

Portland City Council Agenda  
 Written Testimony - Item 979/951

Agenda Item	Name or Organization	Position	Comments	Attachment	Created	
1	951	Will Rasmussen, Miller Nash LLP.	Support		Yes	10/29/24 11:59 AM
2	951	The Portland Clinic	Support		Yes	10/29/24 12:31 PM
3	951	David DeMoss, Board Chair, Eliot Tower Condominium Association	Oppose		Yes	10/29/24 12:40 PM
4	951	Portland Metropolitan Association of Realtors	Support	<p>October 30, 2024</p> <p>Portland Planning Commission          1810 SW 5th Ave, Suite 710          Portland, OR 97201</p> <p>Dear Members of the Portland Planning Commission,</p> <p>I am writing on behalf of the Portland Metropolitan Association of Realtors® (PMAR) to express our support for the proposed Clean &amp; Safe District Expansion.</p> <p>PMAR's offices are located at 150 SW Harrison, immediately South of the current Clean &amp; Safe District boundary, and we see the impact the Clean &amp; Safe District makes every single day.</p> <p>Our staff, clients, and visitors regularly encounter individuals in crisis, some carrying weapons or openly smoking fentanyl outside our doors – as well as trash, human waste, needles, and public sex acts. We often find people camping in one of our exterior stairwells, or using it as a bathroom.</p> <p>Immediately West of our office, Lovejoy Fountain Park and the pedestrian pathways of the Portland Open Space Sequence are hotspots for graffiti, trash, and increased camping and drug use. Our neighbors, including seniors and families with small children, tell us that they feel unsafe. Tourists exploring the city with Portland Segway Tours are confronted by the degradation of our public spaces at the start of their tour that launches at Lovejoy Fountain. We can do better.</p> <p>The Clean &amp; Safe Enhanced Service District models the public/private partnership that will revitalize downtown Portland, bringing back downtown office workers, tourists, shoppers, and visitors. This is vitally important to the economic vitality of downtown, our entire city, and the region.</p> <p>Expanding Clean &amp; Safe South to SW Lincoln Street would provide much-needed “eyes on the street,” and a consistent, trained presence that addresses issues proactively. These are challenges that require more than just law enforcement. We appreciate the Portland police and park rangers, but their presence is largely reactive, showing up to incidents after they happen.</p> <p>PMAR is committed to working collaboratively with the City of Portland and other stakeholders. The proposed District expansion would bring essential services to a neighborhood facing persistent challenges that compromise the livability of our city. We respectfully urge you to approve this expansion to restore safety, accessibility, and a positive experience for all who work, live, and visit our city.</p> <p>Michele Gila          Director of Realtor® Advocacy</p>	Yes	10/30/24 4:17 PM



**William L. Rasmussen**  
Partner  
william.rasmussen@millernash.com  
503.205.2308 (direct)

October 29, 2024

**VIA FIRST-CLASS MAIL AND EMAIL**

Portland City Council  
Portland, OR

Dear Council:

I am writing to express my strong personal support for Downtown Portland Clean & Safe's (DPCS's) proposed expansion to include the additional areas in Portland. I and my law firm are deeply invested in the vitality of our city, as we just signed a 14-year lease for three floors of downtown office space. We have faced significant challenges in recent years due to the deteriorating conditions in Downtown. Issues such as trash, graffiti, employee safety concerns, and theft have all contributed to a sense of decline. At times, it has been hard to request that colleagues and clients come downtown. Progress is being made through partnership between DPCS and the City to make downtown more inviting.

While we remain committed to our city, we recognize that addressing these livability issues requires collective action. Businesses and organizations located in Downtown need support to continue fostering vibrant and economically resilient communities. The benefits of a clean and safe central city extend to everyone—employees, visitors, and residents alike.

DPCS is an effective administrator of cleaning and security services. I and my firm have requested and received enhanced support from DPCS on occasion, such as when we had a classroom of third graders visit our office in the US Bancorp Tower. The DPCS security program operates 24/7, using 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 & Safe district. DPCS security personnel have saved over 140 lives by acting as first responders to overdoses, showing 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 & Safe district is cleaned at least

once a day, maintaining a high standard of cleanliness. This standard is noticeable whenever entering or exiting the DPCS 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 shop, eat, and play downtown.

Currently, the valuable services provided by Downtown Portland Clean & 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, 24/7 security, and community outreach—to areas of Downtown that are currently outside the district. Expanding the DPCS service area will distribute the benefits of a cleaner, safer, and more vibrant environment are felt throughout a larger portion of our city, ultimately supporting the well-being of all who live, work, and visit Downtown Portland.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'William L. Rasmussen'.

William L. Rasmussen



08/12/2024

Dear Portland City Council Members

I am writing to express my strong support for Downtown Portland Clean & Safe's proposed expansion to the area between Interstate 405 and their current district boundaries. The Portland Clinic has provided the community with health care for 103 years and we are an organization deeply invested in the vitality of our city. We have faced significant challenges in recent years due to the deteriorating conditions in Downtown and specifically in the neighborhood of our medical facility. Issues such as graffiti, trash, property damage, biohazard waste, employee safety concerns, theft, and drug trafficking have all contributed to a sense of decline in our urban core. While we remain committed to the core of our city, we recognize that addressing these livability issues requires collective action. Downtown businesses need swift and effective support to continue fostering vibrant and economically resilient communities. The benefits of a clean and safe central city extend to everyone – employees, visitors, and residents alike.

Downtown Portland Clean & Safe (DPC&S) has consistently demonstrated its effectiveness as an administrator of cleaning and security services and is known for being responsive to the needs of its ratepayers. The DPC&S security program operates 24/7, prioritizing voluntary compliance and de-escalation as primary tools. Since the launch of DPC&S's Hotel Security District program in September 2023, there has been a notable decrease in reported crimes within the Clean & Safe district. Moreover, DPC&S security personnel have saved over 140 lives since October of last year by acting as first responders to fentanyl overdoses, showcasing their commitment to public safety. The Portland Clinic recognizes the importance of the DPC&S contracts with Central City Concern for the Clean Start program, which provides formerly homeless or incarcerated Portlanders with new employment opportunities. This program ensures that each sidewalk within the Clean & Safe district is cleaned at least once a day, maintaining a high standard of cleanliness in the public right-of-way.

Where  
relationships  
matter.

**DOWNTOWN**

800 SW 13th Ave.  
Portland, OR 97205  
503.221.0161

**BEAVERTON**

15950 SW Millikan Way  
Beaverton, OR 97003  
503.646.0161

**SOUTH**

6640 SW Redwood Lane  
Portland, OR 97224  
503.620.7358

**TIGARD**

9250 SW Hall Blvd.  
Tigard, OR 97223  
503.293.0161

**NORTHEAST**

5005 NE Sandy Blvd.  
Portland, OR 97213  
503.233.6940

**ALBERTY SURGICAL CENTER**

9100 SW Oleson Road  
Tigard, OR 97223  
503.445.9066

**APPOINTMENTS**

503.223.3113

**VANCOUVER DIRECT DIAL**

360.693.3532

[theportlandclinic.com](http://theportlandclinic.com)





Currently, the valuable services provided by DPC&S are limited to their existing service boundaries, despite many other areas in need of similar support remaining outside of their district. By expanding the DPC&S service area, we can ensure that the benefits of a cleaner, safer, and more vibrant environment are felt throughout a larger portion of our city, ultimately supporting the well-being of all who live, work, and visit Downtown Portland.

For these reasons, I strongly support the proposed expansion of the Downtown Portland Clean & Safe district. This initiative is crucial for the continued revitalization of Downtown Portland, ensuring it remains a thriving, safe, and welcoming area for all.

Thank you for your consideration.

Amy Mulcaster, D.O.  
Chief Executive Officer  
The Portland Clinic

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I'm David DeMoss Board Chair representing the board of directors at the Eliot Tower Condominium Association, a 229 unit residential and commercial building located at SW 10<sup>th</sup> and Jefferson behind the Art Museum. This testimony is in reference to the proposed expansion of the Downtown Clean & Safe boundary, which would add our building to the existing Enhanced Services District.

We currently pay 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 pickup trash around our building. New Services from Clean & Safe costing about \$47,000 would substantially increase what we currently spend to protect our building. Clean & Safe's assessment has been highly inflationary year over year.

By comparison, a similarly-sized building in downtown Seattle's Business Improvement District would pay about \$28,000 per year. Based on these two supported data points, we believe the Clean & Safe fee proposed for us is excessive and we don't think that we would get our monies worth.

We are not opposed to the expansion itself, however, request the expansion to 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 & Safe.

A rate *increase* to the businesses within the fully expanded Clean & Safe boundary could offset a reduction in the condominium cost structure. Business owners are clearly the major beneficiaries of Clean & Safe services, since they depend heavily on foot-traffic.

The proposed rate structure is definitely NOT equitable for multi-family and mixed-use residential properties and not equitable even between apartment and condominium buildings. There are problems with the \$200 per unit "residential cap" championed as a benefit of the new fee proposal.

The proposed new fee formula is not revenue neutral-at \$9.9 million(as of Oct. 1st, 2025), it will be a revenue increase of 11.1% to current ratepayers, without any mention of this-or budget justification for it-in the proposal. A \$2 million increase is a lot of money with little accountability as to how it is spent, and no democratic representation since Clean & Safe is a private nonprofit.

We need a proposal that's revenue neutral and make sure spending is justified. New AND existing ratepayers deserve additional vetting, especially of the new fee schedule. Please send it back for revision, ideally with an advisory board's oversight.

Our request is for a substantial rate reduction and more transparency in the proposed condominium building assessment. Again, the Eliot Tower Condominium Association is not opposed to the expansion but ask that this expansion be TABLED until new City Government is in effect.

Please do not approve Clean & Safe's expansion proposal with its present rate structure. Thank you for considering our request.

October 30, 2024

Portland Planning Commission  
1810 SW 5th Ave, Suite 710  
Portland, OR 97201

Dear Members of the Portland Planning Commission,

I am writing on behalf of the Portland Metropolitan Association of Realtors® (PMAR) to express our support for the proposed *Clean & Safe District Expansion*.

PMAR's offices are located at 150 SW Harrison, immediately South of the current Clean & Safe District boundary, and we see the impact the Clean & Safe District makes every single day.

**Our staff, clients, and visitors regularly encounter individuals in crisis, some carrying weapons or openly smoking fentanyl outside our doors – as well as trash, human waste, needles, and public sex acts. We often find people camping in one of our exterior stairwells, or using it as a bathroom.**

Immediately West of our office, Lovejoy Fountain Park and the pedestrian pathways of the Portland Open Space Sequence are hotspots for graffiti, trash, and increased camping and drug use. Our neighbors, including seniors and families with small children, tell us that they feel unsafe. Tourists exploring the city with Portland Segway Tours are confronted by the degradation of our public spaces at the start of their tour that launches at Lovejoy Fountain. We can do better.

**The Clean & Safe Enhanced Service District models the public/private partnership that will revitalize downtown Portland, bringing back downtown office workers, tourists, shoppers, and visitors. This is vitally important to the economic vitality of downtown, our entire city, and the region.**

Expanding Clean & Safe South to SW Lincoln Street would provide much-needed “eyes on the street,” and a consistent, trained presence that addresses issues proactively. These are challenges that require more than just law enforcement. We appreciate the Portland police and park rangers, but their presence is largely reactive, showing up to incidents after they happen.

PMAR is committed to working collaboratively with the City of Portland and other stakeholders. The proposed District expansion would bring essential services to a neighborhood facing persistent challenges that compromise the livability of our city. We respectfully urge you to approve this expansion to restore safety, accessibility, and a positive experience for all who work, live, and visit our city.



Michele Gila  
Director of Realtor® Advocacy

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
5 951	Charla Wanta	Support	I attend Grace Church at the intersection of SW Clay and SW 12th. Our family, including my two young sons, often have had to cross streets to access the building so that our children don't breathe in fentanyl. We watched someone throw knives at a tree right where we normally walk, that went flying into the sidewalk and street. The Police were not able come to help resolve the situation in a timely manner (or at all as far as we know). Our church is constantly being vandalized, with fires on the steps, litter, graffiti and other damage. We welcome all into our church, as long as they are not a danger others, and have many of the unhoused come in and out on a Sunday morning -- and some that are long time attendees and friends. However, we cannot afford to continually be repairing and cleaning what is already a very old and maintenance-heavy building. For these reasons, I support the expansion of Downtown Portland Clean & Safe into our church's neighborhood.	No	10/30/24 8:09 PM
6 951	Jenna Knobloch	Oppose	Greetings, I would like to share my opposition to extension of the Clean and Safe contract, especially for 10 years. There are a lot of issues with accountability and transparency with the program that need to be resolved before any new extensions are approved. This is a significant program and the city should wait to make significant decisions about its future until the new city government is sworn in as it is unlikely these issues will be adequately resolved before then. Jenna Knobloch Portland Resident	No	10/31/24 9:07 AM
7 951	Emily von W Gilbert	Oppose	I'm on the city email list that informed the public about ESDs. This downtown Clean & Safe renewal process was never mentioned, which I believe constitutes a failure to notify the public. Any changes to the charter regarding ESDs, or any program renewal, must be undertaken with full transparency. The city audit was scathing and it would be a complete dereliction of duty of the sitting council to ram this through, with the clear appearance of several conflicts of interest present.	No	10/31/24 9:41 AM
8 951	Portland Metropolitan Association of Realtors	Support		Yes	10/31/24 10:29 AM
9 951	Aaron Bass, SBH Legal	Support		Yes	10/31/24 11:06 AM
10 951	Preston Korst	Support	Please see attached HBA's testimony in support of this agenda item.	Yes	10/31/24 11:08 AM
11 951	Frann Michel	Oppose	I call for the City Council to table items 951 and 952 instead of rushing to a precipitate early renewal and expansion of the District and its contract.  The early renewal fails to address significant concerns about governance and transparency raised in both the Auditor's report of 2020 and the BDS Planning Consultants' report.  The current license has not expired, and the next City Council will have more personnel and time to adjust the District Property Management License Code as well as to address problems that were originally flagged over four years ago and that as of now still remain unfixed.	No	10/31/24 11:11 AM

October 30, 2024

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1810 SW 5th Ave, Suite 710  
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**Our staff, clients, and visitors regularly encounter individuals in crisis, some carrying weapons or openly smoking fentanyl outside our doors – as well as trash, human waste, needles, and public sex acts. We often find people camping in one of our exterior stairwells, or using it as a bathroom.**

Immediately West of our office, Lovejoy Fountain Park and the pedestrian pathways of the Portland Open Space Sequence are hotspots for graffiti, trash, and increased camping and drug use. Our neighbors, including seniors and families with small children, tell us that they feel unsafe. Tourists exploring the city with Portland Segway Tours are confronted by the degradation of our public spaces at the start of their tour that launches at Lovejoy Fountain. We can do better.

**The Clean & Safe Enhanced Service District models the public/private partnership that will revitalize downtown Portland, bringing back downtown office workers, tourists, shoppers, and visitors. This is vitally important to the economic vitality of downtown, our entire city, and the region.**

Expanding Clean & Safe South to SW Lincoln Street would provide much-needed “eyes on the street,” and a consistent, trained presence that addresses issues proactively. These are challenges that require more than just law enforcement. We appreciate the Portland police and park rangers, but their presence is largely reactive, showing up to incidents after they happen.

PMAR is committed to working collaboratively with the City of Portland and other stakeholders. The proposed District expansion would bring essential services to a neighborhood facing persistent challenges that compromise the livability of our city. We respectfully urge you to approve this expansion to restore safety, accessibility, and a positive experience for all who work, live, and visit our city.



Michele Gila  
Director of Realtor® Advocacy

I am writing to express my strong support for Downtown Portland Clean & Safe's proposed expansion to include SBH Legal on 12<sup>th</sup> and Main. As a firm and property owner deeply invested in the vitality of our city, we have faced significant challenges in recent years due to the deteriorating conditions in Downtown. Issues such as trash, graffiti, employee safety concerns, and theft have all contributed to a sense of decline in our urban core. Being neighbors with Outside In and its needle exchange has brought significant violence, unsanitary conditions, vandalism, and unrest over the last four years. We have seen an increased need to call 911 over the years but there is only so much that police can and should be responding to. We are hoping that Clean and Safe's presence in our neighborhood will not only clean up much of the human waste, needles, and campers' remnants, but also its presence ideally will deter those to continue to harass and vandalize those trying to make downtown thrive. As long as Outside In operates without regard to its neighbors or accountability for facilitating large camps and rampant outdoor drug use, this part of downtown will suffer. Our only hope is to seek help and assistance from known commodities such as Clean & Safe as well as private armed security.

Downtown Portland Clean & Safe (DPCS) has consistently demonstrated its effectiveness as an administrator of cleaning and security services and is known for being responsive to the needs of its ratepayers. The DPCS security program operates 24/7, using 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 & Safe district. DPCS security personnel have saved over 140 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 & Safe district is cleaned at least once a day, maintaining a high standard of cleanliness. This standard is noticeable whenever entering or exiting the DPCS 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 shop, eat, and play downtown.

Currently, the valuable services provided by Downtown Portland Clean & 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, 24/7 security, and

community outreach—to areas of Downtown that are currently outside the district. Expanding the DPCS service area will distribute the benefits of a cleaner, safer, and more vibrant environment are felt throughout a larger portion of our city, ultimately supporting the well-being of all who live, work, and visit Downtown Portland.



October 31, 2024

**To: Mayor Ted Wheeler and City Commissioners**  
**RE: Testimony in Support of Downtown Clean & Safe Territory Expansion**

Mayor Wheeler and City Commissioners,

I am writing on behalf of the Home Builders Association of Greater Portland (HBA) to express our support for the proposed expansion of the Clean & Safe District, with a particular emphasis on the positive impact it will have to encourage more housing production downtown.

The Clean & Safe Enhanced Service District serves as a prevailing example of how effective public-private partnerships can revitalize downtown Portland. A secure living environment is essential for attracting residents to our downtown neighborhoods. By expanding this district, we can ensure there's a consistent and trained presence in more of our downtown streets, a benefit for the entire city.

The enhanced services provided—such as regular cleaning, graffiti removal, and safety patrols—will significantly improve the quality of life for current residents and draw in new ones. This directly supports the City's housing goals by creating a welcoming atmosphere that encourages higher occupancy rates and more diverse communities in our downtown residential buildings.

Moreover, this expansion aligns well with our shared objectives of promoting economic development opportunities. A vibrant downtown not only attracts businesses but also creates jobs and increases demand for housing, which adds to city-revenues and further improves local quality of life. This will help counteract to the doom-loop that many other cities are experiencing. By investing in a clean and safe environment, we not only enhance the economic landscape but also contribute to the well-being of our residents and visitors alike.

The impacts of this expansion extend beyond just immediate services; they contribute to a long-term plan for a thriving, inclusive downtown that prioritizes the needs of its residents. By working together, we can foster a city that is a place where people are proud to live, work, and visit.

In conclusion, we urge you to approve this expansion to amplify the positive impacts of collaboration in our city. Together, we can create a downtown that resonates with vibrancy and ensures its vitality for generations to come.

Thank you for your consideration,

**Preston Korst**  
Director of Public Policy and Government Affairs  
Home Building Association of Greater Portland

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
951	Anonymous	Oppose	<p>The presence of these items (951 and 952) on the Council agenda two years before the expiration of the current contract appears to be the result of the Portland Business Alliance using taxpayer money to influence city politicians to try to circumvent the will of Portland residents and to tie the hands of the next City Council.</p> <p>Both the City Auditor and the Consultants who delivered the Audit response report noted problems--still unaddressed--of governance and transparency in the city's ESDs, and especially in Downtown Clean &amp; Safe. The structure of Clean &amp; Safe, Inc. as a private entity is a problem that needs to be rectified, not rewarded with another generous contract.</p> <p>In other cities with such districts, they are run by independent advisory boards or public nonprofits. Clean &amp; Safe, Inc., in contrast, is a private nonprofit, which effectively excludes ratepayers: this is in no way "best practices."</p> <p>Clean and Safe, Inc., is not an independent or representative entity, and ratepayers are excluded from meetings, minutes, documents, and vote. The Auditor and BDS Planning both said this needs to change; comparable business districts in other cities use representative advisory boards instead. But this expansion proposal does not introduce any requirements about transparency in governance or operations.</p> <p>There is no reason to rush this proposal through more than a year before the current contract expires, except to circumvent the will of Portland voters and the next City Council.</p> <p>Since taxpayer money goes into the ESD, the public should be considered a ratepayer and likewise able to provide feedback. Public entities already pay into the ESD, and public entities like Oregon State University newly fall within the proposed expanded boundaries. The DPCS expansion proposal would adversely impact downtown residents, the Portland Art Museum, and other citizens—the latter by including numerous public properties and Prosper Portland properties still vacant and under development.</p> <p>Yet Portland residents on the City's ESD information email list did not even receive notice of this proposal until October 25.</p> <p>The proposed 5-year contract will also partially subsidize the activities of the Portland Business Alliance and empower the PBA to continue its efforts to shape policymaking and elections in Portland and the Metro region through the full first terms of incoming elected officials.</p> <p>The ESD should not be continuing to fund significant portions of Portland Business Alliance salaries. The proposal does nothing to reduce how much ratepayers contribute to PBA funds. It is inappropriate to use public resources to subsidize the salaries of business lobbyists.</p> <p>Lobbying data for July-Sept 2024 is available on the City Auditor's site and at <a href="https://bigblinkpdx.org/sources/86">https://bigblinkpdx.org/sources/86</a>. The Portland Business Alliance increased their all-time share of lobbying to 35.17% (from 34.62%), claiming more than half of all lobbying activity last quarter.</p> <p>Clearly, the appearance now on the Council's agenda of this premature attempt to renew and expand the District is a result of PBA using their vast resources (some taken from public coffers through mechanisms like the Clean &amp; Safe contract) to lobby public officials.</p> <p>The PBA is not only the City's most prolific political lobbying organization; it also directs a political action committee actively and currently working to shape electoral outcomes in favor of its own interests, and without the limits imposed on candidates under the Small Donors Program. The Portland Business Alliance bankrolled a campaign to block charter reform. They should not be allowed to circumvent the new City Council by pushing an early renewal.</p>	No	10/31/24 11:41 AM
951	Anita Davidson	Oppose	<p>The Downtown Portland Clean &amp; Safe proposals to expand its boundaries and adopt a new fee schedule are premature, rushed, and flawed. New and updated rules and policies for improvement of enhanced service districts, as already identified by the City Auditor and consultant, need to be adopted first, before any ESD is allowed to form, renew, or expand. The new fee schedule is not revenue-neutral, but is a significant increase. It was not thoroughly vetted and confusion remains about some clauses. See attached letter.</p>	Yes	10/31/24 12:15 PM

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October 31, 2024 - Agenda Item 951

**To Oppose the Downtown Portland Clean & Safe proposals as written; and,**

**To request the matters be TABLED to adopt rules first; and,**

**To suggest a representative Advisory Committee be empowered to review all aspects of Chapter 6.06 with a goal to enact necessary changes by Clean & Safe's current renewal date of Oct. 1, 2026.**

To: Portland City Council

I oppose the proposals by Downtown Portland Clean & Safe to expand its boundaries and adopt a new fee schedule which are premature, rushed, and flawed.

- A. **The expansion proposal asks 150 new ratepayers to accept the current Clean & Safe structure which is already identified as needing improvement; doing so is unnecessary, unacceptable, and premature.** Clean and Safe, Inc., is a *private* non profit—it is not an independent or representative entity. This structure is uncommon in major business improvement districts elsewhere which involve *public* non profits or other independent entities, such advisory boards, for oversight. Here, Clean & Safe ratepayers are excluded from meetings, minutes, documents, and vote. The City Auditor and the BDS Planning consultant both said this structure needs improvement.
- B. **Improvements in governance and oversight have not been identified or formally adopted as City rules and policies; therefore, expansion using the recommended, make-shift process is premature.** For consistency and fairness, adoption of rules (policies, processes, forms) for enhanced service districts (ESDs) needs to happen before any more ESD formation, renewal, or expansion occurs. Under the City's new charter, rule-making authority for will move to the City Administrator. The City's new government can use months between now and Clean & Safe's scheduled contract renewal on Oct. 1, 2026, to adopt ESD policies and procedures for improvements.
- C. **The expansion and fee schedule proposals feel rushed—they appear designed to get to vote before Portland's new government is in place.** Arguing that current City Council members are the only ones capable of understanding Clean & Safe is patronizing and dismissive of skills and abilities of commissioners about to be elected. Clean & Safe's current contract term runs through September 30, 2026; there is no reason to rush.

- D. **While the recommended expansion process in this proposal is modeled after other cities, primarily Seattle, the parallel only goes so far** because other cities already have independent governance and adopted policies in place. Seattle’s Metropolitan Improvement District, for example, is overseen by a 35-member, representative advisory board. Seattle also has code in place that defines criteria for expansion from which its process and forms are derived; Portland does not.
- E. **Not adopting policies for expansion first can result in processes that are flawed, inconsistent and inequitable, even if unintended.** For example, currently, ratepayers cannot participate voluntarily; no property owner has the option to opt out. Many current ratepayers have asked this and been denied. The process Clean & Safe has used to recommend its new northern boundary, however, has given certain property owners the option to opt out, and three significant properties have done so. Note how the proposed northeast boundary zig zags along the Willamette River to include a city shelter, but exclude its neighbors.
- F. **The ordinance for expansion mentions support from prospective ratepayers but names none.** Some supporters will testify Oct. 31, 2024; however, it is unclear how a proposal could get to a hearing without showing evidence of significant ratepayer support. When the district was formed 30 years ago—without update since—ratepayers representing 66 percent of the district’s projected revenue provided written documentation. Under the process in use today, documenting supporters is recommended but not required; so far, supporters are not identified.
- G. **The proposed new rate structure is not revenue-neutral; it is an 11 percent increase to current ratepayers which is not mentioned in the proposal, notice to ratepayers, or ordinance.** To a ratepayer, it feels the proposed rate structure was rushed in development and inadequately vetted. If the new fee formula and contract are approved, the City will collect \$9.8 million for Clean & Safe for the fiscal year beginning Oct. 1, 2025, and \$58 million over 5 years. Ratepayers deserve to be advised of the built-in increase, question how the funds are spent, and assess the value received.
- H. **Excluding \$1.1 million tied to district expansion, Clean & Safe’s revenue growth from current ratepayers between 2021 (\$4.8mil) to 2025 (\$8.8mil), if approved, will be 83 percent.** That is well beyond inflation and an unreasonable ask of citizens and business owners living and working in a high-tax area.
- I. **Clean & Safe and the City Revenue Bureau never notified any ratepayer—current or proposed—what their fee will be.** The City says it met its legal

requirement to send two notices to the address where the property manager receives the water bill—which nowadays is often a third party bill-paying vendor and not the property owner. If a prospective ratepayer did receive notice, they could call for their fee amount, yet when I did so, I was given confusing and inaccurate information. There is little transparency around the impact of the rate structure.

- J. **Adding new fees totaling \$1.1 million to 150 downtown properties in an era of already-high taxes and fees is not justified.** Clean & Safe will say it plans to spend whatever revenues it receives on downtown services, but such does not mitigate the negative impact additional fees have on downtown small businesses, tenants, and residents who pay the fee themselves.
  
- K. **Compared to other cities, the proposed rate of \$1.14 per \$1,000 assessed property value (\$0.97 plus the 18 percent surcharge) is high,** perhaps exceeded only by New York City. By contrast, Vancouver, B.C., assesses at \$0.25 per \$1,000 assessed value (AV) for its downtown business improvement district. Seattle assesses at \$0.37 per \$1,000 assessed value. The downtown Austin, TX, assessment is \$0.925 per \$1,000—but only on commercial properties valued over \$500,000. And while AV is only one component of any rate structure, it is the primary component in every city. Having an arbitrary 18 percent surcharge in our rate structure deserves explanation the City has not provided.
  
- L. **Significant additional public and non-profit funding is included among fees within the proposed expansion areas—adding to the 20 percent or so of Clean & Safe revenue already funded through district fees on publicly-owned and leased facilities.** The second-highest prospective ratepayer in the proposed expansion area is the Vanport Building, a public condominium, with a projected annual fee of \$56,208. Collectively, Portland Art Museum will owe \$61,000. Examples of other public ratepayers and their annual fees: Multnomah County Courthouse (\$119,000), the Portland Building (\$91,000), and the Justice Center (\$130,000). This proposed rate revision highlights the need for serious review and reconsideration of all public, taxpayer-funded contributions to service districts.
  
- M. **The value received from Clean & Safe programs seems disproportionate to the revenue projected.** For example, the expansion budget of \$1.1 million projects to hire nine (low to minimum wage) workers—six for safety patrols and three for cleaning—and purchase two vehicles. Compare to: The Downtown Austin (TX) Alliance has a budget of \$12.5 million, and covers twice the number of properties (1200). The Wash, DC, business improvement district has an \$18 million budget, but also has 36 staff, plus street workers. And many local government offices

operate with similar or less: City Administrator at \$9million; Office of Emergency Management at \$9.5million; Office of Vibrant Communities at \$8.5mil; TriMet Human Relations and Labor Relations Dept. at \$10.5mil.

- N. **Even though Clean & Safe highlights that no new staff will be hired for the expansion, revenue from the expansion will still be subject to Clean & Safe's high administrative costs.** Those costs—3 percent in the proposal's budget, plus roughly 25 percent in administrative costs to Portland Metro Chamber—decrease the funding available for popular programs such as the Clean Start janitorial program.
  
- O. **Portland Metro Chamber benefits from every dollar in extra revenue Clean & Safe generates.** Metro Chamber created and controls Downtown Portland Clean & Safe—the entities share leadership, and Clean & Safe employees are Chamber employees. Metro Chamber is also hired by Clean & Safe, Inc., to provide some or all of the services DPCS provides in its district and for that administration, Metro Chamber receives roughly 25 percent of DPCS revenue for shared salaries and shared operational expenses (see DPCS annual reports). Seven Metro Chamber employees are named in the City's contract (Item 952, Exhibit A, p12) to be paid in part by Clean & Safe revenues, yet only three work (mostly) full time on Clean & Safe programs.

Thank you for your consideration.

Respectfully,

Anita Davidson  
Downtown Condominium Owner and Ratepayer

Agenda Item	Name or Organization	Position	Comments	Attachment	Created	
14	951	Steve B	Oppose	It is unethical and inappropriate for the current city council to extend the Downtown Portland Clean and Safe Enhanced Services agreement for any amount of time. This is work to be done by the incoming city council in 2025, not something to be rushed through at the final hour. Vote NO on ANY extension of the ESD agreement. Thank you.	No	10/31/24 12:26 PM
15	951	The Portland Plaza Condominiums	Oppose	The Board of Directors at The Portland Plaza Condominiums, current Clean & Safe ratepayers, voted to oppose the proposal of Clean & Safe to expand its boundaries and adopt a new fee schedule. The Board did so knowing its Association is one of two HOAs that could benefit immediately from the proposed cap on residential fees. However, the new fee structure is not revenue-neutral—it is an 11 percent increase to current ratepayers—and it is not really a cap because the new fee assesses an additional fee on common areas. This all needs further vetting. The Board also opposes district the expansion proposal because it will allow three properties to opt out of the district's northern expansion while other condominiums are not given that option. Our board supports the City following the Auditor and consultant recommendations to improve governance, oversight, transparency, and independence, and to do so first.	No	10/31/24 12:28 PM
16	951	Gary Fisher, Multifamily NW	Support	Support for agenda items 951 and 952	Yes	10/31/24 1:50 PM
17	979	Belinda Zylberman Harrison West Condo Association	Oppose	<p>Thank you, Mr. Mayor and Commissioners, for this opportunity to share the experience of the residents of Harrison West Condominiums. My name is Belinda Zylberman and I have lived in downtown Portland since August 2019, overlooking from my residence, Pettygrove Park. As I work from home, I have a direct view into the park 24/7, and for the last 5.5 years, can attest to neighborhood conditions only diminishing. Harrison West Homeowners Association currently pays over \$20,000 per year to Clean and Safe. Right now, my neighbors and I are each paying about \$100 per unit per year. We understand that our dues may likely double in the next year.</p> <p>As downtown residents paying into Clean and Safe, we have no input into how the money is used. Nor do we see, as downtown residents, any benefit to our neighborhood. We still pay for our own private security company, and we pay significantly to take of our property and the area surrounding area. Our only obvious benefit seems to be two trash cans: one at 4th and Harrison and one at 1st and Harrison, and the Crow Abatement activity that Clean &amp; Safe provides. However, we learned recently that these two trash cans are serviced by the city, and no longer Clean and Safe. And on the rare occasion that we see someone from Clean and Safe with trash pick up, we witness them walking past trash and wonder what in fact their role is.</p> <p>As you know, many downtown residents are low-income who are struggling. If this proposal is approved, more properties will be included and rents and condominium expenses will necessarily increase. I strongly ask you to consider this impact.</p> <p>We have no doubt that businesses downtown benefit from the services of Clean &amp; Safe. And when people enjoy coming downtown for shopping, concerts, movies, and dining, we all benefit. In fact, the whole city benefits from this financial stimulation. But if the whole city benefits, why aren't the services of Clean &amp; Safe supported by the City through taxes?</p> <p>Additionally, the current boundary seems arbitrary, as our neighbors directly across the street, in Harrison South Apartments, are not included and have paid nothing to Clean and Safe.</p> <p>If you choose to expand the boundary, and if you choose to increase the Clean and Safe dues, you must improve upon the services Clean and Safe provides to downtown residents, more clearly articulate to downtown residents what services benefit residential properties, and create greater resident representation in how these dues are allocated. Thank you.</p>	No	11/11/24 9:03 PM
18	979	Candee Wilson	Oppose	Strongly oppose!!!	No	11/12/24 6:13 AM
19	979	More than 300 organizations, businesses, elected officials, and community members	Oppose	300+ organizations, businesses, elected officials, and community members signed this open letter opposing the Clean & Safe expansion and contract renewal. Full text of the letter appears below. View all up-to-date signatories here: <a href="https://docs.google.com/document/u/2/d/e/2PACX-1vS5-fMejkyx2lDdRt6_pbWg_QKjqdITSU-nbvaA4u9bKP5odPlzgpZelz4RKbpGo7tPj2aaROXiuBxL/pub">https://docs.google.com/document/u/2/d/e/2PACX-1vS5-fMejkyx2lDdRt6_pbWg_QKjqdITSU-nbvaA4u9bKP5odPlzgpZelz4RKbpGo7tPj2aaROXiuBxL/pub</a>	Yes	11/12/24 4:03 PM



## MULTIFAMILY NW

The Association Promoting Quality Rental Housing

Mayor Wheeler and Portland City Council  
1221 SW 4th Avenue  
Portland, OR 97204

RE: Support expansion of Downtown Clean & Safe

Oct. 31, 2024

Dear Mayor Wheeler and Portland City Council,

I am writing to express my strong support for Downtown Portland Clean & Safe's proposed expansion. Multifamily NW housing providers are deeply invested in the vitality of our city, as we have faced significant challenges in recent years due to the deteriorating conditions in Downtown.

Thank you for your leadership to support and expand Portland's Clean & Safe district and its dedicated services. 30 years ago, when downtown businesses and property owners volunteered to begin funding these services, Portland's vibrant downtown was the model and envy of many cities. Passing this ordinance, now more than ever, the residents, workers, businesses and visitors within our central city will continue to enjoy its benefits.

Together these enhanced services of 24/7 safety patrols, daily cleaning litter and trash, graffiti abatement and community outreach are essential ingredients for people's motivation to spend time downtown working, shopping or opting to open a storefront or sign the lease for a downtown apartment.

Multifamily NW also appreciates the reduced fee liability for affordable housing units located within the Clean & Safe District. These critical properties in our housing continuum simply do not have budgetary flexibility to withstand further expenses. Maintaining the preservation of affordable housing is an ongoing effort to protect them from additional mandates to their operational bottom lines.

Currently, these valuable services provided by Downtown Portland Clean & 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 to areas of Downtown that are currently outside the district. Expanding the DPCS service area will distribute the benefits of a cleaner, safer, and more vibrant environment are felt throughout a larger portion of our city, ultimately supporting the well-being of all who live, work, and visit Downtown Portland.

Multifamily NW is the largest association of housing providers in the state, with nearly 1,000 members collectively managing more than 275,000 units throughout Oregon and southwest Washington.

Sincerely,

Gary Fisher  
Executive Director

EXECUTIVE DIRECTOR

**Gary Fisher**

[gary@multifamilynw.org](mailto:gary@multifamilynw.org)

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2024 BOARD OF DIRECTORS

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Princeton Property Management

Leilani Reyes Stone

HD Supply

Leah Sykes

Andor Law

Jennifer Wyncoop

Income Property Management

November 2024  
Portland, OR

To Mayor Wheeler and Commissioners Gonzalez, Mapps, Rubio, and Ryan:

We call on you to **table the vote on Downtown Clean & Safe's petition to expand and renew its contract**. The petition raises serious concerns related to affordability, efficient use of public resources, accountability, and transparency.

### **Raising fees in an affordability crisis**

This petition would raise fees at a time when affordability is the biggest issue facing our community. Fees are paid by property owners (ratepayers) including resident homeowners, nonprofits, and City offices. The proposed new fee formula is not revenue neutral. The City estimates total fees collected under the new structure would amount to [\\$58 million](#). The proposed petition increases collective fees paid by current ratepayers by 11% over 2024–25, and 83% over 2021, as well as increases the number of ratepayers. The petition does not provide justification for this significant increase.

In addition, the proposed increase defies Gov. Kotek's three-year moratorium [on new taxes and fees](#). Although the moratorium expires in 2026, the proposed contract would take effect on October 1, 2025. Since the Portland Business Alliance (which includes the Portland Metro Chamber and Downtown Clean & Safe) has been one of our community's most vocal opponents to tax increases for public services, it is curious that their subsidiary nonprofit now wants an [exemption from the moratorium the Business Alliance helped to create](#).

### **Inefficient use of public resources**

City Council has not considered the significant taxpayer dollars that the City pays to the Enhanced Services District (ESD) as a ratepayer. OPB reported that the [City pays more than \\$500,000 dollars in fees to Clean & Safe each year](#). However, the two City staffers who presented this petition did not calculate or report how much the City would pay to the ESD as a ratepayer under the revised structure.

With a large deficit projected for next year, the City needs to use public money wisely. Mayor Wheeler's ["FY 2025-26 Mayor's Budget Guidance" letter](#) describes "increasingly acute fiscal pressures" and recommends cutting most bureaus by 5% — affecting services like water, permitting, and City facilities. It would be irresponsible to approve this petition without fully understanding the cost to taxpayers and providing justification for any increase. What's more, the services that Clean & Safe provides are by definition "enhanced." Squeezing an already tight budget to satisfy a nonessential program merits definite calculations and public transparency.

### **Lack of accountability and oversight**

Clean & Safe uses an inefficient, convoluted structure to deliver services. The City contracts with Clean & Safe, which subcontracts with other organizations to carry out cleaning and safety services.

Yet the executive director of Clean & Safe is simultaneously an employee of the Portland Business Alliance, which is also a subcontractor of Clean & Safe. Unclear lines of oversight make it difficult for ratepayers or the public to hold anyone accountable.

Even more concerning, the contract allocates significant overhead to the Portland Business Alliance, the city's most active lobbying organization. The contract [pays nearly 50% of Business Alliance executive salaries in addition to up to 30% in administrative overhead](#). Many of these executives appear in City lobbying records and in state filings for PACs that advocate for private business interests, often directly in conflict with the will of the voting public. It is inappropriate to use public resources to offset the cost of business lobbying.

### **Lack of robust public engagement**

The public was not given adequate opportunity to provide feedback on this petition. The City has many communications channels, including an email list specifically for the ESD program, yet the City did not notify this list about the petition until 6 days before the Oct. 31 hearing. Many people who care about this issue have jobs and cannot spend an entire afternoon waiting to deliver testimony on short notice.

Finally, this petition gives the appearance of being rushed through a lame duck City Council. The petition arrives two years before the current Clean & Safe contract expires and months before a new City Council takes office. Portland Business Alliance [sued](#) and [bankrolled a campaign](#) to block charter reform and the expanded City Council. They should not be allowed to circumvent the new City Council by pushing an early renewal. If the current City Council cares about public trust in government, they should table this petition for the new electeds to review.

In light of the sweeping scope of the proposed changes and the expanded share of our city's downtown granted to private interests, we repeat our request to table the vote. A decision with such significant financial implications deserves much longer deliberation with a fully informed and engaged public.

Respectfully,

### **ELECTED OFFICIALS**

Mitch Green  
Sameer Kanal  
Tiffany Koyama Lane  
Angelita Morillo

### **COMMUNITY ORGANIZATIONS AND BUSINESSES**

Alliance for Democracy  
Bernie PDX  
Breach Collective  
Climate Jobs PDX

Economic Justice Action Group/First Unitarian Church  
Hygiene4All  
MakeWith Hardware & Learning Center  
Mo West Creations  
Oregon Physicians for Social Responsibility  
Portland DSA (Democratic Socialists of America)  
Portland for All  
Portland Forward  
Portland Jobs With Justice  
Portland Metro People's Coalition  
Rose City Indivisible  
Sisters of the Road  
Veterans For Peace PDX  
Western Regional Advocacy Project  
Workers Tap

**COMMUNITY MEMBERS**

Dominic Agrifoglio  
Aidan  
Dr. Asiya Akhgar  
Dorothy Alexanian  
Luann Algosso  
Justin Altemus  
Ghassan Ammar, LPC  
Rachael Anderson  
Rhys Anderson  
Jacob Apenes  
Elishia Appleton  
Lauren Armony  
Danish Aziz  
Clara Baker (District 4)  
Avis Barlow  
Sara Beasley  
Sally Bender  
Noah Bernstein  
John Bethencourt  
Beckett Bergthold  
Selena Blick  
Steve Bozz  
Molly Brooks-Jennings  
T Browning  
Maggie Burant  
Robin Burgess

Gaby Burkard  
Samuel Butler  
AC Buttafuoco  
Morgan Cain  
Kim Cameron-Domínguez  
Kelly Campbell  
annie capestany  
Hannah Card  
Yonna Carroll  
Quillan Caskey-Koldewyn  
Emily Castle  
Annie Cercone  
Brandon Chadney  
Maggie Chapin  
Dakota Chinn  
Matt Chorpenning, MSW  
Garrison Christian  
Moises Colón Jr., Hub Director, Hygiene4All  
Sandra Comstock, E.D. Hygiene4All  
Catherine Cooper  
Andrea Corege  
Julie Costantini  
Jordan Crane  
Rae Crist  
Marinelly Crummett  
Shannon Curley  
Thea D  
Nina Dabit  
Nicole Danberg  
Anita Davidson  
Jo Davis  
Becca Day, District 2  
Michael De Farias Moura  
Tiago Denczuk  
Sophia Díaz  
Jake Dockter  
Stephen Docy  
Katelyn Doney  
Ted Dreier  
Jacob Driscoll  
Barbara Dudley  
Verónica Dujon  
Marielle Eaton

Memorie Eden  
Oscar Edwards-Hughes  
Alyssa Ellerbruch  
Brian Stephen Ellis  
Elizabeth Esser  
Valerie fabiano  
B Fawson  
Mitchell Fennimore  
Brandon Finch  
Alecia Fischer  
Tristan Flores-Carley  
Amy A Franco  
John Freudenthal  
Rich G  
Justine Garn  
John Giacoppe  
Ben Gilbert  
Nathaniel Glasgow  
Mira Glasser  
Eric Gold  
Lauren Goldberg  
Jenna goldin  
Brittany Goodwin  
dyvisha gordon  
Christopher Gow  
Michelle Graas  
Wing Grabowski  
Jonathan Edwards Greenwood  
Sean Gutmann  
Lorreina Guyett  
Tim Halbur  
Tabitha Hameister  
Hans  
Esther Harlow  
Anders Hart  
Martin Hart-Landsberg  
Kaeli Harwood  
Andrea Haverkamp  
Nancy Hedrick  
Desiree Hellegers  
Gabrielle Hendricks  
Ashley Henry  
Brooke Herout

Chelsea Hetelson  
Tammy Heuer  
Kail Hibbs, Portland Resident  
Shannon Hiller-Webb  
Molly Hogan  
Brian Howard  
Alanna Hoyman-Browe  
Lily Hudson  
K Huseby  
Ashley Jemes  
Catherine E Jensen  
Susan J. Jones  
Joseph  
Katherine  
Kelsey  
Courtney K D  
Galen Kenney  
Beth Kerwin  
Lydia Kiesling  
Juniper Kilpatrick  
Dave King  
Laurie King  
Mary King  
Alex Klein  
Bridget Klingman  
Jenna Knobloch  
Nikole Koehlert  
Rebecca Koffman  
Anna Kurnizki  
Lily  
Chase L  
Zach L  
Andrew La Mont  
Jim Labbe  
Peter Laciano  
Teresa Lavagnino  
Emma Lavetter-Keidan  
Jamie letourneau  
Jordan Lewis  
Beatrix Li  
April Long  
Luci Longoria  
Andy Lorenzo Salinas

Fiona M.  
Leo M  
Nikky M  
Mark Madsen  
Stacy Magerkurth  
Kat Mahoney  
Jillian Malone  
Nikki Mandell  
lydia mansfield  
Christina Maul  
gina maune  
Abigail Mavity  
Brian McCauley  
Leslie McCollom Fontaine  
Colin McCoy  
Erin McGeoy  
Katherine McGuinness  
Shannon McMullen  
Marion McNamara  
Deepthi Menon  
Laurie Mercier  
Darryl Michaud  
Frann Michel  
Dane mills  
Dianna Montzkaq  
Moiria Mooney  
Brendan Moore  
Louisa Moore  
Julia Morgans  
D.morris  
F.T. Morrison  
Lucia Mosca  
Eleanor Mueller  
Miceal Munroe-Allsup  
Hyung Nam  
Dorothy Niederlander  
Natalie Nielsen  
Conor O'Shaughnessy  
Peter O'Shaughnessy  
Phoenix Oaks  
James Ofsink  
Chris Olson  
Hanna Osman

Liv Østhus  
Sam Ott  
Tiffany Overby  
Finn Oviatt  
Maria Ovsyankina  
Alex Parise  
Kai Parkinson  
Andrea Pastor  
Jennifer Perea  
Jude Perez  
Forrest Perkins  
Megan Person  
Elizabeth Peterson  
Alicia Plate  
Susan Ponton  
Meagan Provinsal  
John Pumphrey  
Eleanor Quandt  
Holly Ramella  
Jace Randall  
Olivia Ray  
Jenny Reddoch  
Pilar Reichlein  
Isabella revett  
Casey Richter  
Mason Rickey  
Yvette Rosales  
Kip S  
Toryn S  
Jeremy Salmon  
Georgia Sanford  
Kate Sattler  
Shaine Scarminach  
Rory Schulte  
Brooklyn Seibold  
linda senn  
Brianna Sharkey  
Daniel Shea  
Maria Sipin  
Justin Skolnick  
Melanie Smith  
Noelle Smith  
Nicole SmithRyan

Sofia  
Tiffany Spahn  
Sam Speckman, District 2  
Hannah Spencer  
Katherine Sponagle  
Joel Statz  
Stefani  
Rabbi Ariel Stone  
Brice Suprenant  
Cody Swanson  
Sarah Talley  
Chelsea Taylor  
Teddy  
Janna Tessman  
Garrett Tiedemann  
Gabrielle Tirta  
Erin Tortella  
Theodora Tsongas  
Kiera Usagawa  
Jeanine VanSise  
Raquel Valdes  
Jordan vale  
Philip Viana  
Alyssa Vitale  
Emily von W Gilbert  
Dana Walas  
A. K. West  
Christine H. White  
David Wieland  
Candee Wilson  
Cassie Wilson  
John Wolcott  
Kent Wu  
Jackie Yerby  
Laura Young  
Nathan Young  
Ryan Zachary  
Ellen Zocher  
Betsy L. Zucker  
Odelia Zuckerman

Agenda Item	Name or Organization	Position	Comments	Attachment	Created	
20	979	The Portland Plaza Board of Directors	Oppose	<p>The Board of Directors at The Portland Plaza Condominiums, current ratepayers of Clean &amp; Safe, opposes the proposals to expand the boundaries, establish a new fee schedule, and renew early. The expansion process being used is modeled after Seattle where policies around business improvement areas are well-established, and ratepayer advisory boards are in place to ensure representation. We need those first, before expansion is allowed.</p> <p>The proposed expansion will unfairly allow two condominiums and a private commercial property to opt out from the northern expansion—an opportunity denied to current and other prospective new ratepayers. The issue of voluntary ratepayers needs further vetting, policy, and consistency.</p> <p>The new rate structure is not revenue-neutral and is not justified by any legitimate budget as to how the additional funding will be spent. Even the "cap" on condominiums is not a cap because an extra assessment is being added to our common area property, without explanation or transparency.</p> <p>Finally, we continue to feel we pay taxes for basic services and HOA dues for added security and cleaning. There is no reasonable justification why Portland exempts single family homeowners but not condominium owners.</p>	No	11/12/24 11:08 PM
21	979	Anita Davidson	Oppose	<p>These proposals are rushed, flawed, and inadequately vetted—see my full letter for details. They should be tabled and returned for development under the 2025 City Council.</p> <p>While this outgoing Council may wish to put the 2020 ESD Audit to rest, trying to do so by approving these proposals would be a disservice to all ratepayers, current and future. What the city auditor said in 2020, and BDS Planning repeated in 2024, is that the enhanced service districts need better governance, oversight, transparency and representation. These proposals do not address improved policies around any of those, even though "formation, renewal, and expansion" were specifically named as needing improvement.</p> <p>We'd all love to see downtown turn around, but these particular proposals will not make that happen, and definitely not overnight like this rush implies. What they will do, if approved, is add significant fees on new ratepayers and higher fees on current ratepayers without any assurance of improvement in ESD oversight or value for the revenue. Please defer to the 2025 Council who might then appoint an ESD Advisory Committee to inject some actual representation.</p>	Yes	11/13/24 12:02 AM
22	979	Scott McClure	Oppose	I urge the City Council to postpone their vote and let the newly elected Council address the issue.	No	11/13/24 10:11 AM
23	979	Anonymous	Oppose	Let the new city council decide if they want to be saddled with this contract for an entire decade. Downtown Portland Clean and Safe is about making the rich richer and shoving the poor out of sight rather than meeting everyone's needs. Council is supposed to serve ALL the people of Portland, not just those with money.	No	11/13/24 10:26 AM
24	979	Babs Adamski	Oppose	<p>Dear City Council,</p> <p>I am writing in opposition to Item 979 which would amend the District Property Management License Code. I don't believe it is in the best interest of ratepayers to increase the term of the contract from five to ten years. The 2020 city audit found that there was "little oversight" of the privately funded public service districts.</p> <p>Additionally, an analysis of the current Chamber contract suggested that there were ethical questions that the council should explore and answer before extending the contract. With a new council coming on, I would like to see this addressed fully.</p> <p>Respectfully, Babs Adamski</p>	No	11/13/24 10:27 AM
25	979	Mieke Vrijmoet, community member	Oppose	<p>Council should postpone this item until the new council takes over in the new year. Audits have raised serious concerns about the function of Downtown Clean and Safe, which have not been sufficiently addressed. Council should have a chance to explore the ethical questions raised by the audits and allow for public engagement before putting this to a vote. It is not clear that Clean and Safe Downtown's operations align with City service objectives for the downtown core or make a good use of City resources. In fact, the lack of clarity is exactly the problem with this program. Transparency in operation of the ESD should be a top priority for council before renewing any contract with public funding. Please postpone the vote!</p>	No	11/13/24 10:35 AM
26	979	Daniel Rivas	Oppose	An outgoing city council should not be locking the city into a 10-year no-bid contract, especially when there are oversight issues to answer. We just elected a new government. This is the kind of question we elected this government to address.	No	11/13/24 10:37 AM

November 12, 2024

To: Portland City Council

RE: Council Agenda Items 979 and 980

Honorable Mayor Wheeler and Commissioners,

As a downtown condominium owner and current ratepayer of Downtown Portland Clean & Safe (DPCS), I OPPOSE all proposals as written based on reasons below; and,

Request the matters be TABLED for action by the 2025 City government; and,

Request a representative Advisory Committee be empowered to review all aspects of Chapter 6.06 with a goal to enact necessary changes by Clean & Safe's current renewal date of Oct. 1, 2026.

- A. **Approving these proposals does not fully address all recommendations of the City Auditor in 2020 or of BDS Planning in its 2024 report.** Both recommended improvements in governance, oversight, transparency and representation, which BDS described as: "Brighter line between ESD (Enhanced Service District) boards and management association boards." Nothing within the Clean & Safe proposals (Items 979 and 980) permanently addresses those recommendations.
- B. **Clean and Safe, Inc., is a private non-profit which is not representative of ratepayers; asking 150 new ratepayers to accept the current defective structure is unacceptable, and unnecessary.** Board members are not elected by ratepayers and they sign non-disclosure agreements. Ratepayers are excluded from meetings, minutes, documents, and vote. The Auditor and BDS Planning consultant said this structure needs to change. Comparable business districts in other cities, including Seattle, use representative advisory boards to manage their districts.
- C. **The City testified on Oct. 31, 2024, that one or more exhibits to the proposed ordinances will change between now and the Oct. 1, 2025, effective date.** This proves the premature aspect of these proposals. For current Council to approve ordinances in draft that add and increase fees without budgets or final details is unacceptable and unnecessary.
- D. **Approving a make-shift expansion process now could well confound getting to better policy improvements later.** Other cities, like Seattle, on which the DPCS

expansion process is modeled already have such policies in place. In other cities, policy first, then guidelines; why not the same in Portland?

- E. **Under the City's new government, the rule-making authority moves to the City Administrator which provides fresh opportunity for ESD policies and procedures to be adopted.** Doing so can help ensure fairness and consistency in the future formation, renewal and expansion of ESDs city-wide.
- F. **From a review of public testimony on October 31, 2024, it appears that district expansion has greater opposition than support from prospective new ratepayers.** Supporters of expansion are not clearly identified in the proposal, despite a checklist item asking for letters of support from a wide variety of prospective ratepayers. Ratepayer support that met a threshold was a necessary basis in forming the district in 1994 (Ordinance 167514); why would new ratepayer support not be a primary consideration—if not requirement—for expansion?
- G. **As proposed in the expansion, DPCS allows prospective ratepayers to opt out which sets precedence for voluntary ratepayers—a category that has been previously denied to current ratepayers.** DPCS shows it is capable of adjusting its services around properties it will allow to opt out (see proposed northern boundary along Naito, which excludes two large condominium properties and a private commercial property). If DPCS can allow properties to opt out, then it can also adjust its services around properties it could allow to opt in (e.g., provide on-demand coverage). Allowing some to opt out but not others is inequitable and inconsistent, and emphasizes that the process in use is premature and needs further development to be fair to all ratepayers.
- H. **The proposed fee schedule lacks thorough comparative analysis, and is too expensive compared to property tax rates, to assessments in other cities, and to value produced.** It is not revenue-neutral or merely adjusted for inflation—it is an 11 percent increase to current ratepayers over the 2024-25 fees. Excluding \$1.1 million tied to district expansion, Clean & Safe's revenue growth from current ratepayers between 2021 (\$4.8mil) to 2025 (\$8.8mil), if approved, will be 83 percent. The District had a 1994 budget of \$2.5 million which is equivalent to \$5.3 million in 2024, not \$10 million. And no where in the proposal does Clean & Safe present a budget which justifies collecting that amount of revenue.
- I. **Compared to other cities, the proposed rate of \$1.14 per \$1,000 assessed value is high**—composed of \$0.97 stated plus the 18 percent surcharge which tongue-tied the City revenue analyst who tried to justify it. By contrast, Vancouver, B.C., assesses at \$0.25 per \$1,000 value for its downtown business improvement district.
- J. **Maintaining an oddly-justified surcharge makes the new fee schedule every bit as flawed as the previous one with its elevator assessment.**

- K. **Adding new fees totaling \$1.1 million to 150 downtown properties in an era of already-high taxes and fees is not justified.** DPCS will say they plan to spend whatever revenues they receive on downtown services, but such does not mitigate the negative impact additional fees have on downtown small businesses, tenants, and residents who pay the fee themselves.
- L. **Approving a new fee schedule is premature without broader input from citizens, ratepayers, government and cultural entities—and further discussion about ratepayer needs and benefits.** Assuming everyone downtown benefits the same is flawed and is contrary to the basis on which the economic improvement district was established in 1994. For example, some cities exclude all residential and public properties from assessment—most do not require additional security or cleaning, and few public properties benefit from economic improvement activities. Other cities adjust the assessment on cultural institutions such as the Portland Art Museum, which will owe \$61,000 per year in 2025 if annexed.
- M. **Nothing in this proposal addresses the other revenue Clean & Safe, Inc, and its administrator, Portland Metro Chamber, receive from other sources for the same, or very similar, services downtown.** BDS recommended improving this which to date has not been formalized. For example, when the DPCS contract with Portland Police Bureau ends in June 2025, DPCS will have an additional \$500,000+ in cost avoidance to spend. Clean & Safe was also the recipient of 2024 state/federal funding of \$400,000 for downtown services. And Metro Chamber receives \$2.5 million or more per year to hire Clean & Safe’s vendors to provide cleaning and security on the downtown Transit Mall, which lies within current DPCS boundaries. DPCS ratepayers, and City and TriMet taxpayers deserve to know how these considerable funds are separately and jointly accounted for before any new rate increase is approved.
- N. **The proposed 5-year contract adds no transparency or accountability to track whether or not DPCS fulfills its program staffing commitments.** The City and DPCS refuse to be transparent about staffing fulfillment, i.e., how many cleaners and security patrol personnel are actually on the street day-after-day. The contract specifies numbers of workers—not numbers of needles or graffiti tags—so data on numbers of workers working needs to be required in the contract and disclosed to ratepayers.
- O. **Multiple citizens/taxpayers/ratepayers testified previously in objection to the high overhead of the Clean & Safe programs.** Approximately 35-40 percent of ratepayer revenues do pay administrative overhead: Revenue Bureau (-3), Clean & Safe, Inc. (-3), Portland Metro Chamber shared salaries and operational expenses (-25); subcontractor vendors (+/-10). Also consider that with the additional \$1.1 million in funding projected from the proposed expansion, Clean & Safe proposes to hire just 9 minimally-paid workers and purchase two vehicles and supplies.

- P. **Clean & Safe continues to spend ratepayer dollars to provide basic government services not within the Clean & Safe scope of work.** As recently as September 2024, Clean & Safe completed a project for the Bureau of Planning and Sustainability in which it power washed 225 downtown trash cans. This shift of city responsibility to district ratepayers is unacceptable. It speaks to continued poor oversight of how ratepayer funds are used, and how flush the Clean & Safe funding already is. These issues need to be corrected before allowing the district to expand.
- Q. Last, **ratepayers current and prospective deserve transparency around the ESD coordinator's role.** If it is to be ESD advocate or ESD liaison—which other cities have—then call it that. If so, however, ratepayers deserve another place at the City for ESD oversight, such as an independent Advisory Committee that is representative of all ratepayers. One person cannot be expected to advocate and provide oversight simultaneously.

Respectfully,  
Anita Davidson  
Downtown Condominium Owner

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Agenda Item	Name or Organization	Position	Comments	Attachment	Created
979	Anonymous	Oppose	The current City Council should table the vote on Downtown Clean & Safe's petition to expand and renew its contract until the newly elected City Council takes office. Given the long term ramifications of this vote, the ethical issues related to the Portland Metro Chamber's involvement and lack of accountability or oversight, the added fees the contract entails, the inefficient use of public resources, and the total lack of public engagement, this vote should be tabled until the new Council can evaluate this relationship in 2025 and the public can make their voices heard.	No	11/13/24 10:37 AM

Thursday, October 31, 2024 - 2:00 p.m.

Verbal Testimony

Agenda Item	Name
951/952	Eric Farley
951/952	John Pumphrey
951/952	Marion McNamara
951/952	Penny Serrurier
951/952	Wade Lange
951/952	Jason Gerlt
951/952	Tanya Hartnett
951/952	ellen graham
951/952	Alisha Sullivan
951/952	David DeMoss
951/952	Brock Dunn
951/952	Bee Tyree
951/952	Anita Davidson
951/952	Lauren Peng
951/952	Elizabeth Nye
951/952	Courtney Angeli
951/952	Rose Goren
951/952	Justin Wnuck
951/952	Janna Tessman
951/952	Jordan Lewis
951/952	Christy McMurtry
951/952	John H