

East Portland TIF Exploration – Parkrose-Columbia Corridor  
Summary Notes – July 16, 2024

Committee Members: Colleen Johnson, Corky Collier, Lin Felton, Annette Stanhope, Danell Norby, Micharl Lopes-Serrao, JR Lilly

Staff: Camille Trummer, Roger Gonzalez, Kathryn Hartinger, Kiana Ballo, Paula Byrd, Raul Preciado Mendez, David Sheern, Shea Flaherty Betin, Bill Cunningham

Guest: Sharie Lewis, Parkrose School District

Summary Meeting Notes

1. Camille Trummer welcomed committee members and reviewed the meeting goals and agenda.
2. Camille encouraged working group members to discuss the draft district boundaries and outlined the timeline for a working group decision on final boundaries. Final boundaries will need to be agreed upon by Thursday, July 18<sup>th</sup> at the latest.
  - a. *Comment:* Existing boundaries look fine.
  - b. *Question:* Is there any way of telling where the property tax revenue comes from? How much comes from residential versus industrial? *Response:* Yes, the assessed value maps were shared a couple months ago and will be reshared.
  - c. *Comment:* The existing boundaries seem consistent with the working groups discussions and meet the goals that the steering committee laid out.
  - d. *Comment:* The maps left out the slough, curiosity about including that.
  - e. *Comment:* There has been no consensus around including that, that needs to be discussed if this group wants to include.
  - f. *Comment:* Advocating for the slough to be included. Adding natural space that would not add revenue since it is not taxable land.
  - g. *Comment:* It would be a mix of low and high assessed value in that area.
  - h. *Comment:* There is about 200 acres available for this district.
  - i. *Comment:* The slough is a much-needed green space and opportunity for more recreational space.
  - j. *Comment:* Agree including some of the slough would be beneficial.
  - k. *Question:* Would it make sense to include one branch to the south for the slough as a compromise?
  - l. *Comment:* Heard less favorability to include the higher value single family residential over the slough area.
  - m. *Comment:* The southern slough reach is right along the north boundary, south of the jail (where the open water is) and south of Whitaker way. The upper slough branch is north of Inverness Drive.
  - n. *Question:* What about covering just the slough and its banks with a little finger extending out?
  - o. *Comment:* That could be a possibility.
  - p. *Comment:* Fine with including slough area to hit access points.

- q. *Question:* With the limited budget for infrastructure, would investing in the slough fall into that category?
  - r. *Comment:* This would fall under infrastructure.
  - s. *Question:* What happens if the industrial district is taken out of the boundary? There is conflict between the two uses.
  - t. *Comment:* If the branch is added to the north but infrastructure funding is limited, that is a potential loss. The higher value land to the south could provide funding for more investment.
  - u. *Comment:* Taking out the industrial area takes away the opportunity to redevelop that area with what the community wants to see, and that area is completely up for grabs in the market.
  - v. *Comment:* Residents have experienced the impacts of industrial areas.
  - w. *Comment:* In favor of including industrial areas with conversations that this group has had, TIF can be an opportunity to improve the industrial areas. TIF districts last a long time and there is an opportunity over 30 years for positive transformation in that area. With Prologis, there was no community say in that. With TIF funds, there is more community say and leverage for what is developed. TIF is a financial incentive for what kind of businesses and developments that align with the community's vision.
  - x. *Comment:* Agree with that sentiment, no need to reinforce the artificial boundary along Sandy. There are great projects that could be included in that area.
  - y. *Comment:* TIF is a tool to build what you want, not to stop what you don't want. And the industrial area provides jobs that help stabilize communities. You could put sideboards in the plan and to potentially fund existing businesses to reduce existing impacts on nearby residential areas.
3. Camille conducted a vote to gauge the Working Group's feeling toward inclusion of the industrial area.
- a. Four voted to support inclusion, three voted to oppose inclusion.
  - b. *Comment:* Heartburn lies around putting in sideboards around investing in the industrial area.
  - c. *Comment:* Every single detail does not need to be fleshed out at this stage; this plan sets the stage for the action plans to dive into that detail. There can be broader sideboards like not allowing investment in warehousing for example. Industrial areas are job centers and that is a big part of economic development. Taking out the industrial area gives up community influence in that area.
  - d. *Comment:* Regarding planning issues, industrial/employment uses are allowed by right in the Columbia Corridor, limiting ability to stop or shape allowed development. As suggested, including it in the TIF could provide opportunities for direct investments in green industries or other desired employment. Also note that in the Parkrose Community Plan, connecting residents to jobs in the Columbia Corridor was seen as a keyway to connect people to economic opportunity.
  - e. *Comment:* The guidelines for what businesses TIF should invest in and what economic development should look like are already there. TIF makes desired businesses more competitive.

- f. *Comment:* This is the beginning of 30 years of work, there is a whole process for implementation that gets into specific details to arrive at solutions that meet community need and are legally viable.
  - g. *Comment:* Part of this TIF district implementation is building a robust ecosystem for community to engage and participate in this work.
  - h. *Comment:* You are all part of this community; this working group is part of the community led aspect of this work. There has been a lot of community engagement outside of the working group throughout this process as well. Without a final boundary, the default is that this district is not moving forward.
  - i. *Comment:* If the community wants to shape the 30-year plan that needs to happen now.
  - j. *Comment:* Be very clear about what it is you do and don't want, leave room for people to do good things in the future.
  - k. *Comment:* Whether or not the industrial area is included in the district, there is industrial development allowed by right. Residential is not allowed and there are limited retail uses in industrial zoning areas. There are other regulations around how hazardous materials are used and stored to ensure that are not outlined in the zoning code. There are environmental overlays in place adjacent to the industrial areas to ensure that the uses are not causing negative environmental impacts.
  - l. *Comment:* Environmental overlays are reviewed about every seven years and in this area the overlay has been expanded in the past. There are additional regulations in this area related to groundwater contamination. That is specific to businesses in this area and does not apply to homeowners in the area despite the same potential contamination hazards from residential uses. Emissions and DEQ regulations apply, there are ongoing regulations. The state of Oregon is going through a process to pass regulations to decommission old/inefficient equipment.
  - m. *Comment:* Suggestion to not get in the way of employment. The industrial sector employs a diverse workforce and provides middle-wage jobs. Don't get in the way of that. The guardrail could be around projects that must benefit industrial and residential areas, hesitant to exclude any specific projects but make it more difficult for specifically industrial projects.
  - n. *Comment:* Important to establish a healthy relationship between industrial stakeholders and residential stakeholders, the community leadership committee could help facilitate conversations with both at the table. Connections with community-based organizations and youth are key as well. One of the charges of the community project manager is to build these relationships and connections in the community through dedicated time and energy.
  - o. *Comment:* Language could be added to goals and implementation principles, those are the guidance pieces for future community committees. The project list needs some flexibility but if there is something that absolutely should not receive TIF funding then the project list needs to exclude that.
  - p. *Comment:* Hesitant to rule out certain uses. Could potentially indicate limited investment in high emission uses. It is hard to identify full categories to be excluded.
4. Camille transitioned the working group to discuss the draft plan and governance charter. Are there any outstanding topics to cover?

- a. *Comment:* The definition of membership in the plan seems broad and it only has three selection positions for residents.
  - b. *Comment:* People may be eligible for membership but that does not mean they would be selected. In past Working Group conversations, it was discussed that there needs to be some flexibility in membership to ensure that positions can be filled.
  - c. *Comment:* Need six representatives of residents.
  - d. *Comment:* Having one representative from each neighborhood association but there should be a variety of representation in the community leadership committee.
  - e. *Comment:* The successful implementation of this district requires perspectives beyond just residents which was discussed in the past working group meetings. You may want real estate perspective, business perspective, etc on a future leadership committee.
  - f. *Comment:* Add language to balance representation for the leadership committee.
5. Camille reviewed next steps and closed the meeting.