district is requesting a boundary expansion in the spirit of embracing best practices. The clean and safe district is requesting amendments to their property management license fee rate structure that would simplify the rate structure and base it on publicly available metrics.

These revisions would amend section meant sections of pcc 6.06, because these changes would expand the boundary to include new rate payers and revise the rate structure for all new and existing rate payers. Clean and safe district is requesting the renewal of the clean and safe district property management license fee for another ten years. Effective beginning on October 1st of 2025. In addition to the clean and safe district amendments to pcc 6.06, the city is requesting the full repeal

and replacement of pcc 6.06 to update this chapter to reflect the significant changes being implemented due to Portland voters approving measure 26 228 referred to in this set of ordinances as, quote, the measure on November 8th of 2022, voters approved the measure, which significantly amended Portland. The Portland city charter. The measure generally established a mayor council form of government with the city administrator. It created four new geographic districts, with three councilors representing each district, and it called for a new system of electing city officials using ranked choice voting city code. Currently reflects the commission form of government, and it must be updated to conform to the changes adopted by the voters and the measure, including reflecting new responsibilities of the legislation focused City Council, the executive mayor as well as the city administrator. So as a result of all of that, chapter 6.06 will require amendments to conform the measure as well as other technical updates such as correctly reflecting new city organizational unit labels or grammar and punctuation corrections. If approved, these amendments would go into effect on January 1st of 2025. Due to the anticipated changes of chapter 6.06, which would expand the clean and safe district boundary and establish new license fee schedules. On October 1st of 2025, the existing contract number 30007911 set to expire on September 30th of 2026, would need to be terminated on September 30th, 2025. That contract would then need to be replaced with a new contract to coordinate and coincide with those district changes. The new contract would replace the existing clean and safe imported incorporated contract number 30007911 and go into effect on October 1st, 2025. With that, i'll introduce devin reynolds, the enhanced service district program manager, to present the item. Thank you and welcome.

Speaker: Thank you, mr. Mayor.

Speaker: I'm Devin Reynolds, enhanced service district coordinator with the city's community and economic development. I'd like to provide just a bit of background on the two ordinances before you today. In 2023, the city's office of management and finance hired a consultant called BTS Planning and Urban Design to review the 2020 audit on the esd program, assess the current state of the esd program, and then make recommendations for improving the esd program. Their assessment and lists of recommendations were presented to the City Council in February 2024 as report number 1572024, and was accepted unanimously upon City Council approval. Of these ordinances. Multiple consultant recommendations will be implemented. The passing of ordinance one of two will see the development of esd assessments based on publicly available metrics. The continuation of inclusion of residential properties in esd assessments, and the implementation of residential rate caps. The passing of ordinance two of two today will see the continued establishing of guidelines on esd governance, transparency and representation requirements, primarily in the form of contractual obligations to hold annual ratepayer meetings. Additionally, the passing of ordinance one of two will see amending of all of pcc 6.06 so that it conforms with the measure better, reflecting the responsibilities of the legislation focused City Council. The executive mayor and city administrator. With that, I'll turn it over to the city's revenue and tax specialist. Roger, copy.

Speaker: Thank you. Devin. Good afternoon. Mayor, City Council members, my name is Roger. Copy. I'm a revenue and tax specialist. Five the city's revenue division. My role in revenue related to the property management license fee is to acquire the data used. To calculate the fee, we determine who's responsible for paying the fee and bill. Collect and disperse the fee revenues to the district. While I will be walking you through the proposed rate structure changes being proposed in

ordinance one of two by the clean and safe district. During the slide presentation, I want to take a moment to address the proposed repealing and replacing of pcc 6.06, reflecting changes initiated by the measure. The revenue division welcomes this opportunity to modernize, clean and safe section of pcc 6.06, which will increase transparency into how the fees for properties in the district are calculated. Update data sources and simplify complex methodologies for administering the property management license fee in the district. The proposed changes to pcc 6.06 will accomplish the following. Expand the footprint of the district. As discussed by others in this presentation. Update the property tax year from which Multnomah County's assessed value of improvements are sourced from 1993 to 2023, which will necessitate the abolishment of several methodologies developed over the last 30 years, which will become obsolete, simplify certain factors in the fee formula by aligning them with how the same factors are used to calculate the fee for properties in the lloyd and central eastside districts, eliminate certain fee formula factors that rely upon data that is challenging for ratepayers and the public to obtain, or are inequitable. Adjust other factors to offset revenue losses resulting from the elimination of those factors. I just mentioned. Reset the base year for calculating annual fee increases tied to inflation. From 2001 to 2023. Add a cap of \$200 per year for each residential unit in a condominium and for each apartment unit in a multifamily non condo property that does not qualify as affordable housing. Increase the assessments for affordable housing in two stages. Once in 2025 and again in 2030, to incorporate cumulative inflation since 2001. The fee for these properties are not subject to annual inflation adjustments and have remained unchanged for about two decades. Align how the assessed value of properties is determined for properties that undergo renovation or redevelopment, with a much simpler methodology used by the lloyd and central eastside districts.

Make minor changes that favor ratepayers regarding the appeals process. Fee assignment when ratepayers change and temporary reductions in the fee for properties that have been demolished and are under redevelopment. Define more precisely the requirements for council to review the fee every ten years for a continuation, also known as a sunset review. Add a section to the code that requires the revenue division to review the availability of county assessor data every ten years, and requests that the council update the base property tax year. If data is expected to no longer be available. And lastly, implement charter reform, conforming edits and housekeeping changes such as grammar and punctuation. Thank you very much. And i'll toss it back to devin at this point.

Speaker: We've got a slide presentation that I'm happy to run. If I'm able to share my screen, i'll do so. And then we're going to have some opening remarks by clean and safe board chair tessa peterson. Let's see.

Speaker: Yes. There we go. All right. For the record, my name is tessa peterson, and I serve as the chair of the board of Portland clean and safe, an independent 501 c3 nonprofit organization contracted with the city to implement our downtown enhanced service district. We come before City Council this afternoon to review and discuss our petition for not only expanding the boundary area, but partnering with the city to bring needed updates and modernization to the city's esd program. The clean and safe team was approached in may of 2023 by multiple businesses and organizations interested in becoming part of the downtown clean and safe district. These requests for inclusion in our district were complemented by a request from the city to explore expanding the north areas of our current boundary to include multiple locations owned by the city and ripe for new development. The clean and safe board formed a dedicated expansion subcommittee later that year to work directly with staff and the city's esd staff to develop a robust community

engagement program and expansion process for current and potential new areas. Requesting inclusion in the district, our board, and the clean and safe staff have been diligent and methodical, working with the esd staff to ensure that any expansion to our district boundary is guided by community support and available funding to ensure that the same level of service is provided to new areas, and ensuring that our current service and resources are not diluted. Before I hand over the presentation to mark, I want to stress to the city how passionate the board is in continuing to strengthen our strong private public partnership and help the city's almost 50 other business districts work with the city to establish new and thriving esd's. Most cities around north America have dozens of isds or business improvement districts, and we feel strongly all our business districts should have the same opportunity to formally partner and work with the city of Portland to provide enhanced support and services to our businesses and residential communities on behalf of the board, I want to thank the council and your staff for your tireless work and efforts to revitalize our downtown and your ongoing partnership and support. Mark saw you.

Speaker: Hello.

Speaker: Is it on? Hey, there we go. Very good afternoon, Portland City Council. For the record, my name is mark wells. I am the executive director of downtown Portland. Clean and safe. And thank you very much to our board chair for all of your work and support for me and my team. Thank you, devin, for running the slide deck. I'm going to give a very brief overview of our program and services. I know that each of you are very familiar with that, as you've been very involved and supportive in our program. So thank you. But we may have people on this hearing that are not familiar with clean and safe or just getting engaged in this process. Next slide please. So we are as tessa mentioned, a clean and safe is an independent

500 1c3 nonprofit that has the contract with the city to provide these esd services. We are the oldest esd in the city of Portland formed in 1988. We have currently 213 blocks in the downtown core and providing core services, safety, cleaning and economic support, as well as a very robust and continually growing holiday lighting district. Next slide please. So our core programs downtown again, public safety and the public right of way, as well as janitorial services. Both are 24 hours a day. Our street outreach services through baby lakes hope center, which is a new program newer. We've been going for almost a year now downtown with full time street outreach teams working as closely as possible with our existing government and nonprofit social service providers, place management and activations. Our board made a goal when I came on almost four years ago of business and residential retention, and then supplementing that with active recruitment. Place management has been a staple of our programming and has been expanding with with really good success, community engagement and support. That's a big piece of what my team and I do. I had three outreach meetings just today for information and serving the really appropriate role of being the megaphone for the city, for the city's extensive planning for next week. And so a lot of community engagement and then again at director park, where we've been there for about a year and a half, directing that the activities there. Next slide please. Our partnerships are vital and key. And again I really appreciate our board chair's comments about other districts having access to esd. As as many of you know, I worked for the city. I've worked with almost all of our business districts. When I was in crime prevention, and we are very excited for the ability for any business district to give devon a call and say, hey, we're interested in this esd thing, how does it work and can we talk about it? But the key partnerships here that are listed up on the screen, I won't mention them all, but they're vital to our success. We serve as a partner of force magnifier being eyes and

ears for the city. Everything from simple livability issues like potholes, all the way up to severe organized crime, criminal activity that impacts our business. We could not do our job without these partnerships. And it's vital to our success. And it's just important to note there are systems in place now that didn't that were not in place when I started four years ago. And we are exceptionally efficient at providing service and relief to a lot of our very, very challenging conditions that sometimes we see. Next slide please. Our public safety program again a complete revamp. Two years ago in October, we went from well we went from not we're now four hours a day. We are very passionate about safety first, customer service and problem solving. Everybody that we interact with, we consider a client a customer and they are treated as such. Over 5000 reports a month. Very very busy. And I'd like to point out with your support and as well as other government agencies and the private sector, we have stood up a hotel, a dedicated hotel security district to really support our hoteliers and restaurateurs and also, as of recently at p5 security district, again working with their existing security, working with our events coordinators to make sure that people can come down, have a good experience not only at the venue, but also coming to and from. Both of those programs have taken our existing public safety program and just been able to give it additional staff and more of a focused attention to those particular industries. And we've received very good feedback from individual staff, line staff, as well as gm's and hotel ownership. Next slide please. So again, our core programming of cleaning and street outreach. As you all know, we partner with central city concern. You'll see in the picture there at the top right. That is our hope. And that's downtown four days a week they receive they conduct proactive outreach as well as direct referrals from myself, from my team, from our public safety and our cleaning team. And that's been a wonderful augmentation to our services, to where we have a direct resource and a direct

referral. Again, working hand in hand with Portland street response chat, project respond and all of the other agencies that are that have a footprint downtown.

Next slide. So placemaking I mentioned that at the beginning, something that we have really taken on. I'm very, very proud of the work that we've done. If you look at director park, working with the parks bureau and with the support of this council, really taking a park where not much was going on and really activating it. As you all know from my old crime prevention days, the way you change a negative condition is you flood it with positive use. And we have done that. And I'm very proud, and not only for the park and really bringing folks back to the park to enjoy it, but it's the surrounding businesses and the ecosystem, and it's been that byproduct of taking the park, making sure that it's safe, making sure that it's activated. And then we know from the surrounding businesses that we interact and talk to all the time, that it's had an increase in business and foot traffic and staff retention. I would like to point out two last night we just had the auction for the coeur d'alene cat trail. We had a fantastic live and online auction, and raised \$244,000 for ohsu doernbecher children's hospital. That event, coraline cat trail, brought in tens of thousands of visitors to downtown, and that is a wonderful project that had great success in its goal of getting people to come downtown. But last night was kind of icing on the cake to make sure we could cut a nice check and help out that wonderful organization. Next slide please. So again, the history of the expansion initiative. You know, we are here today months and months of time and our partnership and coordination with the city. I'll go through these very briefly, but in the summer of 2023, I was approached by several organizations and schools saying, hey, we're right on your borderline. How do we get involved in clean and safe? And so that's when that that process really started of looking at expansion, which is now morphed into a much more than just expansion as both roger and devin just

highlighted. It's kind of a revamp and a modernization of the esd program, which we're highly, highly supportive of fall winter of 2023 because of the solicitation for interest in being included in the clean and safe district, our board established a formal expansion committee.

Speaker: And then you just like really loud and everybody says.

Speaker: And once devin got on board, I gave him, I think, a week to get settled. And I said, hey, I've got a project. We've got a bunch of folks that want to know if we can get involved. And devin has been, was and continues to be fantastic in that partnership. Spring of 2024, we began modeling the expansion district boundaries and the rate structure again, weekly meetings, multiple meetings with with both devin and roger and folks from your staff as well. We began the formal community engagement process. And again, that was a really good example of the partnership where clean and safe did our own formal outreach, and then also participating with devin's outreach in the formal city outreach. And then in fall of this year, just recently, our formal petition packet coming to you, City Council, for consideration today. Next slide. So here you'll see the existing boundaries in shaded blue. And these are the expansion areas. And that is the current expansion zone that is up for consideration. Again very methodical in reaching out to individuals. And then something that steve, our operations director and I are very passionate about is we've worked very hard to up our customer service, our response, our problem solving abilities, and our board has been highly supportive. When I've mentioned it. I don't want to dilute what we currently do because we've worked really hard to get where we are, but at the same time, we're very excited to provide these same services, especially to some of our schools, our religious institutions that initially were the initial solicitors of the potential expansion. Next slide please. Again, the outreach piece was a was a great partnership working with devin and the city, clean

and safe conducted two of our own kind of we led the community engagement on on saint stephen's episcopal church and then at lincoln high school, hand in hand with devin and with the city. That was compounded by canvassing the expansion areas, going business to business, talking to the different owners, talking to residents. This was supplemented by using our existing outreach, our monthly newsletter, our social media platforms, and trying to connect and engage as many potential expansion stakeholders as possible. Next slide. Tessa mentioned a little bit, I think it's just I want to wrap up by just saying that, you know, we support this modernization piece. We are fortunate enough, my staff and i, to go to the international downtown association conference. We actually presented this year in Seattle in partnership with the city, with the Portland police bureau. I'll be very brief on this, but we presented with Portland police. We had a room packed with our equivalents from all over the world. We had a gentleman from cape town, south africa, that runs a brand new bid down there, and we were able to share our partnership with the police bureau and how we work together and how we stay in our appropriate lane and how we help and support the police bureau and vice versa. And by attending these conferences and really hearing and learning from our peers, we're realizing that not realizing we confirmed that we need to update our esd program. And again, as tessa mentioned, we want to be one of many esd's or bids in the city of Portland. You look at Seattle that has 12, la has something like 70. That private public partnership I believe is going to help the city continue our revitalization effort. And it's vital to that program going forward. And last slide please. So a big thank you. As we all know, this will most likely be the last time I'm before this council. It's been my pleasure and a privilege to be before you I think three times this year. But the individual, as you know, with your staff especially, we're on the phone sometimes daily problem solving, a host of really challenging

issues. And that's everything from a hotel saying, I've got a \$6 million walkthrough next week. How can we all partner and work on this? All the way up to all kinds of different facets. And we could not do our job without your staff, and I know their job would be a little bit more difficult if they couldn't reach out to my staff and say, hey, how do we problem solve this? Because that's how we get through it. So I just want to thank you for all of your support. And we are going into a the election week next week, and we have a whole new form of government. And I just want you to know that clean and safe is here to do what we've been doing since 1988 to partner with the city. The new City Council, and to continue the good work in the partnership, and especially with our revitalization effort, because it is light years better downtown. I walk the district every day and we've got to keep the momentum going. So I'm looking forward to doing that with each of you and the new council. So thank you very much, Kevin, back to you.

Speaker: Thank you Mark. So you know, as Mark alluded at the top of the presentation, most of you here know what esd is. Know what clean and safe is. But for those of you who are with us today that may not have that background, I'm hoping to provide a little bit of that right now and then get you up to speed on what the city has done to get us to this point, at this point. So what is an esd and what motivations are there for forming one esd? Provide district wide and district specific enhanced services that are beyond the basic services provided by the city. Oftentimes, these districts specific enhanced services fall into the following categories leadership, economic development, policy and advocacy. Organizational management. Planning. Design and infrastructure. Public space management and operations and marketing. Communications and events. What is the duration of an esd? Well, City Council approves esd for ten year life cycles that are governed by five year contracts. Who is a ratepayer of an esd? Good question. Chapter 6.06 of

the Portland city code and charter defines a ratepayer as someone who engages in property management activities within a district. Ratepayers typically include commercial property management companies, residential property management companies, and those could look like apartment management companies or hoa management companies. So esd program recommendations. So bts planning and urban design was hired in 2023 by the office of management finance to respond to the 2020 audit of the esd program. Bts is an international expert in the esd field and is a member of the international downtown association. Bts reviewed documents and interviews from the 2020 audit, conducted new interviews, researched best industry, best practices, and authored a report containing their assessment and recommendations for the esd program, and that report was presented by planning to the City Council in February of 2024. Bts recommendations that are being implemented currently that are guiding clean and safe districts. Esd proposal process include the development of consistent guidelines for formation, renewal and or expansion of esd, which is the esd petition packet, which I have here. This is the process that clean and safe volunteered to actually undertake this year. This is on the city's esd web page and also the development and maintenance of an esd handbook, which was completed in September this year. So we actually have a handbook on how to do this stuff now. Bts planning recommendations that would be implemented if both ordinances are passed include for ordinance one of two, development of esd assessments based on publicly available metrics. Continuation of inclusion of residential properties in esd assessments, and the implementation of residential rate caps. Rate caps for ordinance two of two. The recommendation that would be implemented would be the continued establishment of guidelines on esd governance, transparency and representation representation requirements, and that would be in the form of

contractual obligations to hold annual ratepayer meetings. So I know this this slide deck will be made public. And so these are all hyperlinks you can click on. You can click for the full planning report. You can also click for the esd petition packet and esd handbook. But if you navigate to the city's esd web page, you can find these. There. Okay. And then at this point, I'd like to go ahead and invite roger copi back up to cover the next four slides.

Speaker: Kevin, just to level set the pieces that you just highlighted there, that was essentially what was presented in the February report.

Speaker: Yes. Bts planning presented the recommendations and it included basically about 15 recommendations. We're well on our way to completing all of those. And then today's proposals will include will basically tackle about 4 or 5 of those also.

Speaker: Got it. Thank you. You're welcome.

Speaker: All right.

Speaker: Thank you. Devin. Greetings again. I preface this by saying I'm a tax guy. I'm a numbers guy. And we're going to get really dense here in a second. So I hope everybody had a light lunch. All right. So the first I'm going to take the next few slides to discuss why we're asking that the rate structure for the clean and safe district specifically be modernized and updated and simplified. And then we're going to get into the actual numbers, what we're actually asking to have changed. So there are a few reasons. We're looking asking to have the rate structure changed. First is data recency and availability. This refers primarily to the assessed value of improvements of a property or a building. We acquire that number from the Multnomah County tax assessor's office, a few years ago, the county updated their tax software that then, under the new software, they only retained information from 1996 forward. Anything prior to that, they archived on microfiche

the base, the base year that we use to calculate the clean and safe fee comes from 1993. So even if I want to go in and confirm that we have the correct numbers for a property, I've been asked to submit a public records request so that the county can go into their archives and pull those microfiche numbers. So we want to update that to a year. That's a lot more accessible, not only for me to calculate the fee, but for ratepayers to double check my work and for the public. Anybody who's out there who wants to double check our work as well, there's another factor that that goes into the fee, specifically in this district and has to do with elevator capacity. There is a publicly available database maintained by the state's building code division, where anybody could look up the elevator capacity of a building if they know what they're looking for. I've learned how to do it. The challenge is the state records property information a lot differently than the county does, and becomes very difficult for anybody to go into that database and look up a building and figure out how many elevators are in it and how much their weight with their weight capacity is. So taking those two couple factors into account transparency right. It's a problem that bts planning identified. It's very difficult for folks to essentially double check our work. And then also we want to just simplify the rate structure. It's clean and safe formula has, I believe, 8 or 9 different factors in it. And within each of those factors there's variations depending on when a property has been built, when it's been renovated. So it's really very difficult to. And unless you know what you're doing to figure out the fee for any given property. All right. Next slide please.

Speaker: Can I ask a quick clarifying question here I am. Yeah absolutely. I know you said this in your presentation. I'm not sure if I fully absorbed it. What is the data on the county's microfiche. What's what's that. What number are we pulling there.

Speaker: Oh the it's the assessed value of improvements for a property. So essentially whatever the when the when the county figures out their property tax

assessments for the year, they determine what the value, what the assessed value of a building is. So that's improvements. Improvements are just anything that's been done to a bare piece of land to make it usable. Sure. So yeah, it's the assessed value improvements.

Speaker: Why are we anchored in. How do we choose the base? Why don't we just choose the most recent number that that numbers, that date is enshrined in pcc 6.606.

Speaker: And so we we've stuck with that for 31 years. And that's actually why we're looking to update it today okay.

Speaker: Thank you.

Speaker: All right so here comes the fun part. This is how we currently calculate the fee for any property in the clean and safe district. The first element is what we're just talking about. The assessed value of improvements at a property. It is \$0.87 per \$1,000 of assessed value. Again, from 1993, unless the building was constructed after July of 2001 or underwent major renovations. If that has happened, then we abandon that formula and rather go to a flat rate of 72. I'm sorry, \$73 per square foot of the building. If it's a business, use \$68 per square foot. If it's residential, use, that's the first element. To that. We add an element that takes into account the actual size of the building. So that element is \$5.52 per 290ft². It also applies to the size of the land parcel that the building is sitting upon. That's for business properties. Residential properties have a different rate \$5.52 per 725ft². To that, we add our next element, which is the passenger elevator capacity, which I've talked about before, \$0.46 per pound to that, we add either a surcharge of 2.5% or a discount of 2.5%. This only applies to business use properties, and this depends on how a property's assessed value is ranked. So the top 50 properties, they get a 2.5% surcharge. The 51st through 150th ranked property get a 2.5%

discount, and then 151st all the way to the lowest ranked property. Sees neither a surcharge nor a discount. To that, we add a 15% cumulative cost of services adjustment. This was adopted back in the late 90s. At the time, there was no annual adjustment for inflation, and so what they were finding was from 1993 to 1999, cost of providing services was increasing. Revenues were staying flat. So they needed to accommodate for that and bring the revenues up to continue providing same level of services. So they'd add 15% to approximate a cumulative inflation over those six years to that, we add the holiday lighting and district amenities fee, which is 1.401 cents per square foot of the building. Again, that only applies to business use properties and that is dedicated to putting up all the christmas lights that you see in the parks and around downtown to that, we add a 20.03% cumulative inflation adjustment from 2001 to 2011. So now if you look at the 15% they did before, plus a 20.03%, we've got inflation accounted for between 1993 and 2011. After 2011, we adopted an annual adjustment for inflation based upon the consumer price index. All right next slide please. All right. That's where we are currently. And here is where we are looking to go for that assessed value of improvements rate. We're asking that to be \$0.97 per \$1,000 of assessed value. Based on the 2023 property tax year, rather than 1993. To that, we're asking that the rate for the size of the building be \$5.52 per 290ft² for both business and residential use. Remember, currently there are two different rates 552 per 290ft² for business, 552 per 725 for residential. We're asking those to both be the same. That aligns with how it's done in both lloyd and central eastside. We want to. We're asking to just convert the rate used for the land from what I just described, to a rate per square foot, rather than a rate per block of square feet. So it's neither an increase nor a decrease, just a change. We're going to say 1.9 cents per square foot of land. Why? Because again, that aligns with how lloyd and central eastside does it.

And it's worked well for them. So we're looking for consistency. We're looking to add a general surcharge of 18%. I'm going to get into that a little bit more in the next slide. Plus we're going to add in we're going to retain the holiday lighting and district amenities fee of 1.4 \$0.00 per square foot. There's a nuance to this one. That rate is based not upon the assessed value of the property, which increases over time. It's based upon the size of the building. So since that particular element was adopted about 20 years ago, it has tracked, along with inflation, every single year. If we don't add if we don't adjust that by a cumulative inflation since 2000, will what will end up happening is that'll backslide by 20 years. And then the district will end up losing. They'll basically be working with time value of money going back 20 years. So we have to adjust that to account for that cumulative inflation. Excuse me. And again that's only for business use because we're looking to update the assessed value of improvements to the 2023 tax year. We need to jettison all of that accumulated inflation that we were using. We obviously don't want to pile that on top of the new assessed values of the property. So we're going to essentially start recalculating the inflation annual inflation adjustments starting in 2023. That aligns with the new property tax year that we'll be using. We're looking to implement a cap of \$200 per residential condo unit and or \$200 per market rate. Apartment unit, affordable housing, and clean and safe. It has a completely different way of calculating its fee. All this stuff we just talked about doesn't apply to affordable housing, affordable housing that's managed by a for profit entity. Their fee is simply a certain dollar value per unit in that affordable housing building. And it's a lower rate for affordable housing managed by a nonprofit. So we're asking for the rate for affordable housing managed by a for profit to be \$58 per unit and for managed by a nonprofit 2650 per unit.

Speaker: I have a quick question there just before we move on from this. So the formula is changing above, but that would essentially charge more to residential. But where the cap operates to lessen the impact of that.

Speaker: Exactly.

Speaker: That's exactly correct. And then what's the policy reason for charging nonprofits a lower rate than for profit managers?

Speaker: That I honestly don't know. So I apologize for not having the answer to that. I would I'm going to presume it's because nonprofits have less resources available to pay this fee. Okay.

Speaker: And just to clarify, to just to make sure that the residential cap would actually lower across the board for majority of residents, they would actually see a cut in what they pay by two, because the cap comes in.

Speaker: Exactly. Got it. Exactly. Got it. Okay. I'm good for now. Thank you.

Speaker: Next slide please. All right. So I'm gonna try to summarize everything we just went over in the last two two slides. So again we're looking to update the base year for the assessed value of improvements from 1993 where we can no longer obtain the data readily to 2023. We will actually review this every ten years. I apologize for the error on the slide, but we want to review that every ten years to ensure that that data remains available for the next ten years. So we don't end up in the same situation. We are now. We will also eliminate that alternate formula for calculating the assessed value of improvements. The one that was \$73 per square foot, or \$68 per square foot, because essentially it's no longer needed. We're updating everything to 2023. We are looking to increase that assessed value of improvements rate by \$0.10. It's \$0.10 per \$1,000 of assessed value. Apology's assessed square feet. So \$0.87 per 1000 to \$0.97 per 1000. Again, as I mentioned earlier, we are looking to increase the residential rate for the size of the building for

residential use to make it equivalent to the business rate. It's an increase because we're going to go from 552 per seven 25ft² to 552 per 290ft². We are I have on here that we're increasing the lighting and amenities rate for inflation. Not exactly because it already has been increasing every year with inflation, but we do have to take that number and multiply it times that cumulative inflation just to maintain the revenue stream for that element where it is today. Again, we're changing the land calculation rate to a rate per square foot rather than a rate per block of square feet to align with the other two districts. We're going to get rid of the elevator capacity. It's just it's too challenging for people to find. And that's actually something that that bts planning keyed in on. I showed them how to do it and they still couldn't find it. So if I if they can't do it, the very few people will. We're going to eliminate that 2.5% surcharge and discount to an observer. That's probably inequitable, right? If you've got the top 50 properties paying a 2.5% surcharge, that's arguable. Maybe you can see that when you get to the middle group of properties, they're getting a discount and you get to the lowest group of properties. They're not seeing anything. So we just want to eliminate that altogether. Under the premise of simplifying the rate structure and making it a little bit more equitable. We essentially want to take that 15% cumulative cost adjustment that was built into the formula back for 1993 to 1999. Keep that and bump it up by another 3%. Make it 18%. The reason for that is, is that we have to find a way of offsetting these other losses to try to maintain revenue neutrality, to some degree. We don't want the district, obviously, to lose revenue and have to curtail their services as we go through this simplification process. And again, as I mentioned before, update the base year for the annual inflation adjustment from 2001 to 2023. And of course, add that cap that I talked about before and that was a lot to unpack. Thanks for

hanging with me, and I'm happy to answer any questions later on in the session. If anybody needs any more clarification on this, well, I might take a check here.

Speaker: So I mean, this is complicated to say. The least. And to translate it to taxpayers. I mean, what is your 32nd version of what you just went through? It's helpful to see the detail. It sounds like modernization and simplification are two components, but how do dylan I may need some help here because we needed your detailed description, but just simple explanation of what we're intending to do with this.

Speaker: Good question. Essentially what's happening is so if you think of these all these different measures as levers that you can pull or lower or you can raise or lower, right? We are eliminating a few of these levers just outright simplifying a little bit. Exactly. So we're having to tweak other other elements of the formula. Just to offset that. So basically we're streamlining getting rid of some stuff that we can't get access to easily anymore. Updating the tax year to 2023 for relevancy. And so we're just having to tweak things just to keep clean and safe at as close to revenue, net neutral as we can. So they're not losing revenue. And they can keep and maintain the services that they're currently offering. So it's just simplifying, getting rid of some things and moving some things up to offset that.

Speaker: Are there any clear winners or losers in the change in formula?

Speaker: I think it's I think it's fair to say that that everyone's going to see a different impact. Some may see no impact, some may see a hike in what they've been paying, and some may see a decrease in what they're paying. I think probably across the board. I think it's fair to say the residents will probably see the most significant decrease in what they have been paying. Okay.

Speaker: I'm good for now. Yeah.

Speaker: To follow up on that, first of all, thank you. You are a technocrat and it's easy to follow on a Thursday afternoon. And so it looks like there was a lot of cleanup that had to take place here. And I admire someone that can dive into details like that. Thank you. And I bet you do too. So what is like a core problem? You were trying to solve when you were doing this scrub?

Speaker: Excuse me? The core problem really, what kicked it off was the inability to get that assessed value of improvement information from the county anymore. I came to this program about five years ago and as I've worked through it, I here and there will audit a property, make sure that we've got the right information on it. You most of the time it looks great. Sometimes maybe we had a data entry error or whatever. It got to the point where I could no longer look up that information. From 1993, I couldn't audit a property anymore. And so that was really the biggest driver, I think, because that assessed value of improvement factor is the largest contributor to the fee. The elevators are second. And so ensuring that a ratepayer or a member of the public or anybody on this council, if they wanted to look up how much this building, this building is in the district right now or not, I apologize. The next one over has to pay. The idea is to have that information more readily accessible to anybody who wants to look it up.

Speaker: Transparency, access. Okay. Thank you.

Speaker: Commissioner Mapps. Sure.

Speaker: I have a quick question. I think in the slide. Can we go back to the slide on the proposed formula? What can you tell us more about that general surcharge for 18%. Yeah, absolutely.

Speaker: If we were to abandon that, if we were to say that, you know, that original its original purpose was to account for cumulative inflation from 1993 to 1999? Well, we're not we don't need that anymore. Really we don't. Right. And so normally

we would go ahead and get rid of that. But as I mentioned before, we have to find a way that when I mentioned that the assessed value of improvements is the largest contributor to a fee, the elevator capacity is the second largest. An average elevator has a capacity of about 3,500 pounds. When you're charging \$0.46 per pound of capacity, that's 1700 \$1,800 to a building's fee for a single elevator. You start, you know, knocking out several hundred elevators. All of a sudden, the district revenues take a huge hit. So we have to find a way of offsetting that. Like Devin mentioned, there are lots of levers we could uphold. We could have adjusted the assessed value of improvements rate. We could have adjusted the square foot of improvements rate. We could adjust it all over the place. What we opted to do, rather than take one element like the assessed value of improvements, rate, and jack it up from \$0.87 per thousand to \$10 per thousand. And that just looks shocking. If we did something like that, we wanted to try to distribute it elsewhere in the formula. And so the one of the we felt the one of the better ways to do that, since people are used to seeing that 15% already in the formula, is just essentially retain that part of it, essentially repurpose it from an inflation adjustment to offsetting revenue losses elsewhere in the formula.

Speaker: Okay. Thank you. That's helpful. Sure.

Speaker: Okay I know clean and safe covered their public outreach and engagement. So I'd like to cover ours as a city. So what our public engagement looked like were postcards that were mailed out to about 596 ratepayers that included the existing ratepayers and the proposed ratepayers as well. That went out in August 23rd. That postcard, directed recipients back to the city's esd web page, where they can learn about the two upcoming public meetings. Also find out how, if they so chose to file official opposition how to do that. We put notification, obviously, on the city's esd web page. We hosted two hybrid public meetings in

September alongside of clean and safe, where we presented their esd petition packet and proposal and then also walked in every person through how to actually navigate the city's esd web page and also how to file official opposition. If they were ratepayer as well. Let's see here we also gauged that ratepayer opposition from August 23rd through September 30th, there was a link on the city's esd web page tied to the esd. Esd petition packet that was open for over a month. Let's see here. We also mailed out council notification letters on October 8th to the same postcard recipients as well, notifying them of today's hearing. And then we also emailed over 100 recipients who signed up on the general city esd web page just to stay up to date, up to date on the esd program in general, and then obviously made the City Council hearing today. And the fact that you can provide public testimony available to all recipients in the public as well. So again, you know, this presentation will be public. So you can click this is all hyperlinked. So the click here you can find the clean and safe esd petition packet online. It's been up there since August 23rd. Also the city we did collect official ratepayer opposition to the clean and safe districts proposal for over a month on the city's esd web page to file official opposition, you had to be an official ratepayer as defined by city code 6.06. There are specific parameters as to who a ratepayer is at the close of the official ratepayer opposition collection period on September 30th at midnight. Only three ratepayers voiced opposition that way. And then we also made it folks aware that they can support or oppose and make their voice heard. Here at the City Council hearing. So as a reminder today, what we're here to do is clean. The safe district is asking the city to, in regards to ordinance one of two, expand the esd boundaries by approximately 60 blocks. Revise assessment formula, simplifying it and basing it on publicly available metrics. Implement a residential rate cap for all residential properties, and renew the property management license fee for a ten year life cycle. In regards to

ordinance two of two, clean and safe is asking for the authorization of a new five year contract for different district management services. If those two ordinances are approved, these effects would go. These changes would go into effect on October 1st, 2025. And then, as a reminder, ordinance is one of two. The city is asking for the full repeal and replacement of pcc 6.06 to align with city charter reform and voter approved measure 26-228. If approved, that change would go into effect January 1st, 2025. And with that, I yield back to the mayor.

Speaker: I think we've lost him, but do we have additional testimony, invited testimony?

Speaker: We do have a invited testimony, yes. Let's go.

Speaker: Let's go ahead and go with that. Okay. Yeah.

Speaker: Thank you.

Speaker: First we'll have jim mark from melvin mark companies.

Speaker: Thank you commissioners.

Speaker: And thank you, mayor, for giving me this opportunity today to present why I'm in firm support of the expansion of the csd.

Speaker: My company, the melbourne mark company, has been a Portland company, family run company for now 80 years and primarily in the downtown business core. We were also instrumental in the original creation of the csd, with research around the country and really finding something that was unique, uniquely Portland and supportive of growing downtown. I'm also been on the clean and safe board now for five years, and I currently am on the executive and them secretary of clean and safe. And just to go over and some of this is a repeat of some of the testimony. But I think it's important to hear these enhanced service districts are an internationally recognized best practice. And it's a public private partnership to provide extra cleaning, safety and economic promotion of cities. Portland has the

fewest number of isds among our peer cities, and has never expanded the sd in the city's history as far as we could find. By approving these ordinances, the City Council is providing a pathway for business districts throughout the city to establish organizations dedicated to the specific needs of their neighborhoods. As downtown Portland continues to recover from the pandemic and turn the corner and interrelated homelessness, addiction and behavioral health crises, downtown Portland clean and safe has filled the gaps in the public safety program system. Downtown Portland clean and safe public safety coordinators provide a safety presence within our district 24 hours a day, 365 days a year, and our safety coordinators are often first responders to incidents which include challenging calls for acute mental health crisis and physical injuries related to violent crimes. The response times averaged three minutes. Everyone in the city should have access to services and support offered by clean and safe downtown Portland. Clean and safe partners with central city concern for our janitor janitorial program, which provides employment for formerly incarcerated or homeless Portlanders. Due to the proliferation of trash and drug paraphernalia stemming from street camping, our janitorial team has consistently gone above and beyond for our central city in recent years. In addition to providing cleaning and security services, downtown Portland clean and safe has also accelerated its economic development and place making efforts. Downtown Portland clean and safe has held hundreds of events at director park, placed nine pop up shops within vacant storefronts, and dispersed \$75,000 in grants to businesses entering new leases downtown, all within the last year and last year. The city, county and the state and trimet partnered with the hotel industry to establish two clean and safe hotel security districts. That program was so successful, it has been expanded to cover entertainment and tourism venues in the central city. Downtown Portland, clean and safe is proud to partner

with both the private sector and the city of Portland to dramatically improve livability across our district. It is consistently working with organizations like travel Portland. Excuse me, pioneer square, and local governments to ensure successful events, solve public space management issues, and provide support to organizations invested in revitalizing downtown esd should be celebrated, supported, and expanded as part of Portland's revitalization and to promote the success of not just the central city, but business districts across Portland. Thank you for your time and thank you for listening to me.

Speaker: Thank you. Jim. Next. Oh, sorry.

Speaker: Go right ahead. Okay.

Speaker: Next. We've got will rasmussen. Will rasmussen from miller nash llp.

Speaker: And, dylan, just in the interest of time, we can just keep them moving. My colleagues will raise their hand if they want to intercedes.

Speaker: Copy that. Oh, it's also devon. Okay. Sorry, devon. No problem.

Speaker: Long week.

Speaker: Thank you. Will rasmussen for miller. Nash. I'm the current chair for Portland metro chamber, and I'm just here today to speak in favor of these proposals. Downtown Portland clean and safe is absolutely vital to the health of downtown, to its economic vibrancy, to its safety, and to the recovery that started in Portland. I'm just going to share two examples, two personal examples of what they do and how they show up for our community. First, my one of my daughter's third grade classes traditionally does a trip down to see the bridges in downtown Portland, and that had to stop for 2000 and 2001. But it was her year to be in third grade. They were going to come back down and come to my office in big pink, where you can look out and see several of the bridges and talk about the architecture and the engineering and the cool opportunity for kids to learn. Some

parents expressed concern because there was a few violent crimes down around big pink before they were going to come down and said, yeah, maybe we should wait till 2023. We were able, as a ratepayer, we were able to call downtown Portland clean and safe and explain the situation, and they said they would be glad to send four people down. Just while the kids were getting off the busses and into big pink and out of big pink and back onto the busses. So parents that were worried could feel safe. That provides access to downtown, to an important part of our community. We want kids downtown. I want to be able to bring my kids downtown, and I don't think it would have happened without mark wells and downtown Portland clean and safe, showing up and just being there. So the expansion of this service is a big win for the city. Secondly, I have the chance to work with central city concern on several fronts. They're awesome. They have the best experience of anybody I know of over the last 30 years in our city, trying to get folks who are addicted to drugs or who are homeless, who are experiencing mental crisis stabilized, then in housing, then into a job, then self-sufficient. Their full cycle. We need to save these people's lives and the people talk about the safety part of downtown Portland is clean and safe, but the cleaning part is equally important. Dpcs contracts with central city concern to hire the people and provide the folks that go around and provide the enhanced cleaning services downtown. You see them pushing. I see them pushing trash cans around and picking up trash every single day. When I walk around downtown, most or all of those people are folks that have received supportive services from central city concern. So when you talk about, you know, what kind of job opportunities somebody that's coming out of addiction, somebody that's in recovery has lots of times it's near nothing. The jobs at central city concern in downtown Portland clean and safe provide there is that cycle in our city. It is that first job for somebody who otherwise might be

unemployable to show they can show up on time, they can do their job and get it done, get hired somewhere else, be able to afford their own place and be off the street. So this expansion is a win for our city, and I am so glad to see the council taking this up. And so appreciative of this council that has served through some hard years in our city and is starting the recovery that we're seeing. Thanks.

Speaker: My name is sam raj. I'm the executive pastor at first baptist church of Portland. Thanks for having me here. I have something written down so that I don't forget what I have to say. I'm here to express my strong support for downtown Portland. Clean and safe. Proposed expansion to include the west end area. As an organization deeply invested in the vitality of our city, we have faced significant challenges in the recent years due to the deteriorating conditions in our part of downtown. Issues such as trash, graffiti, employee safety concerns, and theft have all contributed to a sense of decline in our part of the urban core. While we remain committed to our city, we recognize that addressing these livability issues require collective actions. Businesses and organizations located in downtown need support to continue fostering vibrant and economical, resilient communities. The benefits of a clean and safe central city extends to everyone employees, visitors, residents alike. Downtown Portland clean and safe has consistently demonstrated its effectiveness as an administrator of cleaning and security services, and is also known for being responsive to the needs of the ratepayers. The downtown Portland clean and safe, also known as dpcs. Security program, operates 24 over seven using a voluntary voluntary compliance and de-escalation as primary tools. Since the launch of the hotel safety district program in September 2023, there has been a notable decrease in reported crimes within the clean and safety district. Dpc's security personnel have saved several lives by acting as first responders to overdoses, showcasing their commitment to public safety. Additionally, dpcs

contracts with central city concern's clean start program, providing formerly homeless or incarcerated Portlanders with new employment opportunities. This program ensures that each sidewalk within the clean and safe district is cleaned at least once a day, maintaining a high standard of cleanliness. This standard is noticeably noticeable whenever entering and exiting the dpc's district downtown. Dpcs also manages a series of downtown marketing and activation programs to recruit new businesses into their district and support existing businesses within the district. Dpcs has directly hosted and offered its services in support of hundreds of events, bringing visitors to shops, eat and play downtown. Currently, the valuable services provided by downtown Portland clean and safe, are limited to their existing service boundaries within the core of downtown. Despite many other areas in need of similar support remaining underserved. The proposed expansion would extend services such as daily cleaning, 24 over seven security and community outreaches to areas of downtown that are currently outside of this district, expanding the dpcs service will distribute the benefits of a cleaner, safer, and more vibrant environment are felt throughout a larger proportion portion of our city. Ultimately supporting the wellness and well-being of all who live, work, and visit downtown Portland. Thank you.

Speaker: Hi, my name is leanne ray and I'm the principal of saint mary's academy, located on southwest fifth and market.

Speaker: I'm truly grateful for the opportunity to offer testimony here today for the expansion of the clean and safe corridor to include saint mary's as the safety and cleanliness of our community are paramount to me. We have been educating young women in downtown Portland since 1859, and on November seventh, we'll be celebrating our 165th anniversary. We educate 565 students. We have 100 staff and faculty members and countless parents and volunteers coming to our school

daily. At saint mary's academy. We have always believed that this great city is our classroom and educating students in the heart of Portland is a privilege. Our location has allowed us to connect curriculum with Portland's museums, galleries, concert halls, theaters, fountains, sports fields, businesses, and service organizations. We have benefited from the clean and safe corridor in its current configuration, we have been able to continue to explore these opportunities because of that safety. I should also mention that we use an awful lot of coffee shops, restaurants, and food carts. More than 60% of our students take trimet to school, and we utilize the Portland streetcar and trimet for service trips and field trips. Over the past four years, we have seen an enrollment dip of 10% when surveying families that did not choose saint mary's, we have found that more than 30% of respondents listed location as the primary factor for choosing a different school. We have struggled. We have struggled with cleanliness of our streets, open drug use during and after school hours, camping on and near our property, countless fires, discarded drugs and weapons and graffiti. It has been nearly impossible to offer predictably safe and clear access to our building and parking lot, which are necessary to foster a vibrant learning environment. We know that we offer the best education for women in Portland, and firmly believe that inclusion in the clean and safe corridor will benefit our school by providing necessary janitorial and safety services. It will continue to allow us to confidently say that this great city is our classroom, and your daughters will thrive. There. And we know that if the nearly 1000 people we bring to downtown Portland every day are thriving, then Portland is thriving. And I am deeply, deeply grateful that you are taking this up today. And considering this option for our school. Thank you.

Speaker: Can I just clarify? So you're currently just outside the district and you would like to be a part of it? Yes. Thank you very much. Thank you.

Speaker: Good afternoon commissioners. My name is yasmin ybarra. I'm the political director for seiu local 49. Our union represents the hard working janitors and security officers who work in downtown and the downtown core, and also here in the city of Portland offices.

Speaker: Our union strongly supports the proposed expansion of the downtown clean and safe program. The downtown clean and safe program is a proven model. It's a it's security staff is in direct radio contact with the Portland police bureau, something that no other security company has. The security officers have saved over 140 lives by acting as first responders to overdoses. This is a hard job that deserves respect and recognition. We believe the clean and safe program is a partner in raising job quality standards for the security officers who patrol the streets. It contracts with gardaworld security, whose employees are members of our union. Having a union fosters respect on the job for frontline workers and guarantees wage and benefit standards. Clean and safe is improving our urban environment in ways that are transparent and accountable. These traits are paramount when considering public spaces. It's security and cleaning and cleaning programs operate with clarity about leadership and oversight. Scopes of work, geographic boundaries, rate structures, and other aspects the public deserves to know. In the past several years, Portland has seen the private security industry boom and proliferate throughout the city. The enhanced service district model provides an ideal structure for private security firms to enhance community safety. First responder coordination, coordination with transparency, accountability, and collaboration. It has allowed for public and private resources to be invested to expand the security services provided by clean and safe and gardaworld. It's critical that we invest and expand the esd, esd model and discourage other models that do not meet these transparency standards. Seiu is concerned that there are other

private security security companies have encouraged the formation of consortiums that claim to offer similar services as enhanced service districts, but appear to be designed to simply get around the transparency, accountability, oversight and public interaction standards that isds commit to in some cases, this unaccountable approach to security has resulted in allegations of misconduct by a private security firm, including excessive force, unlawful exclusion aimed at our unhoused neighbors, and potential misrepresentation to law enforcement. Downtown, clean and safe is a model of both transparency and respect for the rights of security employees. The public, and the community spaces they service. Seiu hopes to partner with the city to expand and grow the esd model throughout the central city and all of Portland. In the future, our downtown needs the responsible, transparent, and effective partnership that clean and safe provides to make our streets more vibrant and welcoming. I urge you to support this proposal. Thank you. Okay.

Speaker: Good afternoon. My name is Kelly Mullen. I'm the president of Safeway, Albertsons of the Portland division. I'm here today to express my strong support, and I'm going to underline strong support for the downtown clean and safe expansion to include our 10th and JEF location. And quite honestly, I would love for it to expand to include our Pearl location as well. The downtown that I remember from 2020, a vibrant, fun city. I took a two-year hiatus and moved to northern California and came back in 2023. The city that I came back to is vastly different than the city that I left, and I'm very hopeful. And I know with the support of Clean and Safe, it's going to help to get our city back to the city that I know and love and remember. As an organization, we are definitely invested in making it work inside of the city, as it is my responsibility to never create a food desert inside any of the areas that we operate. As an essential grocery store and pharmacy, we have faced

significant challenges in the recent years due to the deteriorating conditions. Quite honestly, drive around our store, look at it in the evening hours. It's painful and I know it's painful for all of you. The issues such as trash and drug paraphernalia, theft, graffiti, you name it, it comes to life inside and around our store, and we know that these safety concerns are an impact not only to our associates, but also to our customers. Having clean and safe expand to our locations is going to help us not only with the safety. That is my number one priority, but also with associate retention. We want our associates to feel safe coming into work. I can honestly tell you that I've made some draconian efforts inside of my store to make it safer for my associates. Since I returned in 2023, and I say that because I closed an entrance, I reduced my store after store hours of operations because my associates did not feel safe. So by expanding clean and safe, that's going to help us to be able to make our associates and customers feel better. As I think about what clean and safe does, a simple cleaning of the sidewalks. It's simple, but it doesn't happen overnight. And it we quite honestly have expanded our own power washing and cleaning, but that doesn't include the public sidewalks. So having that is something that is so simple and really a game changer for our associates and really our customers. And what they feel coming into a grocery store where you're buying food for your own personal pantry. As I think about. Also, really, the dps or excuse me, dpc's security personnel, they do act as first responders. Unfortunately, my store pharmacists are also having to act as first responders and on several occasions have had to administer narkan in and surrounding our stores. So having this additional support takes that stress away from my store associates and really helps us to really take care of the community and their food and pharmacy needs along the way. I can honestly tell you, we remain committed. We want to be part of the solution and make our really our city thrive. And partnering with clean and safe

is going to help us to do that. I'm going to say thank you in advance, because I'm hopeful that you all will support the expansion of the clean and safe program, because it's going to help essential, essential businesses such as ourselves, as well as those that surround us and perhaps bring back businesses to the city. Because I can tell you in my own complex, there's multiple businesses that are vacant. So thank you in advance. I look forward to hearing a yes support for this.

Speaker: Good afternoon commissioners. My name is James Jesse and I'm chief sales officer at Travel Portland. I am pleased to be here to express Travel Portland's support for the expansion, renewal and fee adjustments for the downtown Portland clean and safe district as proposed to you today. Travel Portland is proud to have a seat at the table with the board of downtown Portland clean and safe for many years. And as you know, our close partnership with them and with you have never been more impactful than it has been over these last few years. For that, we are truly grateful. In the past year, the team at clean and safe lined up public and private partners to respond to the concerns of hoteliers by increasing operations and support in a designated hotel safety district. I sincerely thank you for joining that coalition as well. It's almost important. It's almost impossible to count all the ways that clean and safe supports positive experiences for visitors. And we at Travel Portland cannot imagine how we would have made it through the past few years without them. As fellow advocates and partners, thank you for continuing to show up to Portland as a safe, welcoming and desirable destination. And thank you for the support of this proposal before you today. Thank you and thanks for listening.

Speaker: Thank you, Commissioners. My name is Andrew Hone. I'm a registered lobbyist with the Portland Metro Chamber, president and CEO. The chamber represents the largest and most diverse network of businesses in the region. We are pleased to add our full support of the expansion that is before you today.

This is once again a historic opportunity for the council to continue to executing on the vision and plans laid out in advance Portland that center enhanced service districts as the foundations for public private partnerships in revitalizing our central city. The expansion and changes will set up downtown for continued recovery and provide the future council and mayor with a partner that has common sense boundaries and transparent common sense rate structures. This will undoubtedly help downtown, but the largest beneficiaries of these changes should be the neighborhood business districts, who will find barriers lowered to forming their own cities. Everyone should have the ability to form an esd if they choose. Well, we have all acknowledged that the audit of the city's esd program was initially flawed. Some of the tenets of that audit, and the city's response to it. We wholeheartedly embrace and are eager to advance its policy objectives in concert with you and the esd coordinator, I want to elevate one concern that we have and ask for the council to direct staff to work directly with downtown Portland, clean and safe to solve it over the next year, in the lead up to the rate change and new boundaries.

Commissioner Gonzalez you brought this up earlier, it should be no secret that the commercial real estate industry is not doing well in our city. The rate change and expansion will undoubtedly put strain on the financial capacity of these owners and properties impacted through these changes. Despite this, it should be noted that the commercial real estate industry is here with you today. Committing to this expansion and committing to the rate changes, which are a clear direction from the previously mentioned audit and a policy priority for the city. And one that we agree with. This expansion should not create an undue burden. In its initial years as the core continues to recover. Our request is that the council or mayor's office provide guidance to the coordinator and the revenue bureau staff to create a financial on ramp program that provides resources and relief, that help to mitigate burdens

that might be too much for some to shoulder in the initial years. I don't believe this requires an amendment at all. Today, of course, we just asked to be able to work with Devin, who has just been absolutely remarkable to work with and the street team at downtown Portland. Clean, safe to develop that on ramp system. Thank you again for your commitment to economic recovery. We urge you to vote yes on both items before you today.

Speaker: Thank you. Does that conclude your presentation? It does. Okay, colleagues, before we move into public testimony, are there any questions or comments at this time? I, I'm only anticipating some questions. So I might ask attorney Yoder a quick question on the existing clean and safe contract. What are the termination rights for the city under the existing clean and safe agreement?

Speaker: Under the current agreement, there's three abilities to terminate the contract. One would be the city has kind of sole discretion to terminate the agreement for any reason. And then at that juncture, it would just pay the monies that are due for the work. That's been done. The other is by mutual agreement. The parties can decide to split ways. And the third is if there's a material breach by either party, either party can end the contract.

Speaker: Okay. So it's mostly just level setting. What we're doing today. I think there's some questions about bringing this. When it was brought. And what is the flexibility of the next government with respect to the clean and safe relationship. And as I'm hearing it, it's terminable on 30 days notice by the city. That's correct.

Speaker: Okay.

Speaker: Thank you. Let's get ready for let's go ahead and bring forward public testimony to have some questions. Or did you have some. Go ahead. Oh, Carmen. Go ahead.

Speaker: Yeah. Thank you.

Speaker: And thank you, commissioner. You asked one of my questions. So I just have a couple other. So and I apologize for joining a little late and I appreciate the presentation and the testimony so far, but just for the benefit of the public. And again, just because we're getting some questions, I want to be able to explain this to, to inquiries that we get. So the consultants we hired made a number of recommendations that you referenced. And I understand what we're bringing forward today. Are these the totality of the recommendations that were made? Were they all acted upon and were there some that you amended? I'm just trying to get a picture of pulling the thread through from the recommendations we heard earlier in the year.

Speaker: Really good question. Yeah, actually there were 15 recommendations made by bts planning at at this point there are only four right now that have not been fully enacted, and three of those would be enacted if these ordinances are approved, the last one would be procurement topic that I don't think is going to be an easily solvable one.

Speaker: Okay. And then one of the presenters mentioned that one of clean and safe programs helps to fill empty storefronts. Can you share just a little bit more about that?

Speaker: Yes. I'm going to invite mark wells back up to talk about that. He'll have more specificity on that.

Speaker: Thank you. Hello, commissioner. Yes, we run a couple different programs. One is a small business grant. We just started that this year where we award, I think we had three up to \$75,000 total. And that was to help businesses moving into a new space with tenant improvements and so forth. And then the other part is our pop up shop. This is an annual program. For example, this year we have nine existing businesses that will be moving into a storefront downtown in our

district, and we usually work with the landlord to provide. Usually it's three months of free rent so that basically they can try their business in a brick and mortar downtown. And we average probably, I would say 2 to 3 out of those businesses will end up signing a lease and staying downtown. So those are our two small business generators. And that's on top of working with the downtown retail council, which my colleague sydney mead works with. And that's a group of all of our downtown retailers working on everything from promotion, retention, recruitment and really supporting our small businesses and our downtown retailers.

Speaker: Great. Thank you. And just last question, just so that I understand the question about termination of the contract and the timing of this coming now versus next after the form of government transition. So where are the opportunities then for the next council to reflect or be updated or make changes? So how how will that happen if they want to do that.

Speaker: Good, good question. So if let's just say for example, today or November 13th, if both ordinances pass, it does give with the new form of government. It will give city administrator authority to enact or to approve contracts. So just because you approve or if you approve the second ordinance authorizing a new five year agreement, it doesn't necessarily mean that we're going to take the one that was presented in in this ordinance, as that's the exact one we're going to do. There's still some ability to tweak that before it's actually signed. Next year. Okay.

Speaker: Thank you.

Speaker: Thanks for the answers.

Speaker: You're welcome. And also, commissioner Rubio on the city's esd website, just for full transparency, we do have an update at the bottom of the page that actually has a like a grid of the 15 bts planning recommendations and where we are

as a program on that, that was put up there on the website as of, I believe, July. So there's been some improvements since, but that is there for full transparency.

Speaker: Great. Thank you so much. You're welcome, commissioner Ryan.

Speaker: And commissioner, I think it's mark. It's good that you're up there too. So I'm really excited about the testimony around the importance of the clean side and the jobs, the workforce. It's really a big part of our homeless strategy, getting people to go from dependence to independence. I can't think of anything more important than workforce coupled with recovery work. And so what I wanted to have verified, and I know your partner at seiu had departed, but the contracts that you have with central city concern, those are union contracts, correct?

Speaker: Absolutely. Commissioner, part of our contract renewal in 2021 was to follow to implement as a esd is basically a contractor to the city, is to follow the city's sustainable procurement, contracting policies, which includes labor, peace and ensuring that that those industries janitorial and security that are in that sustainable procurement process have to be in compliance with the labor peace requirements. That doesn't mean they have to be unionized. They have to means they have to be in compliance with that. But both of our vendors are currently unionized with those unions and in compliance with labor, peace. Absolutely. Okay. Thank you. We were very diligent and passionate with the council at the time to ensure that, because that was a requirement, appreciate that.

Speaker: And tagging on to that. The one bts planning recommendation is that we may not be able to tackle was actually the recommendation to allow flexibility for esd's to not have to comply with the city's procurement and labor peace agreement. Reason being is that they saw inequitable issues, for example, with smaller potential new, smaller ees that may not have the budget to afford a more expensive cleaning or public safety program that may have some undue impacts on

them financially. So that is the only planning recommendation that we may not be able to crack. And just so for full transparency on that, okay.

Speaker: And then one final question is I noticed the waterfront park was not part of the expansion and borders and I know when we got to know each other a little bit better when we were looking at directors park and I had the parks assignment, and I've seen the benefits of that partnership. And we know that waterfront park is becoming more activated with events, and even ticketed events have you been in any conversation with parks about the waterfront park?

Speaker: No, not for that specific part. And it's good to review that every year. And to commissioner Rubio's question every year. And this will continue. We have an annual scope of work review. And I appreciate that. That's when Devin and I get together. We look at the scope of work and what needs to change or be updated when we revise or put the most recent scope of work in place. It was reinforced by the parks bureau that they did not want the esd clean and safe to be operating within the parks areas, and they made note that that was a labor bargaining issue. And so we have not been able to provide cleaning and safety in city parks in the district other than director park, which is a unique partnership. And agreement. And so that's been a challenge in our current district. And as far as expansion, there was no discussion that I'm aware of, of moving east of Naito Parkway for the waterfront. And I would I would confidently speculate that that same scope of work position from the parks bureau would, would mirror if there were discussions in that, if that makes any sense.

Speaker: It just means I will. I would like to have a longer conversation between this and the next vote, however, Darcel Park, which is coming online hopefully by next summer if we can get it together here on the city side, we will be contracting with parks on that.

Speaker: Yes, it will mirror the partnership and the legal arrangement as we have with director park where we have a permit. We're the permit holder for that and do the management. And with that, we're able to provide the janitorial and safety services within that designated park only. Thank you. Yes, absolutely.

Speaker: Just a quick question. Before we get to public testimony in the consultants recommendations that came to council earlier this year, I think one of the things they urged us to do was clarify the roles for clean and safe and Portland mall management has that conversation happened?

Speaker: There's been yeah, there's been conversations about that. And I think essentially what has been made more clear is that in the most recent, for example, the most recent scope of work that was approved for clean and safe for the 2023 2024 fiscal year, did remove any mention of pmi or anything like that. So there has been some sort of administrative ways to kind of clean that up there. I think that the confusion around that from bd's planning, I think was is noted for sure. But as we've done some more digging, it's actually pretty clean lines for the most part. Okay.

Speaker: Well, I hope we can get everyone on the same page and you all know each other, so it should be a pretty easy meeting to, to or pretty easy conversation to convene. Nothing else presiding.

Speaker: Okay. So we have 28 signed up for public testimony, two minutes each. I think we're going to plow through here for a little while, and we need to take a break in 20 or 30 minutes. We will two minutes, two minutes each, please.

Speaker: Thank you, thank you, thank you. First we have eric farley. Then john pomfrey and marion mcnamara.

Speaker: Thank you.

Speaker: My name is Eric Farley. I am a downtown in the clean and safe district condominium owner, and therefore will benefit actually from the \$200 cap. I'm excited about that. I'm also a clean and safe board member. And on the executive committee. Who do hotels call when they have a critical airline client coming to decide whether to stay or move to a safer and cleaner location? Who stepped up and turned Directors Park into a place that has increased foot traffic three times the levels the rest of the city is seeing as a result of improved security, cleanliness, events and pop up businesses. You are a convicted felon just out of jail. You are homeless and feeling hopeless. You are a drug addict trying to escape meth. You need a job. But who will take you? Who will pay you \$18 an hour as a trainee and \$20 an hour after six months? Who will give you the opportunity for advancement? You are a small business owner in downtown Portland. A person is acting crazy and threatening you and your business. Who did you call? Our city has nightmares from the aftermath of the 2020 election. Who brought together people you have 30s. Go ahead sir. Thank you. Pbem, the county sheriff, the state police, the office of emergency management, pbot and several more last week to facilitate the coordinated united front and plan for hundreds of downtown business owners. I think, you know, the answer to all these actual situations. And I barely scratched the surface. Good.

Speaker: Thank you sir. Thank you John.

Speaker: John Humphrey is online.

Speaker: Hi, I'm John Pumphrey. I'm a condo owner in downtown Portland, and our building pays \$24,000 a year to clean and safe for this received next to nothing.

Speaker: In fact, if it wasn't for poor service, we wouldn't get any service at all. I've made numerous complaints for the past three years to the executive team at Clean and Safe, and there have been no improvements of any sort. What's really irritating

to some of us about clean and safe is that 50%, almost 50% of what we contribute to clean and safe is skimmed off the top by the Portland metro chamber of commerce. The Portland business alliance, whatever they're calling themselves. These days. And this can lead one to question the true purpose of clean and safe is clean and safe, designed to keep our sidewalks and streets cleaner and safer. Or is it a way for taxpayers to fund the Portland metro chamber of Portland business alliance and the exorbitant salaries of a handful of executives that are incapable of producing any measurable results? Therefore, I urge you not to renew this contract. These two proposals I urge you to let this matter go to the new city government, let them work on it and put together a whole new program so that it makes our cities safer and cleaner. Thank you.

Speaker: Mary. And you can hear.

Speaker: Good afternoon.

Speaker: My name is mary ann mcnamara and I live at university park condos at 1500 southwest park avenue, right downtown. I love living in the heart of our city. I believe that a downtown that attracts people to live there, as well as shop and work, is the key to having a more vibrant city, a safer city, and a more green city. I'm a taxpayer and I'm also a ratepayer because when that bill is presented to the hoa management company, it comes back to our hoa and all of those of us who are homeowners in the hoa have to pay that that bill. I would rather be paying that \$200 in city taxes, because then I could deduct it from my federal taxes. So keep that in mind as a possible option. It's clear that the services that clean and safe provides are really helpful to the downtown businesses. We have seen the great quarrel and cat parade was wonderful in the south park blocks and all over town. I love the things they're doing in director park. All of this really benefits the businesses more than the condos. If I were in a single family home, I wouldn't be

paying the extra \$200. So I would like you to consider making modification to how this taxing or or what is the term? The rate paying takes place because those of us who are living in the downtown are keeping it vibrant. And I think that we should encourage people, not discourage them by adding an additional expense that they can't deduct from their taxes. Thank you.

Speaker: Next we have penny serrurier, belinda zilberman and wade lang.

Speaker: Good afternoon, commissioners. Thank you for the opportunity to testify. I would like to say a few words in support of expanding the downtown clean and safe district. I have worked in downtown Portland for over 30 years now. I am a partner at the law firm of stoel rives, and our offices are directly across from director park. I have seen firsthand the difference that downtown clean and safe has made, not just with the park, but with downtown. Generally, as you may know that our office, pardon me on ninth, is a few blocks away from the edge of the district, and as you move west, you. Which is the way I drive home every day, I can see a noticeable difference between the cleaner downtown portion of the current district and what is currently now outside of the district. I would like to make a pitch for the clean part. We have clients coming downtown on a regular basis, and many of them in recent years have refused to come downtown or expressed reticence to come downtown. As I've taken several to lunch and we walk across director park and go to a restaurant, people have been commenting about how much cleaner the downtown area looks, and in our human psyche, clean equals safe and that's what we need our downtown to feel like. Thank you. Thank you.

Speaker: Belinda zilberman. Belinda with us. Wade. Thank you.

Speaker: Thank you and good afternoon, council members.

Speaker: My name is wade lang, and I'm here today to voice support for the downtown Portland clean and safe expansion and rate adjustments.

Speaker: I am here in my role as a local advocate and political action director for the building owners and managers association of Oregon, but I'm also here in my role as one of the executive committee members of the Lloyd esd represents the commercial office properties primarily within the central business district. Many of our members are ratepayers to downtown Portland clean and safe as commercial office buildings struggle in the aftermath of covid, building owners have strived to make their properties clean, safe and appealing to prospective tenants. Our members also recognize the importance of having a clean and safe community surrounding their properties. The services provided through downtown Portland clean and safe are a necessary part of building operations. Every day we feel the expansion makes sense at a time when all three of Portland's enhanced service districts are sharing information and knowledge in ways they never have before in support of the entire city. Maybe in a perfect world, these enhanced services would be provided citywide and funded through our tax revenues. But it's not a perfect world, and the partnership between the public and private sectors is necessary in providing the services the city needs right now. Thank you very much.

Speaker: Jason and tanya hartnett.

Speaker: Hi there. My name is Jason Gerlt. I am the general manager at South Park Seafood. Before that I was the GM at Veritable Quandary on once was on First Avenue. Between the two, I've been managing downtown restaurants for over two decades, and I have found Portland downtown clean and safe to be indispensable in providing and helping to provide a safe work environment for my staff, both of which have really prominent outdoor and sidewalk seating, which are in constant need of observation. In addition, being on the edge of the current district. Now, I'm sure you can see this stark difference between what downtown Portland clean and safe district looks like. And once you cross that line. And I just think that

by expanding what they're already doing, it's just going to be bringing more vibrancy and more safety and a cleaner environment for all of downtown Portland and the city core. We've talked a lot about people coming, visiting, wanting to come into the town, and I think it makes a huge difference when they see a cleaner space. I don't know how many of you have walked from a downtown restaurant over to see a soccer match. It just goes from clean and safe feeling to a real mess. And that's our that's people coming in from out of town and we need to stop that. The narrative and national and even local news. And so I urge you to accept this and hand it over expansion. Thank you.

Speaker: Thank you.

Speaker: I am tanya bennett and I am coming to you as the district manager of st. Johns.

Speaker: For the last three years, I have witnessed firsthand the struggles that small businesses experience. And as a single person that has not single, I'm married, but you know, as one person that has had the responsibility to take care of a business district, it was overwhelming, fulfilling, and never enough to fully take care of everything that needed to happen to make it a safe and vibrant district. All business districts have a lot of the same issues, yet each one is unique and must be treated as such. Everything that happens within a business district affects each and every single business that is located there. The mayor's office recognized the need to help business districts and created over two years ago. Even though this is a great program, it is not enough to fully take care of all the issues that take place. The businesses have to. Nothing is automatically taken care of through pmo. Everything that is has to be reported by over tapped businesses, and then they have to get in line in order to receive a response. So expanding enhanced service districts in downtown Portland is and hopefully throughout Portland is crucial in the

revitalization to promote the success of the central city and business districts across Portland. I didn't get my bell wrong. Thank you.

Speaker: Charlotte. Want to street charlotte so. Ellen graham.

Speaker: For the record, I'm ellen graham. Thank you for all of your work and for the permission to speak. I'm a resident condo owner on southwest jefferson and 11th near the infamous plaid pantry. I'm nearly a little old lady. I'm a technical writer, and I believe healthy cities are vastly important. My block is within the proposed dpc's expansion. I believe strongly that dpc's presence would benefit my neighbors and me, my little building is not elliott tower. We don't have someone watching out for us in our lobby. We're a building of about 45 units, seven dedicated to low income residents. We are diverse in age, identity, capacity and color. Over the past three years, we have had campfires burn down our street trees, people taking a dump in our fire doors, sometimes once a week for months. So much garbage. Our building doors have been broken multiple times, which has been expensive for us to fix. We've lost two businesses that kept pedestrian traffic more balanced on the block, changing systems is needful, but meanwhile now ish, our block could use help and I believe dpcs could be that help because of their range of services and their easy accessibility. I draw this conclusion after reaching out to multiple agencies over several years following multiple different protocols. I also walk a lot all over the city. The dpcs boundary is incredibly obvious to me. I live in the doorway hinterland outside the boundary, and that costs me and my neighbors money and sanity. Expanding dpcs to our block is an expense, but not more than we're already paying. I thank you for your time.

Speaker: Thank you for being here.

Speaker: Alicia sullivan and alicia is online.

Speaker: Hello. Thank you for having me. I am the executive director of the willamette light brigade, which is the nonprofit behind the Portland winter light festival.

Speaker: The light festival's mission is to invigorate Portland in the winter and create positive experiences that highlight the best of our city through art and creativity, we're able to confidently send hundreds of thousands of families and people out to explore the streets downtown at night, because we know that the downtown clean and safe team is there, ready to make our make sure that our shared downtown at a baseline is clean and safe. During our event in February, I called the clean and safe team personally 3 or 4 times a night to request assistance, and every time the team responded promptly, compassionately and professionally at every level. It would be wonderful to see the service expanded to include more of our downtown. This quote from a festival attendee sums up how dpcs sets the stage for the positive experiences that we work to produce every year. Quote. Nothing can revitalize a downtown like a winter light festival. This event proves that programing public spaces with art draws people downtown and creates a safe and walkable city at night. I strongly support expanding the clean and safe service boundaries to make more of our downtown. A safe and walkable place to have positive experiences. Thank you.

Speaker: David demoss.

Speaker: Greetings, commissioners. I'm david demoss, board chair, representing the board of directors at the elliott tower condominiums, a 229 unit residential and commercial building located in southwest jefferson. The proposed clean and safe expansion would add our building to the existing enhanced service district. The elliott tower currently pays about \$65,000 per year for security services provided by the west end service district through echelon and another private security

company. We also pay for housekeeping staff to pick up trash around our building, adding new services from clean and safe, costing about \$47,000 as per the \$200 cap, would substantially increase what we currently spend to protect our building. By comparison, a similarly sized building in downtown Seattle's business improvement district would pay about 28,000 per year. Based on these two data points, we believe the clean and safe fee proposed for us is excessive, and we don't think that we would get our money's worth. We are not opposed to the expansion itself. However, we request that the proposal to expand be tabled until a more reasonable rate can be determined for the cost to our association and to other condominiums and apartments within downtown. Clean and safe. The proposed rate structure is not equitable for multi-family and mixed use residential properties. Business owners are clearly the major beneficiaries of clean and safe services since they depend heavily on foot traffic. A rate increase to businesses could offset a reduction in the condominium cost structure. The proposed new fee formula is not revenue neutral. At 9.9 million. It will be a revenue increase of 11.1%. Current ratepayers no mention of or budget justification for this increase is found in the proposal. A \$2 million increase is a lot of money with little accountability as to how it is spent, and this is an increase with no democratic representation. Since clean and safe is a private nonprofit, we advocate a revenue neutral proposal with all spending clearly justified and a substantial rate reduction in the proposed condominium building assessment. Please send the proposal back for revision, please table the proposal. It is not yet ready for approval at this time. Residential property owners are being treated unfairly. Thank you for considering our request.

Speaker: Brock dunn.

Speaker: Hello all. My name is brock dunn. I'm the interim head of school at northwest academy, new to the area and grateful for this opportunity to engage in

conversation about my new city even before my arrival. This fall, Northwest academy has been a strong supporter of the expansion of the clean and safe boundaries. Our school serves a diverse population of students ages 11 to 18, educators and families who rely on a safe and welcoming environment for learning, growth and engagement. For more than 25 years, this neighborhood has been more than our home. It has been an extension of our educational mission where we foster creativity, collaboration, and connection to downtown Portland. I know that the community has evolved in recent years, and so have the challenges in maintaining a healthy and safe community. As of late, we have observed increasing concerns related to public safety, cleanliness, and access to resources, all of which impact the quality of life for our students, but also our neighbors who live and do business here. Expanding the clean and safe boundaries will provide the necessary infrastructure to address some of these concerns, and will help us in our efforts around placemaking, enabling us to build and deepen mutually helpful relationships with neighbors, with neighbors, and cementing our commitment to being a school in and of downtown. At northwest academy, we believe that education flourishes when the surrounding community is safe, clean, and conducive to positive engagement. The clean and safe program has already demonstrated its effectiveness in promoting and promoting that environment, and we're confident that its expansion will bring the same benefits to our neighborhood by extending the program boundaries, you will create a strong, more resilient and prosperous community for all who live, work and learn there. Thank you for your consideration and supporting this important initiative which will not only benefit northwest academy and our students, but will also contribute to the overall well-being and vibrancy of our neighborhood. Thanks, vanessa sturgeon.

Speaker: B tyree. Good afternoon. My name is b tyree.

Speaker: I am the director of operations for fema, the Portland metropolitan association of realtors.

Speaker: We are located at 150 southwest harrison, immediately south of the current clean and safe boundary.

Speaker: Being on the boundary, we see the difference that the clean and safe district makes from both sides of the street.

Speaker: Every day as we arrive and leave to work, I'm here to express pma's strong support for the proposed expansion, bringing essential services to a neighborhood facing persistent challenges related to safety, cleanliness and accessibility. We encounter individuals in crisis on a daily basis, some of them carrying weapons or openly smoking fentanyl.

Speaker: Outside of our doors, as well as trash, human waste needles and public sex acts.

Speaker: We often find people camping in our stairwells or our landscape area, or using them as bathrooms.

Speaker: Our staff and our realtor members must navigate these obstacles when we are entering and exiting the building just west of us, the lovejoy fountain park in the pedestrian pathway of the Portland open space sequence have become hot areas for graffiti, trash, vandalism, and increased camping and drug use. Local residents who are our neighbors, including seniors and a lot of families with young children, tell us that they don't feel safe in this area. One of our neighbors is Portland segway tours, and they kick off their tours at the lovejoy fountain, which currently is not a very attractive area for tourists to be starting out. Seeing our beautiful city. These are the challenges that must be met by more than just law enforcement. We appreciate the Portland police and the park rangers, but their presence is largely reactive and they show up long after an incident has occurred.

Expanding clean and safe south to Lincoln Street would provide much needed eyes on the street and a consistent, trained presence that can address issues proactively. So the Portland Metro Association of Realtors respectfully asks you to approve this expansion to restore safety, accessibility and a positive experience for those of us who work in and visit Portland.

Speaker: Thank you, Anita Davidson. Anita is online.

Speaker: Good evening. Good afternoon. My name is Anita Davidson. You've heard from me before. I'm a downtown condominium owner and I'm on the board. So first I'd like to speak to what our board actually voted formerly, which is about expansion. Unfortunate for ratepayers. The city has not yet after for 30 years adopted standards for formation, renewal or expansion of the ISDs. At some point we hope and expect that this will happen. Although listening tonight, it sounds like it's an all in one thing, and I'd like clarification on that at some point. At any rate, some current ratepayers have been denied the option to voluntarily participate or opt out. However, in the current proposal, if you notice along NATO to the north, a private property and two large condominiums are being excluded being allowed to opt out. Now, this is not consistent or equitable. Equitable treatment of condominiums, and there's no standard that requires the condominiums be included. But there's none that say how the process would go to exclude them. So it's clear that we need some processes and not just adopting what's done in Seattle, what's been done up there and is adopted in this process is already in code in Seattle. It's been adopted in and approved there. And by just adopting a recommendation and going by, it doesn't seem like the right way to be fair. And consistent. Second, our board opposes the fee schedule. And that's maybe odd because we would be one of the three condominiums. Not all will benefit, but there are three of us who will from the proposed cap. The reason we object is largely

because the fee structure is not neutral, not revenue neutral. It's an 11% increase, as you've already heard in addition, it's an 83% increase since 2021. That's a lot total increase. It's way beyond inflation. And when this clean and safe hits \$10 million, that is a lot of money. And so I would like you to consider tabling this, letting it go until the full course in 2026. Thank you.

Speaker: Lauren pang. Elizabeth nigh elizabeth is online. Hi.

Speaker: Hi, this is lauren.

Speaker: As many as many of you have said prior in testimony the work that clean and safe teams have done throughout downtown has been so beneficial for the revitalization of downtown. I have personally needed the services at our sites and appreciate the hard work that the clean and safe team members perform. I am a real estate professional and have been for many years in the greater Portland area. Our commercial real estate industry has suffered a significant impact over the past few years. We have business owners and tenants that benefit from these services. Absolutely, but I hope the city and commissioners can understand and appreciate the monetary challenges these building owners and tenants are experiencing. Cost for many of our services, supplies and good lord insurance rates, etc. Have gone up incredibly the past several years. I'm in support of the expansion district and the services that are offered, but we ask that those involved in the implementation and control of this rollout really take a look from the eyes of owners and tenants who are experiencing increased expenses, but reduced revenues that perhaps this program and its fees can be done over more of a ramped up system each year, allocating perhaps more of the cost as hopefully the real estate environment and businesses are able to achieve better revenue streams. Thank you.

Speaker: Elizabeth nye, hi, thank you for the opportunity to speak today.

Speaker: I'm Elizabeth Nye, a current board member of Downtown Portland Clean and Safe and executive director of Gansu Chinese Garden. As a cultural anchor in the heart of Old Town, Lansing faces obstacles every day and Downtown Portland, Clean and Safe has been a lifeline for us in navigating these challenges. When the back door of Guangzhou is urinated on multiple times in a single day, our staff know they can call Clean and Safe. This kind of support isn't just practical, it alleviates a tremendous amount of stress. So much so that I know it's key to staff retention at our organization. During AANHPI Heritage Month, when we host large community gatherings on the festival streets adjacent to Lansing, Clean and Safe has stepped up with extra cleaning and security, ensuring the streets are ready for thousands of attendees without their help. We simply could not host these events. Clean and Safe has also driven much needed foot traffic into Old Town through initiatives like the Bloom Tour. For the past two years, we've had large scale floral installations on our front plaza, a life size dragon boat and an eight foot tall hummingbird. Most recently, the Coraline cats stood between our two Chinese lions and created the perfect feline selfie backdrop as Ed Ellen Sue. I did not come into this role with a background in security or public safety. The Downtown Portland Clean and Safe staff, Mark Wells and Steve Wycherley, have consistently filled in the gaps with technical support and guidance on everything from best practices for lockdown scenarios to election protest readiness guidelines to real time assistance when difficult situations arise. Fundamentally, their support has meant that I can focus on more fully executing Lansing's mission. So in a neighborhood as challenging as Old Town, these enhanced services aren't just a perk, they are critical to our survival. Expanding the DPC's service area will create a cleaner, safer, and more vibrant environment throughout the greater portion of our city, benefiting all those who live, work, and visit Downtown Portland.

Speaker: Courtney angeli hi, I'm courtney angeli, thank you all for hearing this and considering this as commissioner Ryan pointed out earlier today, our arts organizations are really challenged in this environment, and I'm speaking as vice chair of the Oregon symphony board.

Speaker: The Oregon symphony is very supportive of continuing and expanding clean and safe. It is been so hard for us in the wake of covid and just the decline of downtown to get people back into the schnitz, and we are very dependent on earned revenue and having a sense of safety, especially because so many of our patrons are older, is just absolutely vital. So what you all did earlier really goes hand in hand with what you're doing now. And we're very grateful that this is being considered. Also, I'm a business owner downtown and we I am a co-owner of a law firm. We just renewed a lease. We moved to a different building, but in roughly the same area downtown. I frankly had a lot of trepidation about doing that, and there's a lot of temptation for law firms to move down to crews way. We did that, in part because it is getting better and the presence of the clean and safe people is just so reassuring. It's reassuring anytime you're on a block and you realize there's a lot of homeless people. Me, if there's a clean and safe person there, that's enormously reassuring and I'm just very grateful for the program. And thank you all for your time and continue to work on public safety.

Speaker: Rose gorin.

Speaker: Members of Portland City Council, thank you for the opportunity to testify today in support of the expansion of downtown Portland. Clean and safe. My name is rose gorin, and I'm a public policy analyst with central city concern. Last year alone, c-c-c provided housing to nearly 5000 residents, health care to over to over 11,000 patients, and employment support over 1300 job seekers. We proudly partner with clean and safe through our clean start program, a homeless to work

initiative that provides job skills, peer support and community through providing cleaning services for Portland. Over six months, trainees access keys, comprehensive services, housing, health care and addiction treatment, and most complete the program with both housing and stable employment. But beyond the measurable impacts, our outstanding partnership with clean and safe changes lives. Csc's clean start is more than just a program. It's a lifeline for people seeking a new path forward and a restored sense of purpose, expanding clean and safe boundaries by nearly 60 blocks will amplify these impacts by creating even larger service region, and the updated rate structure supports transparency, fairness, and continuity of these regionally critical programs. As an owner of 31 properties and a service provider in the region, c.c.c. Relies on clean and safe to support an environment where our tenants, clients, staff and mission to end homelessness can succeed by approving this renewal and expansion, council will reinforce the foundation of a safer, more resilient and beautiful downtown. One where every person from business owners to those overcoming life's greatest challenges has a chance to thrive. Thank you for considering this critical investment in Portland's future. We urge you to support the expansion and continue the essential work of clean and safe.

Speaker: Justin warnock. Start programs.

Speaker: All right.

Speaker: Good afternoon or good evening, council members. My name is justin warnock. I moved to Portland from medford, Oregon, in July of 2020. I was heavily addicted to heroin and meth, and I needed help. My addiction was so bad that I jumped off a bridge trying to end my life. I came up here to go to inpatient treatment and start a new life. I graduated from treatment in October 20th, 2020 and moved into a sober living house in order to pay my bills. I was doing work

through a temp agency. I was trying to be a functioning member of society. I was living drug and alcohol free and starting to live life on life's terms. It was difficult trying to be self-sufficient with working at the temp agency. I was able to be. I was happy to be employed, but the work was not steady with my background record and lack of employment due to my years of addiction and bad choices, I found getting a regular full time job difficult. I felt like I had too many barriers to overcome and was getting frustrated with myself. I was trying to do the right thing, but wasn't having any luck getting a steady job. In February of 2021, I got a call from central city concern. I interviewed with the clean start program for the janitor trainee position. I was so thankful I got an interview. I felt like all I needed was someone willing to take a chance on me. I got the job and for the first time, I felt like I had a purpose. Instead of working different hours and doing different jobs every day for the temp agency, I had a sense of normalcy. I finally had a set schedule and set job duties. I had people who were depending on me and counting on me to be there. I started to build relationships with my coworkers and looked forward to going to work. I never expected to be a 37 year old who was excited to go to his job to pick up trash, but I was so grateful for the opportunity. After a few months of gaining some skills and learning the job and what the company was about, I applied to become a permanent employee. I wasn't hired the first time I interviewed, but I wasn't going to give up. Now that I got a taste of being self-sufficient, I wasn't going to let it go. I applied again to be a janitor trainer, and at this time I got it. I can't describe the relief and joy that I felt. I'm currently a supervisor for central city concern. I have worked my way up from the janitor trainee program to being a supervisor. I am hoping that approving this expansion will help. Up to seven people have the same opportunities that I have had as we grow our cleaning team. Thank you guys for your time.

Speaker: Thank you so much for telling your story.

Speaker: Yeah, congratulations. Thank you.

Speaker: Jana tessman jana's online.

Speaker: Hi, I'm jana tessman.

Speaker: I'm the type of person you all want to attract downtown to spend money.

The reasons I don't go are the same reasons why a revitalization has yet to materialize, and clean and safe exacerbates all of the reasons I don't go. If I can help it. People can't afford to live in this city, especially not downtown.

Speaker: People have been pushed to living in the streets.

Speaker: We have a housing crisis and about are about to prematurely extend a contract that raises the cost of housing downtown.

Speaker: I am appalled that affordable housing buildings are charged at all. That goes against every goal we have all of the services provided by clean and safe can and should be provided by the city itself. It would save a million in overhead administrative costs. Why are we adding extra steps to make basic services available downtown? Why are we adding? Why are we enabling lobbyists to have a job lobbying the same city that they're getting?

Speaker: Rates from? The it's not a tax. Gonzalez described it as a tax. It is not a tax.

Speaker: It is a rate.

Speaker: The ratepayers do not have a say.

Speaker: And the audit pointed out these problems and clean and safe has yet to actually try to fix that. And I'm looking at clean and safe own data and you all are in denial.

Speaker: Like the foot traffic downtown has plateaued.

Speaker: That is where it's at.

Speaker: The thing that is still going up is the vacancies of offices. And I'm looking for this business leadership that we're allegedly paying for. Where is the innovation to change these, this, this glut in the supply of office buildings? Why don't we have more housing downtown? How is clean and safe contributing to more housing?

Speaker: All they're doing is retraumatizing people on the streets.

Speaker: I am alarmed that security guards, like, are they trained to be first responders? Why isn't Portland street response responding to that instead? You all failed the group project. You left all of the work to a woman of color. I hope you lose the election. Thank you.

Speaker: Jordan lewis. Jordan's online.

Speaker: Hello? Can you hear me?

Speaker: You can go ahead. Jordan.

Speaker: I'm testifying today in opposition to items 951 and 952, which forced a new ten year contract with Portland.

Speaker: Clean and safe two years before the previous contract expires. As a downtown resident, my rent is taxed by this program a tax that pays the salaries of Portland metro chamber executives and lobbies against my material interest. It's my experience. This decision is largely unpopular with downtown residents, but the lame duck council is rushing it through before the election, as at least three of you will not hold office in January. This is not the first time this council has shirked the public's will.

Speaker: In fact, since I moved into the city three years ago, I noticed a pattern.

Speaker: I only testify 2 to 3 times a year when the council tries to sneak something broadly unpopular through is caught and called out on it by their voters, and then passes it anyways. I'm so beyond tired of this cycle. I just want to do my day job.

Speaker: I waited three hours to testify today, but you made me come here and beg for you to respect the democratic process and allow the 2025 council to decide the 2025 contract renewal, not how mayoral candidate Keith Wilson has done so well in the new ranked choice race, despite his lack of governing experience.

Speaker: A huge part of that has to be the intense public dissatisfaction with the council sitting before me. Voters know this council doesn't represent or even respect them, and they are desperate for literally anything else. Most of you are running for mayor and building public trust starts right here, right now. Most Oregonians have not cast their ballots yet, and I have several friends who will look to me for advice, filling theirs out. I will recommend them to pick Wilson, Kinsey, Bayh, Callahan and hopefully at least one of you. And for every one of me that showed up, there's 30 who didn't have 30 hours, 33 hours on a Thursday to wait and testify.

Speaker: Christie McMurtry.

Speaker: My name is Christie McMurtry. I'm the lay leader of Saint Stephen's Episcopal parish downtown on the corner of Southwest 13th and Clay. And we are in the far southwest corner of the proposed boundary expansion. And we are in support of this this expansion. You know, everyone talks about Portland getting back to what it was. And history will tell you that Saint Stephen's has had a hand in why Portland is special. We began 161 years ago today when the bishops decided to build a chapel right on the block you're sitting on right now, today. And he was an early Portland progressive, and he recognized the need to educate women. So he built a chapel that also decided to be a school that then turned into what OWS is today. So, you know, success led to the growth and we moved up to where we are on 13th and Clay. Pretty nice location until the I-405 stadium freeway cut right through our front yard, our doors, and we've had our challenges. I will say that

being so far away from the boundary has been challenging. Portland state students are, you know, walk by us to try to get across the 405 into where they're living and it's not a safe area sometimes for them, especially at night. I'm also a member of the downtown behavioral health task force, and I was able to witness firsthand how Steve and Clean and Safe creatively tackled the concerns and problems around the opening of the behavioral health resource center. I was impressed with the way they partnered, kept human compassion front and center in the conversations, and I learned about varied programs such as their ambassador program with Saint Stephen's, Ambassador Osi. And every morning at 5 a.m, he patrols our block, talks to those who are sleeping, fills garbage bags and helps people on the sidewalk feel safe as they walk by. He has lived experience. He has the touch, but he's only part time and we need our help. Hope you know first impressions count, but so do the last. And when people drive by on their way to Southwest Hills all over Portland to get on the freeways, we take pride in trying to keep our corner clean. But we do need help.

Speaker: Thank you.

Speaker: Jeremy Salmon. Tim Halbur. Brian Conley. Brian is online. I don't see him. Brian, can you hear us? Can you unmute? Brian. Oh, we hear you now.

Speaker: Can you hear me now? Yep. Yeah. And then there's my video. Hi all. Thank you for having me here today. I am unfortunately out in my car trying to solve a my teens Halloween disaster. But let's talk about Clean and Safe. So first of all, I'm Brian Conley. I'm a City Council candidate for District Three, and I'm still on. Yes okay. Cool.

Speaker: We can hear you.

Speaker: Fine. Let's just say this. Thank you. This is not a new issue. Clean and Safe has been controversial all along. Yet here you are considering hanging yet another

anchor on the neck of the new City Council. This agreement is not up for another year. In fact, the original contract goes for two more years. And it's not you know, radical anarchist leftists who are opposing this, right? As I said, this isn't new in 2021, opb interviewed radical leftist jesse burke, head of the society hotel and a former clean and safe board member at the time, burke said the city is subsidizing the business chamber while sucking away resources that could be used to rebuild and restore downtown. Six months later, ashley henry, head of the business of business for better Portland, clearly another radical leftist, asked how is it good for Portland's business and condo owners to have to pay into municipal programs run with such abysmal oversight and reporting that it's almost impossible to follow the money? And these comments came years after the city auditor found numerous issues with how the city engages with these enhanced service districts. My question for you, commissioners, when there are forthcoming budget constraints and our city government will completely change on January 1st, why do you believe it's a good idea to obligate the next council to a contract for at least five years, particularly a contract with an organization that arguably harms small businesses and stymies works to revitalize and restore the central city and absolutely utilizes monies of our small business in a way that is at least questionable, if not outright legalized. Corruption. Commissioners, do your duty work in the service of all Portlanders, not your public interest. Don't hang an anchor on the neck of the new government, and please stop connecting things that create conflict. We don't need to connect the expansion with the contract.

Speaker: John h. John is online. Can you hear me? Hi. We can hear you, john. You can go ahead. Okay.

Speaker: My name is john. I'm here to express concern about the security aspect of clean and safe. I know many people that have benefited from helping and being

employed to clean up downtown, but my main concern is the security guards. I'm frustrated that wealthy developers and property owners continue to influence city policy and avoid addressing the rampant abuse of their security and shelter them from accountability. That's almost nonexistent. There's a lack of attention on abuse by security guards, or there is not a lack of attention on abuse from from the security guards, but you all continue to ignore it over and over again. Vanessa sturgeon is a clean and safe executive board member, which she was going to speak it sounds like, which is disturbing. She was just found civilly, partially, civilly liable for the murder of freddie nelson at the hands of her armed security guards. That is managed by a right wing extremists. One of their security company managers is a January 6th. He was in dc during the insurrection, and he talks about k parties, which is a party celebrating your first kill as a security guard. Another former clean and safe board member is and a recipient of the services. Jesse burke also works with security guards that are notorious for their abuse and mistreatment, so much so that the da and the police both watched echelon. It's echelon and the da even had to send a memo to their staff to not take them serious. When charges come across their desk involving echelon, clean and safe security have used fake city signs and illegal exclusionary forms to clear homeless from specific areas at the behest of these wealthy folks. Another security guard that worked for clean and safe seemingly lied on in court on the stand to defend notorious proud boy allen sweeney, which is now serving almost a decade in prison. These are just a couple of examples I'm I'm frustrated that that these concerns continue to not be addressed. Some of this might.

Speaker: That concludes testimony.

Speaker: Okay, colleagues, are there any questions or comments at this time?

Okay. Both items 951 and 952 are first readings of non emergency ordinances. Both

move to second reading on November 13th at 9:30 a.m. Rebecca, does that conclude our business for today?

Speaker: It does.

Speaker: With that, we are hereby adjourned.