



## COUNCIL WORK SESSION

City Hall Council Chambers, 10501 SE Main Street  
& Zoom Video Conference ([www.milwaukieoregon.gov](http://www.milwaukieoregon.gov))

## MINUTES

SEPTEMBER 17, 2024

**Council Present:** Councilors Will Anderson, Adam Khosroabadi, Rebecca Stavenjord, and Council President Robert Massey, and Mayor Lisa Batey

**Staff Present:** Joseph Briglio, Acting Assistant City Manager      Michael Osborne, Finance Director  
Mandy Byrd, Development Project Manager      Emma Sagor, City Manager  
Jennifer Garbely, City Engineer      Scott Stauffer, City Recorder  
Justin Gericke, City Attorney

**Mayor Batey** called the meeting to order at 4:03 p.m.

### 1. Capital Improvement Plan (CIP) Projects – Quarterly Update

**Garbely** provided an update on ongoing CIP projects, including Americans with Disabilities Act (ADA) ramp improvements, slurry seal maintenance, Washington Street area improvements, Meek North and Ardenwald North improvements, downtown sidewalk and stormwater facility improvements, the Monroe Neighborhood Greenway, a group of Safe Access for Everyone (SAFE) projects that staff would like to use best value contracting (BVC) practices, King Road, Waverly area, and Stanley Avenue and water reservoir improvements. The group discussed the projects and remarked on how Milwaukie had built a good reputation among contractors and the complexities of the Monroe Greenway project which is partly funded by the city, county, and state.

**Garbely** reported on grant funding the city was seeking to support projects, awards the engineering staff had received, and engineering staff changes. The group discussed the status of the 29<sup>th</sup> Avenue Greenway project, the deployment of cameras for traffic counting at intersections, and the city's greenway placemaking work.

### 2. Sparrow Site – Update

**Briglio** and **Byrd** provided an overview of the Sparrow Site, noting the location and size of the two city-owned properties that comprise the site, and they reviewed density, brownfield, and access issues at the site. **Councilor Anderson** and **Briglio** discussed differences in residential zoning at the site and in the neighborhood around the site.

**Byrd** and **Briglio** continued to provide an overview of the site, noting its geographic context, presenting a potential timeline for developing the site, and reviewing the site's development goals as previously adopted by Council. The group discussed the site goals, including what the targeted income level should be for housing built on the site, whether homeownership should be more of a priority, and how residents of the surrounding Island Station neighborhood feel about developing the site.

**Councilor Anderson** had concerns about the site goal requiring minority and woman owned contractors. The group discussed how the city could measure contractor demographics, how the city's equity work would inform contracting at the site, and the possibility of using a project leadership agreement (PLA) model to achieve contractor demographic goals.

The group discussed the site's goal regarding affordable housing, the possibility of seeking a land trust model at the site, which would result in the city selling the property in a land trust or other development partnership. There was Council consensus to invite a land trust model expert to speak to Council and to revise the site goal language to focus on increasing the supply of affordable housing with a target area median income (AMI) level of 80% with a preference for 60%.

The group discussed the site goal related to minority and woman owned contractors, and there was Council consensus to revise the goal to reflect the city's recently updated equity in contracting practices.

There was Council consensus to keep the tree canopy goal as previously adopted.

The group discussed whether the city could retain a placemaking goal if the city sold the site to a developer. The site's access and brownfield issues were noted, and the group remarked on whether developers are interested in the site.

**Sagor** and **Briglio** asked for Council feedback on the site goals. **Mayor Batey** and **Councilor Stavenjord** remarked on whether the city would have influence over the county's scattered housing sites around Milwaukie. The group discussed whether the city should pursue developing the Sparrow Site now or wait for the county to act on the scattered sites, noting the possibility of using city construction excise tax (CET) funds to support housing work. **Sagor** and **Briglio** suggested the city could work on the Sparrow Site and monitor the scattered sites until a Council decision point was reached.

**Mayor Batey** and **Councilor Anderson** briefly commented on housing building materials, noting the need for Council to discuss it further at a future meeting.

### **3. Construction Excise Tax (CET) Overview – Discussion**

**Briglio** provided an over of the CET which generates revenue to support residential and commercial development and reviewed staff recommendations on how to spend CET revenue. The group discussed CET fund balances, how funds had been spent, how much revenue the CET is expected to generate, and how the funds could be spent on programs like land banking, homeownership down payment and rent assistance programs.

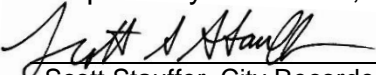
**Sagor** summarized there was Council consensus to revise the Sparrow Site goals after a land trust expert presented to Council, that staff would prepare a housing grant application for Council to approve and staff would identify state and federal programs to partner with the city's CET funded work, and there was no direction to develop the Sparrow Site now as county scattered discussions continued.

**Mayor Batey** asked if there was Council support for expanding the availability of urban renewal funded economic development grants to businesses outside the urban renewal area. **Councilor Stavenjord** asked if the Milwaukie Redevelopment Commission (MRC) Community Advisory Committee (MRCCAC) would have an advisory role in such grants and **Sagor** suggested the MRC would retain authority and that Council should discuss expanding the urban renewal grants at a future meeting. **Mayor Batey** believed Council was interested in providing grant oversight and getting grant program updates.

### **4. Adjourn**

**Mayor Batey** adjourned the meeting at 6:06 p.m.

Respectfully submitted,

  
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 Scott Stauffer, City Recorder