

ANNOTATED MINUTES

DRAFT

Tuesday, February 2, 2010 - 7:30 AM to 9:00 AM
Multnomah Building, Third Floor Conference Room 315
501 SE Hawthorne Boulevard, Portland

LOCAL PUBLIC SAFETY COORDINATING COUNCIL EXECUTIVE COMMITTEE MEETING

A quorum or more of the Multnomah County Board of Commissioners may attend the Local Public Safety Coordinating Council Executive Committee meeting. This meeting is open to the public. For further information contact Elizabeth Davies at (503) 988-5002.

Tuesday, February 2, 2010 - 10:00 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BOARD BRIEFING

Chair Ted Wheeler convened the meeting at 9:05 a.m., with Vice-Chair Diane McKeel and Commissioners Jeff Cogen, Deborah Kafoury present, and Commissioner Judy Shiprack excused.

- B-1 Informational Board Briefing, per Fiscal Year 2010 Budget Note on Bridges to Housing Year-to-Date Performance and Projected Fiscal Year 2011 Funding Gap. Presented by Mary Li. 20 MINUTES REQUESTED.

COMMISSIONER DEBORAH KAFOURY AND COMMUNITY SERVICES DIVISION PROGRAM MANAGER MARY LI GAVE A PRESENTATION AND RESPONDED TO BOARD QUESTIONS AND COMMENTS. BRIDGES TO HOUSING IS TARGETED AT THOSE FOLKS IN JUDICIAL, AND/OR MENTAL, BEHAVIORAL OR GENERATIONAL POVERTY/HOMELESSNESS. CASE MANAGERS PROVIDE WRAPAROUND MULTI-SERVICES AND ASSISTANCE. BUILT/OCCUPIED HOUSING UNITS INCREASED FROM 125 LAST YEAR TO 139 UNITS

THROUGHOUT PORTLAND. IN RESPONSE TO A QUESTION FROM CHAIR WHEELER, MS. LI ADVISED THAT FOCUS WAS ON BUILDING 19 INTEGRATED SITES IN CLOSE PROXIMITY TO SERVICES, TRANSPORTATION, DAY CARE, SCHOOLS AND JOBS.

SUBSIDY PROVIDED BY THIS PROGRAM ASSURES LANDLORDS THESE TENANTS HAVE SUPPORT SERVICE PACKAGE AND GUARANTEES CONDITION OF UNIT. FUNDING STARTED THREE YEARS AGO WITH A ONE TIME \$1 MILLION GRANT FROM THE COUNTY. WITH HELP FROM COMMUNITY PARTNERS, NOW \$3 MILLION. BOARD APPROVED THIS YEAR'S ANNUAL COST OF \$822,000 TO MANAGE ALL 139 UNITS. NEXT YEAR \$228,000 IN ADDITIONAL FUNDS NEEDED; LOOKING FOR FUNDING OPTIONS TO MAINTAIN THAT POPULATION WITHOUT RAMPING DOWN SERVICES.

PSU DID THIRD PARTY EVALUATION COMPARING OUTCOMES FOR THESE FAMILIES MEASURING PRIOR TO THE PROGRAM TO NOW. 88% OF FAMILIES STABLE IN HOUSING AFTER SIX MONTHS; NUMBER OF KIDS MEETING EDUCATIONAL BENCHMARKS INCREASED FROM 1/3 TO 1/2 OF THE CHILDREN; DOMESTIC VIOLENCE FROM 44% DOWN TO 7% NOW.

PERTAINING TO THE 30 FAMILIES HOUSED IN 30 DAYS, AS OF JANUARY 29TH, 14 FAMILIES ARE HOUSED, 4 MORE HAVE MOVE-INS SCHEDULED, AND EACH FAMILY IS BEING LINKED WITH COMMUNITY VOLUNTEERS TO CONNECT AND HELP THEM STABILIZE. DEMOGRAPHICS AND OUTCOMES WILL BE BROUGHT BACK TO THE BOARD AFTER ALL 30 FAMILIES ARE HOUSED FOR 30 DAYS. MS. LI EXPRESSED APPRECIATION FOR THE ASSISTANCE OF SETH LYONS AND ROSE BACH.

There being no further business, the meeting was adjourned at 10:31 a.m.

Feb. 4, 2010

Consent agenda approved

Public Testimony

Kirk Andrews, Greg Malinowski, & Carol Cheserak re: Urban/Rural Reserves

Shiprack excused

Kafoury, Cogen, Wheeler & McKeel attended

Nothing we knew of requiring a presentation – not even R12/1 hr?

R-1 AIDS Proclamation

Cogen & Kafoury moved/2nd

Jeff read the Proclamation

Ronnie Myers brought different person than those listed, find out who that is for R-1

10th anniv.

Encourage comm.. to get involved in aids prev/care

Sat. 6th @ Jefferson benefit concert

Linda hornbuckle key put together

4p – 7p cafeteria

7th is superbowl sun. so we set up for sat!!

LINKS Inc ntl African amer org primarily involved in comm. Serv

1 main proj ntl program working w/hiv-aids awareness

Work w/cty & alliance 6 yrs

Got ntl recognition for involvement in the program

Apprec your support

Jeff read the Proclamation after both speakers spoke

Find out name of 2nd speaker

Unan

McKeel moved cogen 2nd

Mary li routine budget action funds underspent from last FY

Enhance anti poverty serv

Coming from prev grant year, increasing capacity, no neg impact

McKeel moved, Kafoury 2nd

Lee Girard came
McKeel Cogen
Lee Girard again

Correct discrepancies statewide allocations in funding to mult cty
Plan to use to increase staffing
Help more veterans, do more research, etc.

McKeel moved
Kafoury second
Cogen left room @ 9:58am

Lee Girard again

Food stamp \$ 1x Ore successful in maintaining/mtg fed goals food stamp serv
Mult cty is offsetting funding and re using that meicaid funding for next years serv
Kafoury: thans
Cogen returned @ 10am

Not sure karl brimmer or david hidalgo
R-6

R 7
Kafoury
Cogen

Two ladies, not sure who? Check apr
f/u given

mc keel moved cogen 2nd R-8

kim toeves hiv program mgr
req approval

R-9
Mc keel Kafoury
Jody Davich manage health dept hiv clinic
Req approval to appropriate this 1x grant \$ carry over funds from last year

R-10
McKeel and Cogen moved/2nd

R-11
Mc keel and Cogen moved/2nd

Davich: new grant for clinic ongoing monies bringing in \$300K a year to clinic

Implementing partner with cascade aids project they are subcontractor
Purpose: improve work we are doing

Hire supervisor social worker pay part of a provider & med assistance...

R-12
Cogen & Kafoury

Mark Campbell

Ordinance modifies code provide creation business retention credit
Avail qualifying management investment firms
Mirrors one passed by city council in Nov
Retain firms small firms closely held provide incentive for them to stay in city
Impact: graduated over time
1st yr: amt of credit taken by firm half of amt calculated in that first year
2nd year half again of the credit
3rd year firm eligible for half that wasn't taken in first year
4th year likewise other half of 2nd year
Total dollar impact scaled up over time
Rev est. to be foregone \$265K yr 1 & 2 and go up from there
\$550K impact after year 4
Pilot program
4 yrs revisited at end of 4 years

Kafoury: city passed, we try to keep same?
MC: yes we try to keep the codes in alignment
They've administered since 1994
From time we have code changes come aboard

McKeel: city 4 yr pilot proj
Is that called out every year for us
Yes

Tw: agnes
Amendment language
Does what we have there include that language

Not a substitution, it's an amendment
M

Wheeler: I support this as kafoury says attempt at consistency bet city and county
Agree w/city this should be approached as pilot
Measure outcomes based on this action
3) in best interest of our community towards job retention

1st reading approved as amended

Feb 11 2009

No one came to speak on R-12!

①

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: FEB 4, 2010

SUBJECT: METRO RESERVE DATA FOR
AREA 9

AGENDA NUMBER OR TOPIC: NON-AGENDA Public Comment

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: KEIK Andrews

ADDRESS: 13410 NW Springville Road

CITY/STATE/ZIP: PORTLAND, OR 97229

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: KEIK J. ANDREWS@YAHOO.COM FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: - Included w/ Discussion

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

Summary of Area 9 Data:

Number of people who answered at least one Area 9 question: 433 (Stafford holds second place with 355 people)

Breakdown of survey responses:

- 207 responses were from Urban/inside a city
- 81 Urban not in a city
- 46 Rural in a city
- 76 Rural outside a city

Total comments on all questions: 731

General Comments: 273 support Rural Reserves

Area-specific data:

Option 9A (Area 93 bridge): 73% favor Rural, 14% no designation, 14% Urban

Option 9B (Lower Springville "L"): **74% favor Rural**, 13% no designation, 13% Urban

Option 9C (remainder of inner West Hills): 86% favor Rural, 14% no designation

Option 9F (north of Cornelius Pass): 74% favor Rural, 13% support the county recommendation (small Rural areas), 13% no designation (all of area)

Area 9: West Multnomah County

Number of people who answered at least one question: 433

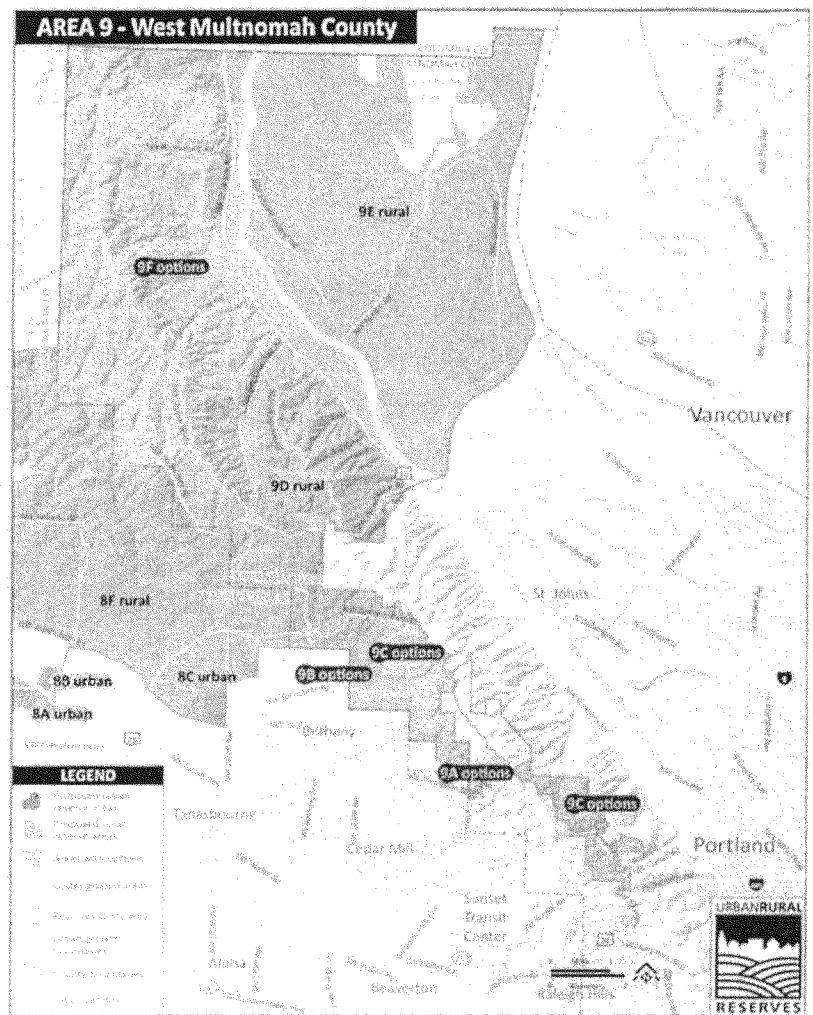
Total comments on all questions: 731

Responses from:

- Urban and inside a city – 207
- Urban and not inside a city – 81
- Rural and inside a city – 46
- Rural, outside a city and outside UGB – 76

General Comments – (126 commented)

- 273 support rural reserves
 - Model Portland after efficient higher density US/European cities – NY, Chicago, Paris
 - Once urbanized, can't return to rural, but rural can be used as urban in the future if needed.
 - Areas 9B and C were recommended for rural by CAC, neighborhood association, Planning Commission, and many affected residents – these should be followed.
 - Area roads (Cornell is example) connecting to the urban area cannot handle more traffic
 - Use existing urban areas on west side, and keep this area rural to give green space
 - Natural area gives Silicon Forest a sense of place that helps recruit industries
 - We can't make farmland or wildlife corridors and so should preserve what we have.
 - Of critical concern is protecting headwater streams, winter migration connection routes that elk, deer, bear and other species use to migrate from coastal areas into Forest Park area.
 - Portland can accommodate long-term growth – so no more land is needed for urbanization. Rural allows landscape functions (growing food and fiber, keeping streams clean and cooled, fixing CO2, and providing habitat for native plants and animals.
 - Urbanize existing areas with access to public transportation.
 - Important for wildlife habitat, water quality, sense of place and forestry, subject to slope hazards and lacks pre-existing urban infrastructures. Not possible to develop cost effective urban infrastructures that preserve important natural landscape features, and minimize adverse effects on farm and forest practices, as required by the urban reserve factors
 - Dismayed that undesignated/urban still under consideration despite thorough work of Multnomah County Reserves Citizens Advisory Committee and its recommendation for rural reserve status, as well as the input received from multiple hearings.
 - Family owned property on Old Germantown Road since 1956, lived here 30 years.
 - Pockets of easy-to-develop farm land within the 9A, B, C area should not doom the entire 9A, B, C area to urban or undesignated status.
 - In addition to supporting sustainable agriculture, farmland in 9A, B, C buffers urban Washington County and rural reserves of Multnomah County.

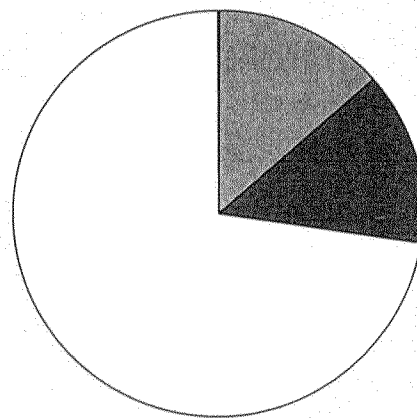


- Meet future housing needs within the existing UGB as European cities have. Accept limits to expansion around cities and use existing urban resources with more creativity.
- Undesignated passes leadership choices to the future and leaves land vulnerable to continued speculation.
- 52 recommend no designation
- 50 recommend urban reserves
 - Designate area out to Cornelius Pass Rd. urban with conditions for unique opportunity to demonstrate ability to accommodate population growth and protect natural landscapes.
 - Area 9 should be incorporated into the City of Portland
 - Take long-term regional look, proximity to infrastructure, jobs and conflicted farmland make it logical for urban. Main opposition is NIMBY in West Portland.
 - Politics and special interest groups are departing from common sense and planning logic to designate the southernmost area abutting a huge development as rural.
 - This seems like a one-sided survey produced by people who already made up their minds.
- 8 support protecting farm and forest lands

Option Area 9A – designate urban, rural, or no designation (375 answered question, 185 commented)

- 273 support rural reserves
 - Area can be a wildlife habitat extension of Forest Park
 - High value natural features; difficult to serve for urban
 - Adequate commercial services in the area
 - Area 93 should be fixed; designate 9A rural.
 - Roads are over capacity now – don't increase problems
 - No high capacity transit corridor in the area
 - Focus dollars in higher density walkable neighborhoods with transit
 - Build up, not out
 - Low urban development potential and Portland/Multnomah County don't provide urban services – why leave it open to development?
 - Mud slides in the 90's, geologically fragile with streams and fault lines, too hilly to develop
- 52 recommend no designation
 - Logical connection for Area 93, Portland decision makers will change in future.
- 50 recommend urban reserves
 - Near existing services
 - Limited development would improve local services for existing/future residents
 - A small urban reserve would be acceptable
 - Not suitable/viable for farming and surrounded by development
 - Wildlife is already diminishing, less important to protect
 - Keep available for future growth
 - Good area for estate style homes
- 8 support protecting farm and forest land

What is the best option for Area 9A?

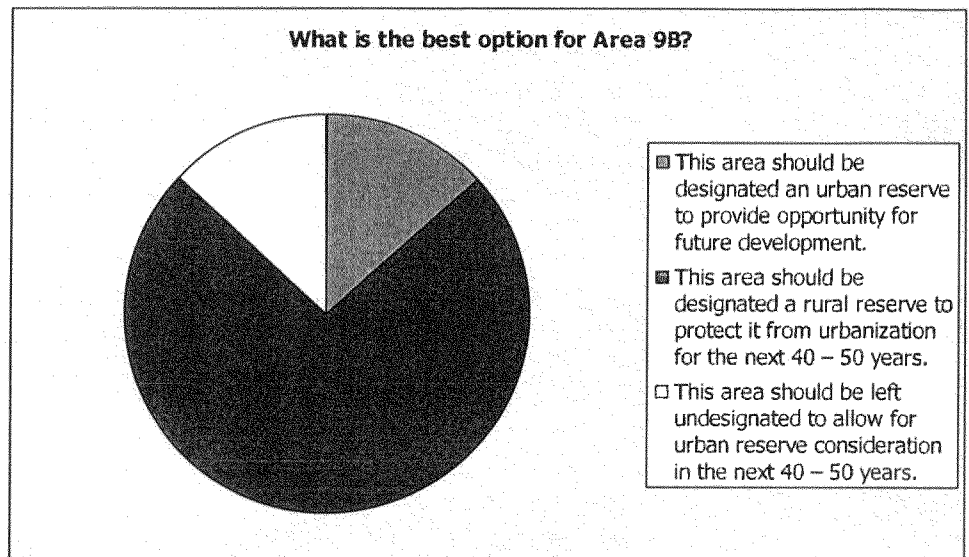


- This area should be designated an urban reserve to ensure it remains available for urban use over the next 40 – 50 years.
- This area should be left undesignated allowing for urban reserve consideration in the future.
- This area should be designated a rural reserve to eliminate any potential for urbanization for the next 40 – 50 years.

Option Area 9B – designate urban, rural, or no designation (372 answered question, 132 commented)

- 49 recommend urban reserves

- Incorporate into Portland
- Urban Washington County is less than a mile away
- 10 minute walk to Bethany Village Town Center
- Pedestrian connectivity and other services available
- A good place to leverage infrastructure investments, a key principle of reserves
- Transportation circulation and adjacent city services sufficient for moderate development
- Would help much needed north/south Saltzman to Springville Rd. connection, connectivity to N. Bethany, and reduce trips on Kaiser Rd. Skyline Blvd.
- Adjacent to Bethany, N. Bethany, and is conflicted ag land – preserve foundation ag land and urbanize conflicted areas
- Designate urban because of Washington County willingness to serve, leverage public investments for N. Bethany, proximity to Bethany Town Center and PCC creates a more complete community, developing conflicted ag land saves foundation land.
- Undesignated leaves the area in limbo and reduces use of planned middle school.
- Area would have been in N. Bethany if not for the Washington/Multnomah County line.
- Provide for suburban development – too expensive for most people to live in high density residential
- Undesignated too uncertain for planning and land valuation, and N. Bethany will result in profound changes in the area. Either extend urban to Germantown Rd. or leave all rural



- 274 support rural reserves

- Close-in forest and farmland improves Portland livability
- Part of a buffer between urban Washington County and Forest Park
- Contains important watershed and valuable wildlife including elk, migratory and threatened birds, mammals, and connections to Forest Park
- Support the Agriculture and Natural Resources Coalition map
- Provides recreation and small farm access for people who live in crowded neighborhoods
- Malinowski Farms is a valuable local food source
- Farms needed for food and land security if shipping food becomes a challenge
- Multnomah County CAC found it unsuitable for urban
- Roads overburdened and not suitable for urban traffic – Skyline has limited improvement potential, Germantown already dangerous and frequently closed due to weather
- Schools crowded
- No nearby services such as grocery or neighborhood commercial
- Area requires expensive infrastructure and so is not cost effective
- Undesignated is same as urban, leaves the door open for development
- No adjacent city and no transit options

- Not adjacent to a city, Beaverton is 2 miles away and unlikely service provider through annexation, Bethany residents don't want to pay higher city taxes
- 49 recommend no designation
 - Area too politicized for urban or rural – leave undesignated while further study take place
 - People without financial interest recognize it doesn't meet urban or rural factors
- 8 support protecting farm and forest lands

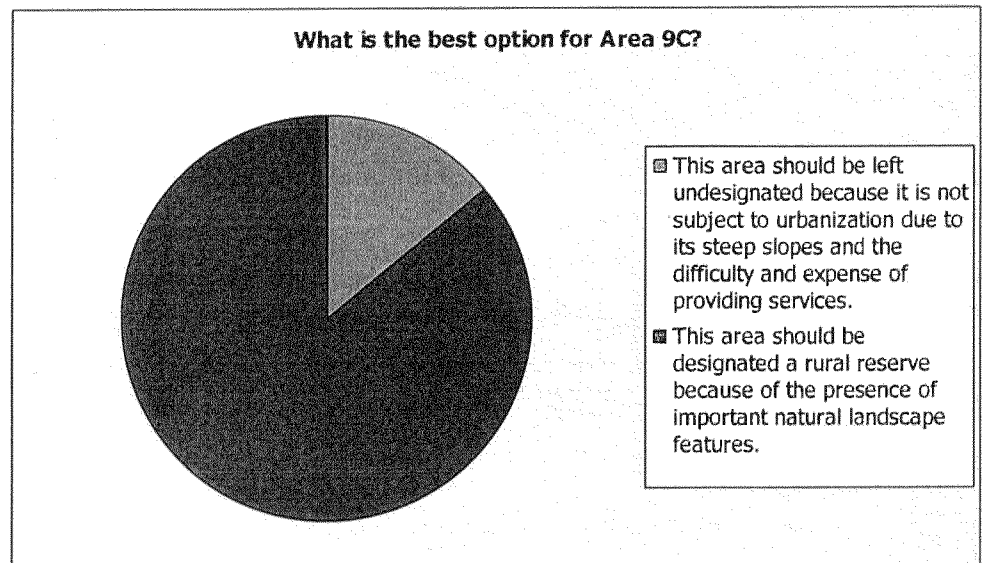
Option Area 9C– leave undesignated, designate rural reserve (353 answered question, 93 commented)

- 304 recommend rural reserve

- Area borders the UGB and must be designated per this process
- Undesignated doesn't guarantee protection, close the door to expensive development
- Undesignated is hardship for farmers to plan, obtain loans – let farmers invest in their farms.

- Steep slopes, landslides indicate development would further destabilize. Steepness has prevented development for the last 100 years -cost.
- Contains active forestry operations
- Tualatin Mountains are a popular landscape feature, keep regional character with rural
- Many watersheds and much wildlife habitat – preserve Forest Park connections
- Provides a retreat from the pressures of life in an urban environment
- Access to local organic food produced through careful stewardship
- Protect for us and for the next generation to remind of the value of our food/nature
- Area contributes to livability of Portland, close to farm, forests, wildlife
- Unsuitable road system for urban traffic – roads now dangerous, overloaded
- No high capacity transit corridor
- Development would pollute streams, vehicles would clog roadways, and more hillsides would be pocked and scarred by houses and shopping centers we don't need
- Rural for Forest Park buffer.

- 49 recommend no designation
 - If not needed for urban in future, existing protections are more than adequate
 - Modern engineers and architects have solved many problems for steep slope development
 - Urbanize to force needed road improvements
 - Creative development with access to trails and buffering edges is worth discussing – crises in the next 15-40 years could be avoided with insight/rational planning
- 8 recommend protecting farm and forest land



Area 9D Comments – (117 answered question, 125 commented)

- Support for urban reserves
 - South part at Kaiser/Germantown road should be urban– abuts UGB and planned community of 15,000
 - South part is suitable for urban, adjacent to the current UGB, accessible to downtown Portland, the Silicon Forest, Scappoose and St. Helens. Has a Portland K-8 school and less significant farmland.
 - Kaiser and Germantown will have tremendous congestion from new development
 - Multnomah County should provide more urban reserve.
 - 62 acres in the family for over 100 years should not be considered farm land or designated rural under safe harbor. This is land taking - the same issues we faced during the mid 70's.
 - Germantown/Kaiser Rd should be urban, proximity to UGB, N. Bethany, streams and creeks can be better maintained in urban, parks and trails are more likely within an urban designation. It makes no sense for rural.
 - Too much urban pressure to keep rural.
 - Areas 9B, 9C and 9D should be urban due to problems with low aquifer, upgrades to existing transportation needed (Germantown/Kaiser exceed capacity now) and 15,000 people in Bethany/N. Bethany will increase need, area is no longer rural. Putting N. Bethany sewer into Abbey/Alder creek for gravity flow will save a lot of money.
 - SE corner of 9D should be urban to finance improvement of Germantown/Kaiser Rd. intersection, bring in water, bicycle lanes and parks. Rural would not provide this funding.
- Support for rural reserves
 - Need wild areas by urban for aesthetics, recreation, maintenance of sustainable ecosystem
 - Protect wildlife corridors connecting Forest Park to rural lands west and north
 - Increased traffic on rural roads impact wildlife. Elk habitat being reduced
 - Contains important farm and forestland
 - Protect farmland – it is finite and can't be manufactured
 - Rural allows for direct-to-consumer local food; Malinowski Farm is example of sustainable agriculture that attracts people to this part of the country.
 - Protect close-in farms, forests, and natural resources - support Agriculture and Natural Resources Coalition reserves map.
 - Beautiful area is a retreat from pressures of urban life; keep Portland livable
 - Rural reserve encourages alternative ways to urbanize and increase urban density
 - Maintain livability of existing residents by keeping it rural
 - Should remain a rural reserve. Forest Park is critical habitat for animals, plants and people

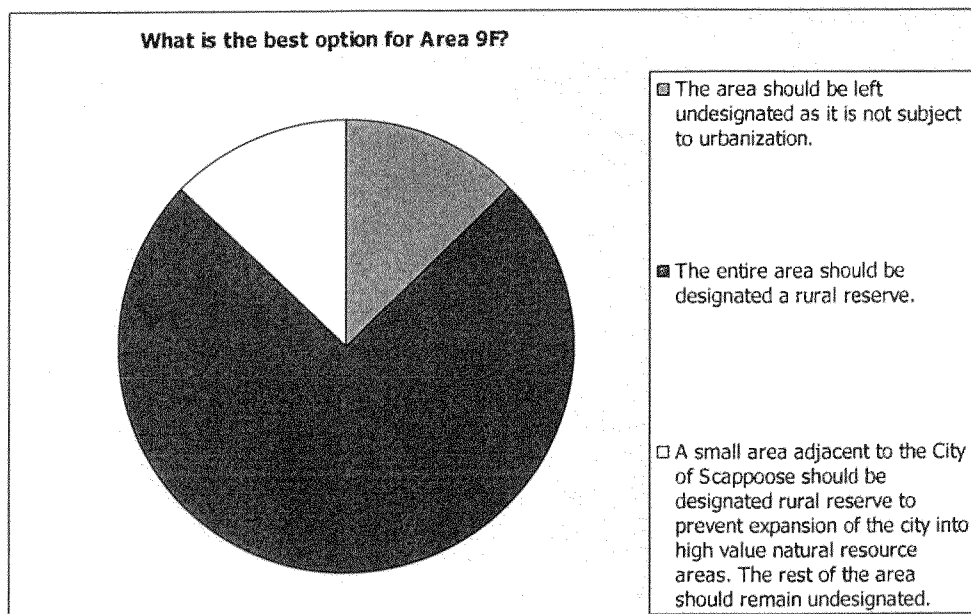
Area 9E Sauvie Island Comments – (103 answered question, 111 commented)

- Support for urban reserves
 - Multnomah County should provide more urban reserves
- Support for rural reserves
 - Foundation agricultural land
 - Should be highest priority for rural reserve
 - Wildlife habitat, migratory and resident birds
 - Urban would require one or two large bridges for access and shipping channel. Given limited funding, there are many places where the relative payback dwarfs the value
 - Sauvie Island is one of our state treasures - definitely designate rural reserve
 - Opportunity it affords for the urban population to experience the rural area
 - Development of Sauvie Island would be a travesty. Considering the geology, natural resources and established community, adhere to the rule to "tread lightly on the land".

Option Area 9F – leave undesignated, entire area rural, or make the small near Scappoose rural and the rest undesignated

(332 answered question, 75 commented)

- 42 recommend no designation
 - Don't use reserves to stop anything, only to protect best farm land.
 - Growth near Scappoose not nearly as prevalent as Multnomah County and City of Portland. Scappoose needs to justify expansion based on population density.
- 247 support rural reserves
 - Leaving undesignated invites abuse, doesn't protect the land – designate rural.
 - Why only designate part of it? What is the downside of designating it all rural?
 - The argument about not being subject to urbanization due to being more than 3 miles from a current urban area ignores the existence of cars that travel 50+ miles an hour.
 - Foundation forest land, high value wildlife habitat, part of critical connection between Forest Park and the Coast Range, protect headwater streams critical to watershed health
 - Mountains are a regional landmark, define Portland region and are critical to our sense of place.
 - Terrain, wildlife habitat -- not fit for urban development, designate rural reserve
 - Protect a minimum out 3 miles from the Scappoose UGB. The entire area is a better idea
 - Area threatened by Multnomah Channel marinas adding floating homes at urban density
 - Hwy 30 adds significant threat. Rural areas between Columbia County and Scappoose are defacto commercial/urban.
 - Urban pressures could come from the north -- wiser to designate the area rural reserve than to try to fence in Scappoose in such an obvious (and somewhat insulting) manner
 - Rural reserve enables farmers, foresters to plan long-term; discourages speculative land acquisition which keeps lands tied up and unproductive
 - Folks live here because of the rural setting; don't ruin it by urbanizing it!
 - Endorse the Agriculture and Natural Resources Coalition map
 - 3 miles beyond UGB doesn't seem at risk today but in 20-40 years it could be. Complete rural reserves in NW Multnomah Co. makes intent and character of area clear
 - Subject to landslides and earthquake risks
 - Rocky Point Road and Skyline are heavily biked, recreationally.
- 43 rural near Scappoose, balance no designation
 - Support rural, but smaller to prevent Scappoose expansion into natural resource areas.

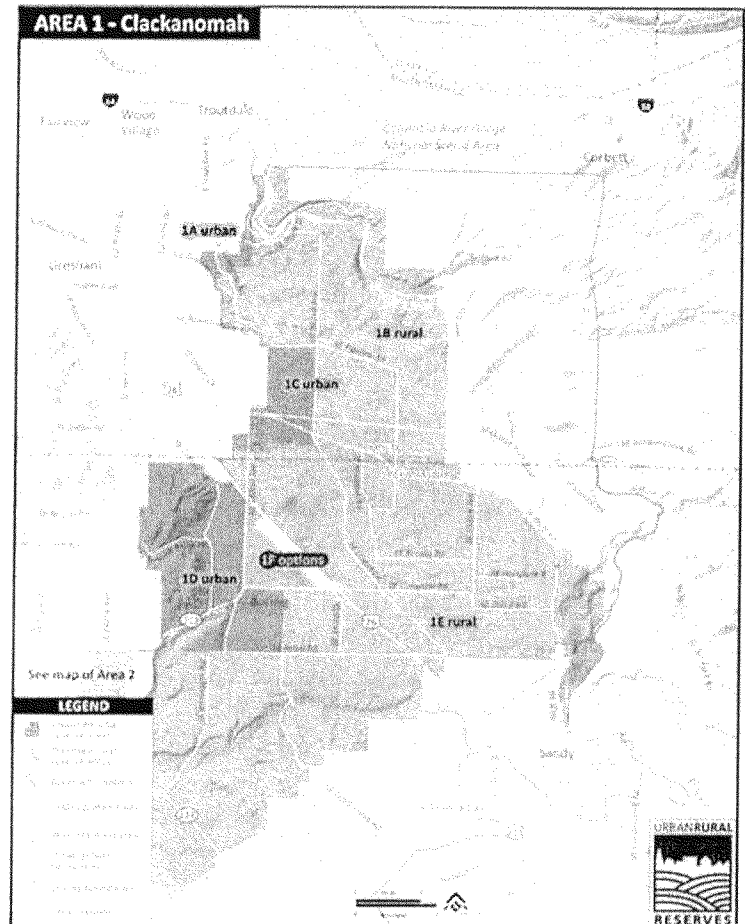


SECTION 2: SPECIFIC AREAS

Area 1: Clackanomah

Summary of General Comments

- I applaud the proposed creation of the new Clackanomah County. All West Multnomah County lands should be ceded to the City of Portland. It is my fervent hope and belief that Multnomah County will cease to exist as a political entity by the year 2040. That would truly make "The Best Place"!
- This area is beautiful and rich in agricultural lands. As a resident farmer, I believe in the importance of keeping land available for farms that grow food. Does the need for locally grown food enter into discussions, or only the need for home building?
- I disfavor urban designations at the finger fringes of the metro area (east and west), especially east given the Damascus situation.
- Area 1, especially, 1F, not needed for urban reserves because Damascus needs 50 years to develop. Don't add conflicts/competition from east of the city.
- Our 37 acres would make great industrial land, it has good access to roads and would be cheap and easy to develop. If the rule with Sandy is broken, then we should have the same privileges as our neighbors.



Comments on Proposed Reserve Area 1A (13 answered question, 19 commented)

- 12 support rural reserves
 - Foundation land with great soil, no water limitation, close to the urban area for local food security. Troutdale has room for infill.
 - No housing need, urban will be expensive to build, serve and difficult for transit.
 - No urban reserve on high-value farmland.
 - Why doesn't Multnomah County value its foundation farm land?
- 7 recommend urban reserves
 - Best location to bring into the UGB for compact urban forum - near existing services.
 - Include entire proposed UR area as UR and add SWC of 212/26 to UR as well.
 - Maintain green space separation between Gresham and Sandy as forest, farm, or habitat.
 - All land should be studied individually. Farmers should farm the best land and developers should build where suitable.
 - Reluctantly support inclusion of this as an urban reserve

Comments on Proposed Reserve Area 1B (8 answered question, 14 commented)

- 5 support rural reserves
 - Rural to protect nurseries, creeks, and adequate services.

- MUCH bigger rural reserve. Why be stingy about protecting Sandy River Gorge and high value farmland west of the river?
- Sandy River Gorge is a regional landmark and most valuable wildlife habitat in Mult County
- Include all farmland to the west of the gorge.

Comments on Proposed Reserve Area 1C (8 answered question, 14 commented)

- 1 supports urban reserves
 - Allow growth for Gresham – larger parcels with easily developable slopes and sewer along Kelly Creek. The three schools should be in urban area.
- 4 support rural reserves
 - Most is EFU and actively farmed, except for Orient area, same as other property. Proposal creates near urban island with no freeway access for industrial, no Springwater connection
 - Rural reserve on this foundation ag land.
 - Adopt Ag/Nat Resources map – don't lose this farming area; Gresham has much room for infill
- Specific Suggestion
 - This urban reserve should be smaller and not include the Johnson Creek watershed.

Comments on Proposed Reserve Area 1D (11 answered question, 17 commented)

- 4 support urban reserves
 - Support urban reserve after adjacent Damascus areas urbanize.
 - Boring should be urban, has a major traffic exchange.
 - Urban planning will protect the buttes and there is flat land for employment and residential.
- 5 support rural reserves
 - Adopt recommendations of the Ag and Nat Resources Coalition – Boring expansion not needed.
 - Keep butte in rural reserve unless we know the butte will be protected in the urban area.
 - Bad idea to put housing & businesses on foundation ag land.
 - Urban unnecessary given redevelopment potential in east metro -- Damascus was unnecessary.

Comments on Proposed Reserve Area 1E (13 answered question, 19 commented)

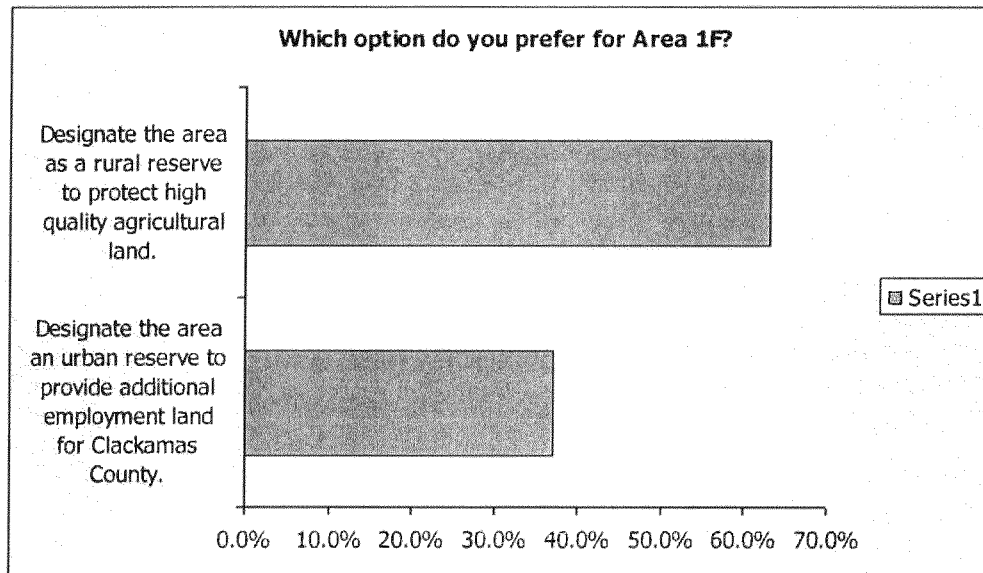
- 3 recommend urban reserves
 - Urban on both sides of 212, up to 26 – help finance road improvements, corridor development.
 - Damascus traffic will travel along Highway 212, even if 1E and 1F are designated as rural.
- 10 support rural reserves
 - Designate rural due to proximity to Highway 26, foundation farm land. Find other areas for jobs.
 - Keep UGB from Sandy. What happened to no development/ag between Gresham and Sandy?
 - Protect the good-sized nurseries, rolling fields and creeks.
 - Adopt the Agr and Nat Resources Coalition map.
 - Foundation agricultural land more important than urban; vacant land in Damascus.
- Specific Suggestions
 - Extend east to 312th or Highway 26

Option 1F

1. Should Option 1F along Highway 26 near Highway 212 be designated urban or rural?

Clackamas County has plenty of land for housing but not for jobs. There are few places outside the current urban growth boundary in Clackamas County that offer opportunities for future industrial development. This triangle-shaped area at the junction of Highway 26 and Highway 212 is one of the few places in Clackamas County that could serve as an industrial or manufacturing site. It is big enough and has easy access to a major highway. It is also foundation farmland. Please place a checkmark next to the alternative you prefer. (73 responses)

Answer options	Number	Percentage
Designate the area an urban reserve to provide additional employment land for Clackamas County.	27	37.0
Designate the area as a rural reserve to protect high quality agricultural land.	46	63.0



Summary of Comments

- Urban reserves
 - Support an employment center in Clackamas County, and allow Clackamas to compete with Washington County.
 - Add jobs land along existing road infrastructure – help Damascus grow. Visual buffer ok although view between Gresham and Sandy isn't spectacular enough to give up jobs or tax base.
 - OK for limited urbanization
 - Urban because of existing significant non-farm uses occupy portions of the area and need for industrial development.
 - This area already has a wrecking yard, very large church, horse stable and a nursery on a hillside -- not much farm ground.
 - Favor urban reserve option that allows property owners both clarification of their standing, and avoids the indefinite "undesigned" status. The Green Corridor agreement shouldn't punish property owners with an ambiguous definition.
- Rural reserves
 - Rural to avoid urban sprawl and limited separation between the cities.
 - Any arguments for preservation of farmland in the Stafford Triangle apply even more to this area. Unlike Stafford, all the surrounding land is in agricultural use, so continued farming is more viable. If "employment land" is needed, expand Sandy's urban reserve to the north or south; there is no compelling reason to add this to the Metro UGB. If property (profit) interests win out, however, there MUST be a large planted buffer to at least give the visual impression of separation between Sandy and Gresham.
 - Local farms and food more important as food transportation costs rise.
 - The point is not the visual effects; the point is the land use -- rural.

7

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 9-4-10

SUBJECT: Reserve

AGENDA NUMBER OR TOPIC: non-agenda public comment

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Greg Malinowski Malinowski Faer

ADDRESS: 13950 N.W. Springville Ln

CITY/STATE/ZIP: Portland OR 97229

PHONE: _____

DAYS: _____

EVE: _____

EMAIL: _____

FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: CFA

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

7

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 2-4-10

SUBJECT: Reserves

AGENDA NUMBER OR TOPIC: non-agenda public comment

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Carol Chesarek

ADDRESS: 13300 NW Germantown Rd

CITY/STATE/ZIP: Portland, OR 97231

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: yes

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

Script for Amendments to the BIT ORDINANCE (R-12) 02/04/2010

NON-DEPARTMENTAL – 10:35 AM

R-12 First Reading of a Proposed ORDINANCE Amending the Business Income Tax Code, MCC Chapter 12, to Establish a Credit for Qualifying Investment Management Firms

**COMMISSIONER _____ MOVES
COMMISSIONER _____ SECONDS
APPROVAL OF THE FIRST READING**

**COMMISSIONER _____ MOVES
COMMISSIONER _____ SECONDS
APPROVAL OF AMENDMENTS REPLACING THE
WORD "LICENSE" WITH "INCOME" ON PAGE 2,
SECTION 12.615, A., 2. AND DELETING SECTION
2. ON PAGE 3 (EFFECTIVE DATE).**

ALL IN FAVOR, VOTE AYE, OPPOSED ____?

**THE MOTION FAILS
OR
THE AMENDMENTS ARE APPROVED**

**MARK CAMPBELL EXPLANATION, RESPONSE
TO QUESTIONS**

OPPORTUNITY FOR PUBLIC TESTIMONY

OPPORTUNITY FOR BOARD COMMENTS

ALL IN FAVOR, VOTE AYE, OPPOSED ____?

**THE MOTION FAILS
OR
THE FIRST READING IS APPROVED, AS
AMENDED; AND THE SECOND READING IS
THURSDAY, FEBRUARY 11, 2010**

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. _____

Amending the Business Income Tax Code, MCC Chapter 12, to Establish a Credit for Qualifying Investment Management Firms

The Multnomah County Board of Commissioners Finds:

- a. By Ordinance 183330, passed by the Council on November 12, 2009 the City of Portland established a pilot business retention credit to its business license tax for investment management firms as an incentive for such firms to remain in Portland. The City credit is effective for tax years beginning on January 1, 2009.
- b. A similar credit against Multnomah County business income taxes will provide further incentive for such firms to remain in Portland and Multnomah County instead of moving to surrounding cities or counties and will help promote Multnomah County as a business-friendly county and will keep or increase jobs in Multnomah County.
- c. It is estimated that 1/3 of the region's approximately 30 Investment Management Firms are currently outside Multnomah County. The goal of the credit is that the firms recruited to Multnomah County will make up the loss in revenue and prevent a greater loss to the Multnomah County general fund by retaining local firms who would otherwise move out of the County.
- d. The County's Business Income Tax is unique in the state of Oregon and a critical source of general fund revenue to the County.
- e. Investment management firms offer well-paying jobs and demand few public services. They support local restaurants and hotels when clients and companies in which they invest come to the area. Owners of Portland investment management firms provide day-to-day guidance to achieve results for both their employees and clients worldwide. Their clients are looking for national and international investment market expertise that does not require a specific business location. Investment management firms are not tied to specific infrastructure needs such as courthouses or hospitals.
- f. It is in the best interests of Multnomah County to join the City in its pilot business retention credit program to retain and attract small investment management firms whose business is managing non-real estate investments for others and who perform most or all of their work in Portland.

Multnomah County Ordains as follows:

Section 1. MCC Chapter 12 is amended as follows:

The following definition is added to § 12.100 **DEFINITIONS**

INVESTMENT MANAGEMENT FIRM. A taxfiler entitled to receive a credit against the City of Portland business license tax pursuant to Portland City Code Section 7.02.870.

The following section is added to Chapter 12:

§ 12.615 Business Retention Credit for Investment Management Firms

A. Subject to the limitations in subsection C below, for the four years commencing January 1, 2009 an Investment Management Firm is entitled to a credit against the total amount of its business income tax due. The credit is determined by subtracting from the business income tax due the greater of:

1. \$4,000 times the number of owners, not including limited partners, subject to the Owner's Compensation Deduction allowed in Section § 12.615, or
2. 30 percent of the total business **license income** tax otherwise due. If the resulting difference is a negative number, the amount of the credit will be zero. Any allowed credit not used in a particular year will not be refunded and will not be carried forward to a succeeding tax year, except as provided in subsection B.

B. For purposes of this credit, the "first tax year" would be a tax year in which the Investment Management Firm is doing business in Multnomah County and either

1. The Investment Management Firm was not doing business in Multnomah County in the prior tax year or
2. The prior tax year began prior to January 1, 2009.

C. This credit may be claimed as follows:

1. In the first tax year, the credit is limited to 50 percent of the amount calculated in subsection A. The remaining 50 percent shall be deferred and can only be claimed in the third of three consecutive tax years (in which the Investment Management Firm is doing business in Multnomah County) starting with the first tax year as defined above.
2. In the second consecutive tax year that the Investment Management Firm is doing business in Multnomah County, the credit is limited to 50 percent of the amount calculated in subsection A. The remaining 50 percent shall be deferred and can only

be claimed in the fourth of four consecutive tax years (in which the Investment Management Firm is doing business in Multnomah County) starting with the first tax year as defined above.

3. In the third consecutive tax year that the Investment Management Firm is doing business in Multnomah County, the Investment Management Firm, in addition to the full credit calculated in subsection A, can claim the 50 percent deferred credit that was calculated in subsection 1. above.
4. In the fourth consecutive tax year that the Investment Management Firm is doing business in the Multnomah County, the Investment Management Firm, in addition to the full credit calculated in subsection A, can claim the 50 percent deferred credit that was calculated in subsection 2. above.

Section 2. ~~The effective date of this ordinance is January 1, 2009.~~

FIRST READING:

February 4, 2010

SECOND READING AND ADOPTION:

February 11, 2010

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By John S. Thomas, Deputy County Attorney

SUBMITTED BY:
Chair Ted Wheeler

10:45 am Thursday, February 04, 2010

Tygh Capital Management
Jeff B. Curtis, President
1211 SW Fifth Ave., Ste. 2100
Portland, OR 97204
503-972-0150

This gentlemen showed up at 10:35 am to testify on R-12. He was concerned he didn't have that opportunity. I apologized, saying we had finished early. He said he'd go up and see Chair Wheeler. When he came up, Chair Wheeler was on the phone, so he talked to Commissioner Cogen. Commissioner Cogen also explained what happened. Mr. Curtis gave him a letter (attached) and asked if it could be accepted as testimony into the record.

Commissioner Cogen handed me the information for you just before he went to a meeting.

Attached is his card and letter.

Please let me know what you need me to do.

Lyn

Jeff B. Curtis
PRESIDENT



TYGH CAPITAL MANAGEMENT

503.972.0150
800.972.0150
Fax 503.972.0130
jcurtis@tyghcap.com

1211 SW Fifth Avenue, Suite 2100 • Portland, Oregon 97204

Thank you for the opportunity to speak in support of the proposed ordinance. My name is Jeff Curtis and I am one of the **owners of Tygh Capital Management**, a firm that would benefit from the adoption of this ordinance. We believe that **the passage of this proposal** will result in retaining high paying taxpayers in the Portland and Multnomah County, and will encourage other similar firms to locate or relocate their businesses to the area.

First of all, I would like to **thank the commissioners and their staff** for the time and effort they have put into reviewing and considering this ordinance. I believe its passage will be a **strong positive for the County and its future revenue**, and I appreciate the support that we have seen at both the City of Portland, where it has been adopted, and Multnomah County.

The business tax is **a complicated tax** that impacts companies differently based on a variety of factors, including the **type of business you have**, how **much work is performed in the city**, whether you **make what you sell or provide services** to companies that make what they sell, and lastly, **how our firm is organized in terms of its ownership**. One of the **ironic features of the tax** is that if the company is owned by somebody located outside the City or County, rather than its employees who also work and live in the area, that company pays substantially less tax under the owner compensation add back rules. For investment management firms like ours, this issue is more important because our **"assets ride the elevator" every day** – that is, the bulk earnings go to our employees as compensation **and** as a result of being a shareholder of the firm. Some firms covered by this ordinance pay upwards of 50 to 100 times the average paid by other local firms in our category – professional business services.

For these reasons, **many investment management firms have either moved or established** their business outside of the area to avoid paying **a substantial tax that doesn't exist** 5 miles away. This decision makes sense given that their work can be performed anywhere so long as they have the necessary communication systems. Accordingly, many of the firms have moved to or located their **offices in buildings that surround our City and County - those on Barnes Road, Greenburg Road and Kruse Way**. For those of us who support Portland and Multnomah County, and I have done so for over 25 years, **this has been a very frustrating situation**.

My **support** for this ordinance, as well as the support of others in this room, is driven by the strong desire to stop this continued exodus of firms to the suburbs. We **believe in the City of Portland and Multnomah County** and we want to support their efforts to be one of the best metropolitan

areas in the country. Under this ordinance, **qualifying firms** will continue to pay a significant amount of tax and be at the high end of all taxpayers. But the ordinance **strikes a balance** by making it easier for a firm to make a rationale decision to stay in the County and yet at the same time the County retains firms that will make high tax payments relative to others. That is the **proverbial win-win** situation.

In conclusion, the retention of these types of firms has a positive impact on the County because

First, they provide **high paying jobs**;

Second, they are **economic multipliers** – that is, they generate income for many different types of other firms such as **restaurants, hotels, car companies, retail shops and others**. Hundreds of firms and their executives from outside the area visit our offices each year and this traffic and exposure is lost to the suburbs when people move;

Third, they **pay significantly higher taxes than other firms**, which is a good thing for the City and County, will continue to be in that category even with this ordinance, and

Lastly, owners and employees of these firms are significant **supporters of the community, the arts, and local government activities**. Keeping them in the County is a strong positive for the future of the community.

Thank you very much. Are there any questions?