

Work Session

WS

Milwaukie City Council

COUNCIL WORK SESSION

City Hall Council Chambers, 10501 SE Main Street
& Zoom Video Conference (www.milwaukieoregon.gov)

AGENDA

JANUARY 20, 2026

Council will hold this meeting in-person and by video conference. The public may come to City Hall, join the Zoom webinar, or watch on the [city's YouTube channel](#) or Comcast Cable channel 30 in city limits. **For Zoom login** find the meeting event on the city calendar at www.milwaukieoregon.gov. **Written comments** may be delivered to City Hall or emailed to ocr@milwaukieoregon.gov.

Note: agenda item times are estimates and are subject to change.

Page #

1. **Council Goal Update: Economic Development – Report** (4:00 p.m.) **23**
Staff: Joseph Briglio, Acting City Manager
2. **Milwaukie Bay Park Intergovernmental Agreements – Discussion** (5:00 p.m.)
Staff: Joseph Briglio, Acting City Manager
3. **Adjourn** (6:00 p.m.)

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Servicios de Accesibilidad para Reuniones y Aviso de la Ley de Estadounidenses con Discapacidades (ADA)

La ciudad se compromete a proporcionar igualdad de acceso para reuniones públicas. Para solicitar servicios de asistencia auditiva y de movilidad, favor de comunicarse a la Oficina del Registro de la Ciudad con un mínimo de 48 horas antes de la reunión por correo electrónico a ocr@milwaukieoregon.gov o llame al 503-786-7502. Para solicitar servicios de traducción al español, envíe un correo electrónico a espanol@milwaukieoregon.gov al menos 48 horas antes de la reunión. El personal hará todo lo posible para responder de manera oportuna y atender las solicitudes. La mayoría de las reuniones del Consejo de la Ciudad se transmiten en vivo en el [canal de YouTube de la ciudad](#) y el Canal 30 de Comcast dentro de los límites de la ciudad.

Executive Sessions

The City Council may meet in executive session pursuant to Oregon Revised Statute (ORS) 192.660(2); all discussions are confidential; news media representatives may attend but may not disclose any information discussed. Final decisions and actions may not be taken in executive sessions.



COUNCIL WORK SESSION

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MINUTES

JANUARY 20, 2026

Council Present: Councilors Adam Khosroabadi, Robert Massey, Rebecca Stavenjord, and Council President Will Anderson

Council Absent: Mayor Lisa Batey

Staff Present: Joseph Briglio, Acting City Manager
Ciara Fox, Economic Development Coordinator
Justin Gericke, City Attorney

Adam Moore, Parks & Greenspace
Development Manager
Scott Stauffer, City Recorder

Council President Anderson called the meeting to order at 4:10 p.m. and announced that Mayor Batey had been excused from the meeting.

2. Milwaukie Bay Park (MBP) Intergovernmental Agreements (IGAs) – Discussion (moved up the agenda)

Briglio provided an update on negotiations with the Clackamas County Board of Commissioners who act as the North Clackamas Parks and Recreation District (NCPRD) Board regarding funding for Milwaukie Bay Park, recapping previous meetings and exchanges with district representatives and presenting the revised terms the county was willing to consider. **Briglio** noted that city staff had requested updated draft IGA language reflecting the revised terms and that staff-to-staff discussions would continue, including conversations about maintenance and related items.

The group discussed the county's response and clarified that the revised financial terms reflected the county's proposed numbers and would be incorporated into updated draft IGAs. Appreciation was expressed for the positive movement in negotiations and the importance of finalizing the agreement to strengthen upcoming grant applications was emphasized. Questions were raised about project timelines, funding obligations, and future maintenance and operational capacity, noting that additional discussion would be needed as draft agreements and budget information became available.

1. Council Goal Update: Economic Development – Report

Fox and **Briglio** reported on annual metrics from 2024 and 2025, noting investments in local businesses through grants and progress on projects that had been completed or were underway. It was noted that some projects were dependent on external development timelines or had been delayed due to Capital Improvement Plan (CIP) adjustments.

The group discussed tracking and categorizing external business-related meetings attended by Councilors and those convened by the city or Council.

Fox reported on upcoming and pending metrics around business registrations noting that final business registration numbers and survey data on business friendliness were still being calculated. The group discussed the preliminary survey results, commenting on how satisfaction percentages were calculated and how to interpret the data. There was interest in tracking business openings and closures over time, and comments on the importance of understanding qualitative feedback and programming a deeper review of survey findings to inform potential next steps.

The group discussed the events and tourism metric, including which events to count and how the city defined support, such as financial contributions, information dissemination, staffing, and logistical assistance. Comments were made on the distinction between events and tourism strategy, seasonal impacts on business activity, and the importance of storytelling about the city's efforts. There was interest in exploring a more intentional tourism strategy and aligning future planning and budget discussions accordingly.

Fox reported on foot traffic and access-related metrics, noting that updated traffic counts would be available the following month. It was also reported that staff were refining the access to commercial activity metric, by calculating the percentage of housing units within a quarter mile of neighborhood hubs and commercial properties using updated geographic information system (GIS) data.

Fox reported on fourth quarter accomplishments. Updates were provided on the five-year action plan engagement process, initiation of a residential high-density zoning effectiveness study, outreach to businesses impacted by construction projects, and administration of the annual business survey, which would inform future policy updates and economic development strategies.

Fox outlined upcoming work for the first and second quarter of 2026. The group discussed the timing and scope of placemaking investments in priority hubs, including whether those efforts should be informed by the forthcoming residential high density (RHD) analysis and corridor planning work or move forward based on existing market analysis and prior Council direction. There was discussion about balancing timely action with intentional, data-informed strategy, and whether smaller-scale placemaking efforts could proceed in the near term. Ideas included layering placemaking with CIP projects, identifying scalable strategies, and developing a more defined placemaking framework or playbook. Staff offered to return with potential strategies and associated high-level cost estimates for Council discussion.

Fox reviewed what had been captured by staff for Council's accomplishments of the fourth quarter of 2025. **Councilor Stavenjord** noted involvement in reviewing and making decisions related to business grant investments, and **Council President Anderson** added that ongoing correspondence and relationship-building with local businesses should be tracked.

Fox outlined upcoming Council actions for the quarter which included convening the first round of business roundtables following the release of survey results and coordinating a potential "eyes on the street" update focused on downtown business activity. The group discussed the purpose, format, and timing of the proposed business roundtables, emphasizing the importance of clarifying objectives and using survey findings to inform discussion topics. Rather than hosting a formal or large-scale event, there was interest in holding informal, location-based gatherings across different commercial areas, offering multiple dates and times to accommodate business schedules. **Fox** confirmed that survey results could be shared in advance to support planning.

Councilor Stavenjord provided an "eyes on the street" update, noting strong attendance and regional draw at recent winter events and the success of the Milwaukie Passport program. **Stavenjord** reflected on the need to build on seasonal momentum to support downtown businesses year-round, particularly given data showing foot traffic had not yet returned to pre-pandemic levels. **Stavenjord** also highlighted temporary

business closures due to building repairs and the financial strain such disruptions can create for small businesses. The group discussed GoFundMe accounts for closed business and rainy-day support funds.

Councilor Khosroabadi raised questions about the city's current relationship with the Downtown Alliance of Milwaukie (DAM) following a published communication and emphasized the importance of maintaining a positive and collaborative partnership. **Councilor Stavenjord** noted that DAM was preparing its annual report and anticipated a future presentation to Council, which could provide an opportunity for broader discussion with DAM leadership. It was also noted that staff and Council members had continued regular coordination with DAM on strategic planning and logistical support.

Board and Committee (BC) Annual Recruitment – Update (added to the agenda)

Stauffer provided an overview of the annual BCs recruitment process, including current vacancies and upcoming term expirations. Interviews were scheduled for early April to accommodate the upcoming budget calendar. **Stauffer** noted continued strong community participation in the process, including use of alternate lists in recent years.

Legislative Update – Discussion (added to the agenda)

Stauffer reported there were no legislative updates and that the short session would run from early February through early March. **Council President Anderson** discussed potential areas of interest, including public meetings law updates, transportation funding, and housing-related proposals, and agreed to identify specific bills to track at an upcoming meeting. No formal positions or letters had been initiated to date.

Council Reports – Discussion (added to the agenda)

Councilor Massey highlighted the Friends of the Ledding Library's (FOLL's) fundraising efforts which included funding youth and adult reading initiatives and community partnerships. **Massey** noted the significant volunteer contributions and the impact of programs such as summer reading and free lunch distribution. Concerns were raised about the need to identify a future storage location for donated books. **Briglio** noted that a potential solution for storage may already be in progress.

Councilor Khosroabadi reported on a recent Clackamas County Water Environment Services (WES) meeting, noting capital improvement updates and system performance during recent atmospheric river events, which highlighted the importance of planned infrastructure upgrades. **Khosroabadi** also provided an update on the Clackamas County Community Action Board (CAB), including upcoming discussions on food access and eviction prevention, and expressed concerns regarding county engagement with the advisory board.

Councilor Stavenjord noted community efforts to assemble informational "ICE packs" for distribution and highlighted a recent site visit to the Clackamas Service Center (CSC). **Stavenjord** emphasized the impact of the Milwaukie HEART pilot program providing rent and utility assistance to local seniors and families and expressed appreciation for the CSC's work and partnerships. **Stavenjord** encouraged continued Council advocacy for the program's funding through the county budget process.

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3. Adjourn

Council President Anderson adjourned the meeting at 6:07 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Nicole Madigan". The signature is written in black ink and is positioned above a horizontal line.

Nicole Madigan, Deputy City Recorder



CITY OF MILWAUKIE

Memorandum

To: City Council
From: Joseph Briglio, Acting City Manager,
 Laura Weigel, Community Development Director
 Peter Passarelli, Public Works Director
CC: Emma Sagor, City Manager
Date: January 20, 2026
Re: Economic Development, Housing, Community Development & CIP Monthly Update

Economic Development & Housing	Planning	Development Services	CIP - Engineering
<ul style="list-style-type: none"> ▪ Economic Development ▪ Affordable Housing 	<ul style="list-style-type: none"> ▪ Comprehensive Plan Implementation ▪ Planning Commission ▪ Land Use/ Development Review 	<ul style="list-style-type: none"> ▪ December Review 	<ul style="list-style-type: none"> ▪ CIP ▪ Traffic/Parking Projects ▪ Right-of-Way Permits ▪ PIP ▪ Document Administration

ECONOMIC DEVELOPMENT

Economic Development

Media Coverage:

- Milwaukie was the cover story for the Portland Business Journal in February 2025 - <https://www.bizjournals.com/portland/news/2025/02/05/milwaukie-portland-housing-multifamily-pietros.html>
 - The Portland Business Journal staff re-toured Milwaukie in September 2025 and shared [this update on social media.](#)
- Milwaukie was featured in two news stories in May 2025. [KOIN](#) covered the May First Friday event, and [Willamette Weekly](#) highlighted local businesses and attractions.
- The International City Management Association selected Milwaukie to have a feature film at their 2025 conference. The film was debuted in November and is live on [YouTube](#).
- KGW8 covered the Umbrella Parade and [featured an interview](#) with a parade participant that highlighted the downtown businesses in their clip.
- Several news outlets covered the Bing in the New Year celebration, including [KPTV](#), [KOIN](#),

and [KGW](#). Both the history of the Bing Cherry and Milwaukie were showcased.

Business News

- [The Business of Milwaukie](#), a city-wide business association, launched on November 1 with its “Meet Milwaukie Event” and subsequent Holiday Shopping/Small Business Saturday campaign called “Sip Shop Support.”
- Two Sisters Cafe had their grand re-opening under new ownership on July 5. The Oregonian ran [a story](#) on the new owners and how they reimagined the space and offerings while preserving the original business model: a place for kids and parents.
- Little Blue Store had their grand reopening ceremony on September 22. They were recipients of Clackamas County's [Healthy Retail](#) grant. As a result, they offer fresh produce instead of tobacco products.
- Swagelok hosted city, county, and state staff and elected officials for introductions, a company overview and facility tour in November. Swagelok is a 2025 applicant for the county's Business Development Grant.

Commercial Real Estate:

- NMIA:
 - Sock it to Me moved their operations out of Oregon. The 30,000 sf building at 9592 SE Main has a new tenant. A business registration was approved in October 2025 for WTOP Group, Inc, a company that sends wholesale product to other businesses for sale on their online platforms.
 - For Sale: Anderson Pots. 2425 SE Moores St (Mixed) | \$9.85 million
 - For Lease: 2200 SE Mailwell Dr (Industrial), 4,000 – 37,112 SF
 - For Lease: 2505 SE Stubb St (Industrial), 20,040 SF
- Business Industrial Area:
 - [Bobs Red Mill](#) - On February 8, Bob's Red Mill announced that it would be [closing its Retail and Café](#) property on International Way on February 17. The company later [announced on social media](#) that it would be closing its doors on February 12. The closure only impacts on its retail and café operations.
 - The property is listed for sale at \$5.95M – [See Flyer](#)
 - Staff have reached out to a few businesses and developers to help generate interest.
 - For Sale: 4040 SE Wister St (Industrial), 9,014 SF | \$1.7 million
 - For Lease: 4103 SE International Way (Flex), 5,768 SF
 - For Lease: 4120 SE International Way (Multiple), 624 – 4,688 SF
 - For Lease: 5565 SE International Way (Industrial), 17,600 SF

- For Lease: 5699 SE International Way (Industrial), 1,600 SF
- Neighborhood Hubs
 - For Lease: 6100 – 6130 King Rd (Retail), 640 SF

City Updates

- The city has launched a new [bike rack request form](#) to intake and process bike rack requests in a more orderly fashion. The aim is to facilitate more bike access to commercial and employment areas.
 - Five new bike racks have been added downtown and one in the neighborhood hubs
 - Three bike corrals have been installed in front of pFriem, resulting in 24 bike parking spaces.
- Metro Region Innovation Hub (MRIH) is hosting office hours at Good Measure on February 25 for entrepreneurs and businesses to receive advising and navigation. This collaboration came about through DAM's networking, and the City, DAM, and MRIH are collaborating to advertise the opportunity.
- City staff are collecting responses for the 2025 Business Survey. 252 responses have been received so far. The survey will close at the end of January. The findings are expected to inform several ongoing initiatives, including but not limited to the economic development council goal, business roundtables, the business tax code update, and the next TIF five-year action plan.

Downtown:

[Downton Alliance of Milwaukie \(DAM\)](#)

2025 Updates:

- The [Downtown Alliance of Milwaukie \(DAM\)](#) has started meeting regularly and taken the place of the now defunct Downtown Milwaukie Business Association (DMBA).
- **December 17 Board Meeting:** The board discussed new items, including a code of conduct policy and the disclosure of conflicts of interest between DAM's president and the City of Milwaukie. The majority of the meeting revolved around existing business items, including: LoveOne and St. Johns Donation Drive, Storefront Decorating Contest, Business Passport, and website and social media needs. DAM discussed the future of First Friday in regard to will DAM be the coordinating entity, will CMI be partnering on vendor opportunities, and will the event take place within downtown businesses versus in the street with vendors. This discussion will continue at future meetings.

2026 Updates

- DAM completed their inaugural annual report, highlighting the following outcomes:
 - \$513,000 raised for the community
 - 2,896 volunteer hours

- 10 new businesses
- 24 community events
- 30,000 sf of space redeveloped or occupied
- The DAM has selected the following focuses for 2026:
 - The return of Taste of Milwaukie
 - Wayfinding Signage and Downtown Signage
 - Walking Maps and Business Directory
 - Milwaukie Passport
 - Donation Drives organization and support
 - Little Float pt. 2
 - Main Street Unification through storefront decoration contests
 - Milwaukie Lights Walk
 - First Friday Market Support
 - New business welcome wagon
- DAM representatives presented their 2026 focuses to city staff and Councilor Stavenjord on January 12. Their presentation included financial asks to support their 2026 initiatives. The city will review their request internally and incorporate the request into the budget cycle if feasible.
- DAM will present their 2026 work plan to MRCCAC in February 2026.

Ongoing Initiatives

- DAM, in collaboration with Mayor Batey, is running point on ribbon cuttings for new businesses around downtown.

Business Updates

- [Giving Cafe & Bistro](#) recently opened at the old Ovation location.
- The sale of the Collectors Mall, along with the adjacent store fronts, closed in late summer 2024 and is actively soliciting for new tenants in the vacant spaces: [Updated Lease Flyer](#)
 - The property owner submitted an [Oregon Main Street](#) grant on March 13, which was supported by the city, to receive funding for restoring the building façade.
 - The property was awarded a \$400,000 Oregon Main Street grant on June 10.
 - The property at 10909 and 10933 SE Main St (corner of Main St and Monroe St) received land use approval for facade improvements and has submitted building permits for facade and interior tenant work to both demolish and construct new

partition walls and tenant suites.

- MRC approved a \$400,000 storefront and tenant improvement grant for the eight suites on December 2.
- Historic City Hall: [pFriem Beer](#) and [Keeper Coffee](#) are officially open as of April 7. The final tenant, [Circsus](#), opened in August.
- The former Chase Bank property (10900 SE 21st Ave) was sold. The Planning Commission held a public hearing on the new owners' [land use application](#) for a 45-unit residential development on May 13, 2025. The project was approved at that hearing. The site is demolished, and permits have been submitted for the new development.
- [1847 Food Park](#) located at 1925 SE Scott St is under construction, with an anticipated opening sometime later this winter.
 - Migration Brewing was [announced](#) as the anchor tenant for the food park.
- [11138 SE Main Street \(Sapphire\) and 11222 SE Main Street \(Broken Arrow Archery/USPS\)](#) sold and the new owners have not proposed any changes or development plans.
- Dark Horse, DAM, and City Staff have been collaborating on updating many, if not all, of their storefronts and interior spaces. There will be more suite spaces opening up for businesses very soon.
 - Dark Horse is moving forward with design and planning for the Dark Horse pop-culture museum at their 10818 Main St building.
 - A new business, Brooklyn Barber and Drum, has moved into their 10951 SE 21st Ave space. The property owner previously leveraged the storefront improvement grant program to update the exterior and attract a new tenant. Now, Brooklyn Barber and Drum is leveraging the tenant improvement grant program to update the interior and prepare for opening. They will likely open in in the new year.
 - After leveraging the storefront improvement program to update the exterior of 10957 SE 21st Ave, the space has generated much interest from prospective tenants. However, in response to feedback from prospective tenants, the property owner has applied for a tenant improvement grant to add an ADA accessible bathroom and HVAC. They will create a move-in ready space for the future tenant.
- Milwaukie Station: All cart spaces are currently occupied.
 - The final lease with the Johnson Group ends in fall 2026.
 - City Council discussed the future of Milwaukie Station at the September 2 regular session, choosing to explore an outcome where it remains a food truck pod for now.
 - Staff are working with current tenants to explore a cooperative management model.
- Two storefronts are for lease at the property owned by Lee Holzman, on the corner of Scott and Main. The roof will be replaced at the end of January to bring a fresh upgrade to the building. Additional updates are in the works.

- The property welcomed a new business in fall 2025, K.MARIE.
- Libby's Lounge is for sale for \$2.5 million.
- 1,000 – 3,000 sf of office space is for lease at 1912 SE Monroe St.

City Updates

- To help with the uptick in visitation, staff created a new public [parking map](#) that highlights the parking and transit options in and near downtown.

Milwaukie Marketplace:

- Kimco officially sold the marketplace to [Lincoln Property Company](#) (LPC), a Texas based commercial real estate company, in February. Staff is working with LPC on building new partnerships.
- Shari's Café & Pies has closed - <https://www.oregonlive.com/business/2024/10/struggling-sharis-cafe-pies-closes-additional-locations.html> - There are no updates on a future tenant yet.
- Pietro's Pizza renovated the old McGrath's Fish House. The new location is open.
 - Highlight: Planning staff assisted Pietro's with moving/approving their "historic," non-confirming sign, so that it could follow them to the new location.
- Milwaukie Marketplace is in the final design phase for PGE's Business Make Ready program. The project will result in 8 electric car parking spots. Economic Development and Natural Resources staff are working with both PGE and the Property Owner to help make this happen.
- Permits for tenant improvements have been submitted for two new tenants: Ross Dress for Less and Club Pilates. Both permits are currently in review.

Enterprise Zone:

- Portland Polymers, a plastics recycler, is relocating to the North Milwaukie Innovation Area (NMIA) and recently received approval to take advantage of the North Clackamas Enterprise Zone tax incentives.
- The Overland Van Project was also approved a few months ago. Alpine Foods is in their final application stages and should receive approval soon. Swagelock has withdrawn its interest for now.
- The Overland Van Project was featured in Clackamas County's [Business Spotlight series](#), which highlighted the impacts of the enterprise zone and the county's Business Development Grants. Both Overland Van Project and Stumptown were Milwaukie-based recipients of the 2024 Business Development Grants.

Urban Renewal Area Economic Development Programs:

- Grant program information can be found here: https://www.milwaukieoregon.gov/departments/economic_development/business_improvement_grants/index.php

- The Milwaukie Redevelopment Commission Citizen Advisory Committee (MRCCAC) convened in February and May to discuss updates on the business improvement grant program, resulting in a rebranded and new grant program: Business Consulting & Support Services and a Community Placemaking Grant.
- The MRCCAC and MRC convened in November and December to review and approve a large grant request for the redevelopment of 10909, 10921, and 10933 SE Main St.
- The initial budget (\$600,000) for the programs was expended by spring 2025. Staff requested additional funding in August to continue the momentum and success of the programs. The grant fund was replenished with \$1 million for fiscal year 25-26.
- Since launching in August 2024, the program has served 30 applicants with approximately \$1,187,050 in grant funds

CET Economic Development Programs:

- Grant program information can be found here:
https://www.milwaukieoregon.gov/departments/economic_development/business_improvement_grants/index.php
- The City launched the CET funded grant programs in October 2025, allowing city wide applicants to benefit from the grant programs.
- The initial budget is \$600,000 for CET grants.
- Since launching in October 2025, the program has served four applicants with approximately \$37,759 in grant funds.

HOUSING

Affordable Housing

Sparrow Site:

- On January 7, 2025, the council adopted the following development goals:
 - Affordable Homeownership models that serve households earning up to 80% Area Median Income (AMI)
 - Unit Mix. Preference for family-size units.
 - Equity in contracting and workforce development.
 - Preservation of tree canopy.
 - Sustainable design.
 - Affirmative outreach.
 - Minimize need for city financing.
 - Project delivery that is as soon as practicable.
- On August 15, 2025, staff released a competitive Request for Proposals (RFP) for the Sparrow Site. Proposals were due on October 22, 2025, giving respondents just over nine (9) weeks to compile proposals.
- On November 21st, staff posted the Notice of Intent to Award to DevNW was publicly posted to all RFP respondents on the city's procurement portal. The December 16th consent agenda will include a request to council for authorization to award and negotiate a development agreement with DevNW.
- The city released a news release on January 9, 2026, announcing the selection of DevNW to develop the Sparrow Site: [DevNW Selected to Develop Sparrow Site](#)

Coho Point:

- The Developer presented an update to the city council during its February 21, 2023, work session and requested a 12-month extension of the Disposition and Development Agreement (DDA) due diligence period because of extenuating circumstances involving supply chain and subcontractor timing issues related to the COVID-19 pandemic. The due diligence period was officially extended to March 31, 2024.
- Staff were notified on May 10, 2023, that Black Rock had submitted the CLOMR to FEMA. The review process typically takes several months, and FEMA has requested additional information from the applicant in September 2023, January 2024, and March 2024. The applicant has 90 days to address FEMA's comments and resubmit. In order to allow for the completion of the CLOMR/FEMA process, the City agreed to a fifth due diligence extension of December 31, 2024.
- Given that FEMA has expanded the scope of the CLOMR, Black Rock and the city agreed to an additional extension through June 2025.
- Black Rock received CLOMR approval from FEMA in March. Since that time, the developer has been working through next steps on their financing, due diligence items, and their timeline to construction. Staff have also been coordinating efforts between Coho Point and Kellogg Dam as the two projects could potentially end up with similar construction timelines, depending on how long it takes to confirm financing on both.
- The developer, Farid Bolouri, has received an additional extension to the due diligence period through January 31, 2026.

- Farid Bolouri provided an update to council on October 7th stating that another 12- to 18-month extension will be needed, due to difficulties financing the project. Approving such an extension would mean the due diligence period continues until sometime between January and June of 2027.
- Coho Point is being used by Landis & Landis as part of their staging area for the King Road Project. This agreement can be terminated as soon as City hears from the developer or owners.

Construction Excise Tax (CET) Program:

- The CET Program was established by the city council in 2017 and codified within chapter 3.60 (Affordable Housing Construction Excise Tax) of the municipal code. The CET levy's a one percent tax on any development over \$100,000 in construction value. In example, a property owner who is building an addition that has an assessed construction value of \$100,000 would have to pay \$1,000 in CET to the city. As development continues throughout the city, the CET fund increases in proportionality.
- The city released its inaugural competitive bid process for CET funds through a formal Request for Proposals (RFP). This resulted in Hillside Park Phase I being awarded \$1.7M (requested \$2M) and the Milwaukie Courtyard Housing Project (Now called Milwaukie Shortstack) with \$300K (requested \$600K).
- On March 7, 2023, the city council authorized the city manager to execute the necessary grant agreements in the amounts listed above. The grants agreements for both projects have been signed and executed, and initial funding disbursements have occurred. Staff will now work with the applicants to ensure that their projects meet the conditions for funding.
- In recent conversations with staff (February 18, 2025), the Council has directed staff to support the development of the Sparrow site with affordable housing related CET Funds.
- A portion of the Economic CET related funds will be programmed for a city-wide business grant program (outside the URA). The CET grant materials are live on the city website. Staff will begin accepting applications October 1, 2025.

Housing Production Strategy Implementation:

- Affordable Housing Code Incentive Package: ZA-2025-003: A Type V code amendment package proposing a new code section with targeted code incentives for affordable (income-restricted) housing. Council voted to adopt the code package on September 2 and the code amendments were effective immediately per Ordinance 2256.
- Staff submitted a grant application to DLCD on August 1 to implement the HPS strategy to "increase capacity in the Residential High Density (R-HD) zone." Milwaukie seeks to revitalize its underdeveloped R-HD zone by conducting a pro forma analysis to determine feasible densities, adjusting zoning if needed, identifying tools to support redevelopment of underutilized parcels, and exploring rezoning additional land to R-HD to meet housing needs and encourage higher-density residential development. DLCD notified the city that the grant had been awarded on October 2, and the city was matched with a consultant on November 5. The initial scoping meeting with the consultant was on December 3. Staff and the consultant will refine the scope based on initial review by DLCD. In November, staff and Council had an initial discussion about Land Banking that continued at the January 6 Work Session. Staff will continue working toward formalizing a land banking strategy and bringing

an update to council this Spring.

Land Banking Strategy:

- The Housing Production Strategy includes the creation of a land banking strategy. Staff presented a recommended “middle-ground” approach to council on 11/18/2025, and council had a follow up discussion on 01/06/2026 where council directed staff to proceed developing a land banking strategy that follows the “middle-ground” approach.
- Staff will come back to Council in spring 2026 to present a draft outline for the land banking strategy.

Moderate Income Revolving Loan Fund (MIRL)

- At the November 18th Regular Session, staff and Council discussed the MIRL program and Council decided to hold off until after the new rule making is issued sometime, next year. Council agreed to revisit sometime in March or April.
- Staff continues to monitor the rule making information coming from OHCS as well as conferring about the program with other jurisdictions such as Bend, Portland, Wilsonville, and HACC.

There are also many HPS updates included in the City Council Affordability Goal and quarterly updates.

PLANNING

Comprehensive Plan Implementation

- Neighborhood Hubs: After a robust community engagement process the City adopted code and zoning amendments in August 2024, to expand opportunities for small businesses outside primary commercial areas, responding to community interest in having more businesses close to home. Since then, Council and staff have discussed next steps for the Hubs initiative. Staff has updated the [Temporary Use Permit application](#) to create more opportunities for micro-scale commercial activities in neighborhoods. Since 2024, five applicants used the program for temporary uses in neighborhoods such as the Bear Naked Bagel Company at 8684 SE 41st Ave and Resilient Seed Farmstand at 10244 SE 43rd Ave. Staff plan to promote the program again in the spring, when outdoor activities are more feasible. As noted in the Housing Production Strategy update, the City received a grant to study redevelopment barriers and opportunities in Residential High-Density (R-HD) zones, most of which are near small-scale commercial areas. Increased development in the R-HD zone could create additional opportunities for new businesses.

Transportation System Plan (TSP)

- The TSP kicked off in October 2023. The Technical and Advisory Committees met 11 times over the course of two years and have concluded their meetings. Staff and their consultant have developed a draft TSP document. The draft is a compilation of all the work the work that has occurred over past two years. The draft was posted on Engage Milwaukie for the first two weeks in January. Hearings are slated to begin with the Planning Commission on January 27 and with City Council on March 17 or earlier.

Planning Commission

- ZA-2025-004: A Type V code amendment package of "housekeeping" amendments proposing clarifications and corrections in both the land division and zoning codes. At the December 9 public hearing, the Planning Commission unanimously voted to recommend approval of the code amendment package. The City Council hearing is scheduled for January 20.
- ZA-2026-001: A Type V code amendment package of "minor policy" amendments proposing changes to various sections of the zoning code.
- CPA-2025-001: A Type V application to adopt the new Transportation System Plan. The initial public hearing with the Milwaukie Planning Commission is tentatively scheduled for January 27, 2026.
- CU-2026-001: A Type III application to formally establish a new martial arts training facility at 5484 SE International Way in the Business Industrial (BI) zone, which requires a conditional use approval. The application has been deemed complete, a public notice mailing is being prepared, and a public hearing with the Planning Commission has been scheduled for February 24, 2026.

Land Use/Development Review¹

- VR-2025-013: A Type II variance application has been submitted to reduce the side yard setback for a deck at 4515 SE White Lake Rd. The application is in completeness review.
- VR-2025-014: A Type II variance application has been submitted to allow an 8-ft fence along a portion of the perimeter of the property at 5860 SE King Rd. The application has been deemed complete and referred for review and public comment, with a notice of decision anticipated by the end of January.
- P-2025-001: A Type II parking quantity modification was submitted on November 19, 2025, for a proposed 21-unit cottage cluster development located on the flag lot west of 11909 SE Stanley Ave. The application is to increase the maximum allowed off-street parking from 1 space per unit (21 spaces) to 1.38 per unit (29 spaces). The application was approved with conditions on December 17, 2025.

Senate Bill 1537: [SB 1537](#) is a Housing Production Bill passed in 2024 as part of the state's ongoing efforts to address Oregon's housing crisis. The legislation introduces measures aimed at increasing housing production and affordability. It requires local governments to grant adjustments (variances) to specific development and design standards applied to the development of housing if the application meets certain conditions. On April 9, 2025, the City requested an exemption from SB 1537 from the Housing Accountability and Production office (HAPO). The request was approved with conditions on August 7, 2025. The City will continue applying its local processes to review adjustment requests in lieu of the mandatory adjustment provision of SB 1537, except in the few places that the City's existing adjustment (variance) regulations are superseded by the Mandatory Adjustments provisions, particularly in the DMU zone. Staff is required to notify prospective applicants of residential development of the HAPO decision. A webpage has been created to provide this information:

https://www.milwaukieoregon.gov/departments/planning/oregon_senate_bill_1537.php

Population Estimates

Portland State Population Research Center published annual population estimates in December for the state including estimates for counties and cities. The estimates, including Milwaukie's can be viewed via their website:

<https://www.pdx.edu/population-research/population-estimate-reports>. Staff concur that the population estimate may be a little low, but not low enough to warrant a concern.

Housing Unit Production Update

Planning and Building staff worked together to calculate the number of housing units that have been developed in the City since light-rail opened in 2015. The units are counted at the time building permits are issued, not when the units are complete, so Hillside Phase 2 and the Monroe Cottages developments are not included in this calculation. The largest increase in units has been in multi-unit housing, with the largest number occurring in the following developments:

- 2018 (Alextree - 138)
- 2021 (7 Acres - 234)
- 2022 (Henley Place - 178)
- 2023 (Bonaventure -170)
- 2024 (Hillside Phase 1 - 288)

Since 2014 the city has seen a 14.90% increase in overall housing units, a total of 1,353 new units, 72 of which are middle housing units:

¹ Only land use applications requiring public notice are listed.

	# of units in the city pre-2015*	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Single Dwelling Unit	6078	10	17	9	19	37	37	37	12	6	2	11	
Multi-Dwelling Unit	2211	0	0	0	138	0	0	249	210	170	288	0	
ADU		0	2	1	1	3	4	4	2	8	5	9	
Townhome	**	0	0	0	0	0	0	0	0	0	9	13	
Plexes (du, tri,quad)***	800	0	0	0	3	0	0	0	2	0	0	8	
Cottage Cluster	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6	23	8	
Mobile Home	60												
TOTAL	9149	10	19	10	161	40	41	290	226	190	327	49	
Total units		9,159	9,178	9,188	9,349	9,389	9,430	9,720	9,946	10,136	10,463	10,512	Total middle housing units since 2014: 72
% increase from 2014 Baseline # of units		0.01	0.2	0.3	2.1	2.6	3.1	6.2	8.7	10.78	14.4	14.90	Total increase in dwelling units since 2014: 1,353
*Census - American Community Survey													
Table B25024													
2014 Data													
**This category is included with plexes													
***Detached plexes counted as single family homes													

DEVELOPMENT SERVICES

PRIVATE DEVELOPMENT

Hillside Park

Construction of Phase 1 for this project is underway, and includes 3 new buildings, and their associated public improvements. Building C has been completed and Buildings A and B are nearing completion. Public improvements for this development include utilities, new roadway alignment, new sidewalk, ADA ramps, and new asphalt paving. Permits have been submitted for Phase 2, which includes 4 new buildings, new roadway alignment, and open space areas.

1847 Scott St Food Park

This new food park will provide up to 17 spaces for food carts, a new tap room and a covered canopy shelter, parking area, and frontage improvements. Frontage improvements include new sidewalks, and a new ramp at Main and Scott. The tap room and covered seating area are nearing completion.

Middle Housing Development – under construction

Monroe Cottages – adjacent to 5606 SE Monroe St

This is a cottage cluster development of five clusters totaling 44 cottages, an access drive, 44 parking spaces, and required common areas and bike parking. The middle housing land division creating separate lots for each cottage has been approved and the final plat has been submitted to the county for recording. Site work on the access drive and utilities has begun, and submittal of building permits for the cottages is expected soon.

11625 SE 27th Ave

This is a detached duplex development with 4 parking spaces (double-car garage and two driveways). The property had a single detached dwelling, and a second detached unit was added. The property was also divided through a middle housing land division.

10980-10998 SE Stanley Ave

This is a detached quadplex development with eight parking spaces (garages and driveways).

12201-12207 SE River Rd

This is an attached duplex development with four parking spaces (garages and driveways).

10614 SE Home Ave

This is an attached quadplex development with 2 parking spaces.

5041 SE King Rd

This is an attached triplex development with six parking spaces (garages and driveways).

BUILDING PERMITS

Permit data for	December	FY to Date:
New single-family houses:	2	8
New ADU's	0	8
New Solar	5	18
Res. additions/alterations	4	46
Commercial New	2	4
Commercial Alterations	1	29
Demo's	0	7
Cottage Clusters	0	0
Townhouses	0	9
Duplexes	0	0
ROW/EC/FUP	13	182
Total Number of Permits issued: (includes fire, electrical, mechanical, plumbing, and other structural)		984
Total Number of Inspections:		3537
Total Number of active permits:		1146

CIP ENGINEERING

Capital Improvement Projects (CIP):

CIP 2018-A13 Washington Street Area Improvements

Summary: This project combines elements of the SAFE, SSMP, Water, Stormwater, and Wastewater programs. SAFE improvements include upgrading and adding ADA compliant facilities along 27th Ave, Washington St, and Edison St. Street Surface Maintenance Program improvements are planned for Washington Street, 27th Avenue, and Edison Street. The Spring Creek culvert under Washington Street at 27th Avenue will be removed, and a new structure added. The water system along Washington Street will be upsized from a 6" mainline to an 8" mainline. The stormwater system along Washington Street will be upsized from 18" to 24" storm lines. The project is being designed by AKS Engineering and Forestry.

Update: Punch list items have been finalized. AKS is finalizing the as-built drawings, GIS files, and other final deliverables. Pending on retainage wall at 2746 SE Washington to be finalized before finishing remaining improvements at this location (sidewalk, fence, gate, and shrub installations).

CIP 2016-Y11 Meek Street Storm Improvements

Summary: Project was identified in the 2014 Stormwater Master Plan to reduce flooding within this water basin. The project was split into a South Phase and a North Phase due to complications in working with UPRR.

Update: The Meek Street project is complete.

CIP 2022-W56 Harvey Street Improvements

Summary: The project includes water improvements and stormwater improvements on Harvey Street from 32nd Avenue to the east end, on 42nd Avenue from Harvey Street to Johnson Creek Boulevard, 33rd Avenue north of Harvey Street, 36th Avenue north of Harvey Street, Sherry Street west of 36th Avenue, 41st Street north of Wake Court, and Wake Court. Sanitary sewer work will be done on 40th Avenue between Harvey Street to Drake Street. The project also includes the installation of an ADA compliant sidewalk on Harvey Street from 32nd Avenue to 42nd Avenue and 42nd Avenue from Harvey Street to Howe Street. Roadway paving will be done throughout the project area.

Update: Tapani has received the notice to proceed from the City of Milwaukie. Tapani started mobilization of equipment on January 5th, 2026. They have installed the sewer pipe and will begin installing stormwater catch basins starting the week of 1/19.

CIP 2021-W61 Ardenwald North Improvements

Summary: Project includes street repair on Van Water Street, Roswell Street, Sherrett Street, 28th Avenue, 28th Place, 29th Avenue, 30th Avenue, and 31st Avenue with a shared street design for bicycles, pedestrians, and vehicles. The sidewalk will be replaced on the north side of Roswell Street between 31st and 32nd Avenue. Stormwater catch basins in the project boundary will be upgraded, the water system will be upsized on 29th Avenue, 30th Avenue, 31st Avenue, and Roswell Street, and there will be wastewater improvements on 28th Avenue, 29th Avenue, and 31st Avenue to address multiple bellies and root intrusion to reduce debris buildup.

Update: Contractor is finalizing punch list items.

CIP 2022-A15 King Road Improvements

Summary: King Road (43rd Avenue to city limits near Linwood Avenue) SAFE/SSMP Improvements will replace existing sidewalk and bike lane with a multi-use path, improve stormwater system, replace water pipe, and reconstruct roadway surface.

Update:

Biweekly updates are going to be posted on the City's project website, and an email will be sent as well to the email list obtained from the Permit of Entry collections and the current business owner licensees list in the project area.

Construction will resume on 1/5/2026 with storm network on the north side of King Road between Linwood and Wichita Center.

CIP 2024-N04 Downtown Streetscape Improvements

Summary: SE Main Street from Washington Street to the north end of City Hall: URA project to update and bring up to Downtown standards sidewalks, ramps and parking spaces. The design will be in-house led by the engineering department.

Update: The charter process is on pause indefinitely, after conversations with businesses and plans they have. Also, due to work capacity from the Engineering Department.

CIP 2025-T61 2025 Grind & Pavement

Summary: Annual street project that identifies city roads that need to be repaved and marked. The identification process was coordinated by the Engineering department and the Street Division.

Update: An infiltration test report was shared by the consultant and reviewed internally. The next step is to design a drywell and two catch basins to manage the stormwater pooling in front of 9905 SE 51st Avenue.

The engineering department and GRI are working on a scope of work for the next steps. GRI will work on a drywell design to evaluate its constructability either in-house or by hiring a contractor in spring 2026.

CIP 2025- First Fish Herons

Summary: As part of the IGA with the Confederated Tribes of Grand Ronde and the third phase of the Milwaukie Bay Park design the Engineering department is working with the Cultural Resources Department of the Tribes to complete the design and construct three art plinths for seasonal art exhibitions.

Update: After the meeting in Mid-December, the CTGR, the engineering department, and the contractor have been working on the plinths design.

It is expected that construction will take place in February. After an inspection of the plinths by the CTGR an opening ceremony will take place in early March 2026.

CIP 2024-T64 Stanley Avenue Improvement Project

Summary: This project is a collaboration between the Clackamas County Development Agency and the City. The work will comply with the IGA signed in 2024. The limits of the project will be from King Road to Johnson Creek Boulevard. The County will lead the design stage while the City will lead the construction stage.

Update: The county completed the bidding process for the selection of the consultant during June and July 2025. The bid to design Stanley has been redesignated to Otak. The City and County are drafting the scope and fee for the design that will start in Spring 2026.

Line 33 – Better Bus Project (TriMet)

Summary: As part of the Better Bus Project TriMet and Clackamas County are working together to bring Transit Signal Priority (TSP) to the Line 33 bus. This will improve reliability and reduce the delays the route currently experiences.

As part of this project, TriMet is consolidating bus stops and retrofitting the infrastructure of the route. A consolidation of bus stops will take place on SE Harrison Street between 26th Avenue and OR 224. Two eastbound and two westbound stops will be consolidated into a one bus stop at 2816 SE Harrison Street by the Bridge City Community Church

The Engineering and Planning Departments are working closely with TriMet and Clackamas County evaluating the design and helping coordinating permits and utility relocation.

Update: On 11/25/2025 city staff from planning, and engineering met with TriMet and their subconsultant to review the location of the bus stop on the north side of Harrison Avenue between 28th and 29th Avenues.

It is unknown when TriMet will share the new version of the plans, with the implementation of the comments from the meeting in November 2025.

After the design is updated by the consultant, city staff will meet with the daycare and the church to share the plans from TriMet. Bridge City Community Church has plans to modify their parking lot to better serve the daycare use. City staff will coordinate with the church and daycare to ensure access is maintained.

CIP 2023-X41 Waverly Heights Sewer Reconfiguration

Summary: Waverly Heights Wastewater project was identified in the 2010 Wastewater System Master Plan. The project may replace approximately 2,500 feet of existing clay and concrete pipes.

Update: The design team is complete with drawings and specifications and preparing to go out to bid. Once easements are in place then we will bid the project.

Monroe Street Greenway

Summary: The Monroe Street Greenway will create a nearly four-mile, continuous, low-stress bikeway from downtown Milwaukie to the I-205 multi-use path. Once complete, it will serve as the spine of Milwaukie's active transportation network connecting users to the Max Orange Line, Max Green Line, Trolley Trail, 17th Avenue Bike Path, I-205 path, neighborhoods, schools, and parks. Funding grants through ODOT and Metro will allow the city to complete our 2.2-mile section of the Monroe Greenway from the Trolley Trail to Linwood Ave. The Clackamas County portion of the Greenway, from Linwood Avenue to Fuller Road, has moved to the construction phase.

Community Engagement:

Open-Houses were hosted on February 29, 2024, for the Greenway, ODOT's Highway-224 project, the City's TSP, and Kellogg Creek Restoration and Community Enhancement Project, and on September 12, 2024, for the East segment of the Greenway. The City received mixed feedback for moving forward with the project. Feedback from February and September 2024 open houses has been incorporated into the design and city staff prepared an engagement plan to share with the public in October 2024. City staff presented the status of the East Segment of the Monroe Greenway (Washington-Monroe Greenway) to the City Council on December 3, 2024. Members of the public attended the presentation and participated in the public comments portion of the city council meeting.

Staff sent a mailer to residents with frontage along the East Segment in March 2025 to provide early warning for potential impacts to fences, mailboxes, and landscaping in the right-of-way. A second mailer will follow closer to construction with additional information for residents.

Staff hosted a drop-in Open House October 22, 2025, from 5-6:30 pm in the Community Safety Building for the Central Segment of the greenway. Roughly 20 people attended. Feedback largely included additional safety measures such as raised crosswalks and additional speed bumps.

Segment Update:

East Segment (37th to Linwood): Staff have come to an agreement with ODOT, who has contracted CONSOR for the design. CONSOR has submitted the Design Approval Package to ODOT (approximately 60% design). The Plans, Specifications, and Estimate (PS&E) submittal was provided to ODOT in August 2025 and is under review by ODOT and City staff. Final project design is expected in April 2026, and the project is expected to go to bid in Summer 2026 with construction starting in Fall 2026.

City staff applied for approximately \$1.7 million of additional funding through the Regional Flexible Funds Allocation (RFFA) grant program to mitigate scope reductions due to inflation. Approximately \$1.5 million was awarded. Updates to the Statewide Transportation Improvement Plan (STIP) and Metropolitan Transportation Improvement Plan (MTIP) were adopted in July 2025. Priorities for the additional funding include paving, a flashing beacon at the 37th Avenue/Washington Street Crossing, and sidewalks on Monroe west of Garrett to complete the Monroe sidewalks from the greenway/bikeway to 37th Avenue.

Monroe Street & 37th Avenue (34th to 37th): This segment is complete. It was constructed as part of the private development of the 7 Acres Apartments.

Central Segment (21st to 34th): The city and ODOT have signed an IGA that will transfer \$1.55 M in STIP funding to the city to construct this segment of the Monroe Street Greenway. City staff have contracted with 3J Consulting to negotiate work at the Oak Street and 37th Avenue railroad crossings and agreements for Union Pacific Railroad plan review are in place. Comments from the October 2025 open house are being incorporated into early designs for the railroad crossing and will be submitted for railroad review in Winter 2026.

Resolution 30-2025 was adopted at the June 17, 2025, City Council Meeting, approving a contract with Burgess & Niple, Inc for up to \$472,865 for the design of the central segment of the greenway. City staff reviewed the 30% design plans and provided feedback to Burgess and Niple, Inc. City staff will begin communicating with property owners along the route in the coming

months regarding potential impacts to parking, traffic patterns, and added trees along the route. Construction is anticipated to begin in Summer 2026.

Monroe Street & Highway-224 Intersection: This portion of the project was combined with a larger ODOT project to mill and overlay Highway-224 from 17th Avenue to Rusk Road in Fiscal Year 2026. The City received early concerns regarding the development of Highway-224 and Monroe Greenway pushing traffic from Monroe Street onto Penzance Street. The water main in Monroe Street underlying Highway 224 was replaced by pipe bursting in December 2024. Construction of the diverter at Highway-224 was completed in Summer 2025 and signal updates are underway. Staff have received complaints about removing left turns on Monroe and communicated those complaints to ODOT who modified nearby signal timing to compensate for new traffic patterns at Monroe Street.

Downtown Monroe Greenway (Trolley Trail to 21st Avenue): The city is investigating funding to enhance the Monroe Greenway through downtown Milwaukie.

Railroad Avenue Multiuse Path

Summary: The TSP identifies a separated multi-use path on the north side of Railroad Avenue between 37th Avenue and Linwood Avenue as part of the bicycle network.

Update: Staff successfully applied to the 2028-2030 Metro Regional Flexible Funding Allocation (RFFA) grant program for \$2,707,217 for design of the multiuse path. Staff will work with Metro as necessary leading up to project kick-off in 2028. Local match requirement for the grant is \$309,853.

Linwood/Harmony/Railroad Intersection

Summary: The TSP identifies safety improvements to the Linwood/Harmony/Railroad intersection. The project is located at the City boundary and will require coordination with Clackamas County and ODOT Rail to execute. Staff have coordinated with Clackamas County and are programmed to receive \$750,000 from Clackamas County in FY2027 to update a previously completed study.

Wastewater Pump Station Evaluation and Upgrades

Summary: The City maintains a wastewater collection system which includes 5 pump stations: Island Pump Station, Harrison Pump Station, Home and Monroe Pump Station, Brookside Pump Station, and 55th Avenue Pump Station. The 2022 Wastewater Master Plan identified potential deficiencies in the city's wastewater collection system and pump stations and suggested upgrades to the pump station's instrumentation and communication, electrical systems, mechanical pumping and/or seismic resiliency. The Brookside Pump Station equipment is near its end-of-life and emergency repairs at the Brookside Pump Station are causing operational burdens to city staff. A Request for Qualifications for an on-call wastewater collections engineering firm closes January 29, 2026. The consultant may be asked to assess the 5 existing pump stations, determine repair/rebuild costs, retrofit the Brookside Pump Station to meet current city public works standards, rebuild the Island Pump Station, perform other facility maintenance as identified, and/or to assist with a new sewer pump station as part of the Kellogg Creek dam removal project.

Water Program

Summary: The City has identified water projects in the Capital Improvement Plan 2025-2030, including but not limited to: PFAS treatment evaluation and design, rehabilitation or reinstallation of Well 8, pump station evaluation and upgrades, pressure zone analysis, evaluating and negotiating an intertie with Oak Lodge Water Services, siting and design of additional water storage capacity for the City, seismic and climate resiliency of the water distribution system, and identifying funding sources for the programmed water work. In March 2024 the City contracted Water Systems Consulting, Inc. (WSC) and RH2 Engineering, Inc. (RH2) for \$3,000,000 each to support the City with funding and completion of the water projects identified in the Capital Improvement Plan 2025-2030. The City met with WSC and RH2 through 2024 and 2025 to develop a program charter, review and prioritize projects, and identify funding sources.

Water Treatment Upgrades:

Water testing indicates that PFAS treatment will be required at both the upper and lower treatment plants. The lower treatment plant does not have sufficient area to add PFAS treatment, therefore the upper and lower treatment plants will be combined at the upper treatment plant. Combining the water treatment plants carries efficiencies in safety upgrades as well as long-term operations. Raw water will be diverted from the lower treatment plant to the upper treatment plant, which will be upgraded and sized to treat all water for PFAS and VOCs. PFAS treatment column testing will begin in January 2026.

Funding:

In February 2025 council adopted resolution 13-2025 accepting \$125,000 of federal funds through the State of Oregon to complete a PFAS feasibility study.

In February 2025 the City submitted a letter of interest to BizOregon, identifying \$27,000,000 of improvements to the city's drinking water infrastructure that would be eligible for funding through the Safe Drinking Water Revolving Loan Fund (SDWRLF). Council adopted resolution 44-2025 to apply for \$6,000,000 of funding through the SDWRLF to fund construction of a raw water pipeline to direct water from the lower treatment plant to the upper treatment plant, equipment purchase, and site preparation for the water treatment upgrades at the upper treatment plant. City staff will present the raw water pipeline project to the Infrastructure Finance Authority Board January 30, 2026 prior to grant approval.

The city is reviewing eligibility for the funding for the design and construction of PFAS treatment through the Safe Drinking Water Revolving Loan Fund Emerging Contaminants (SDWRLF-EC) loan administered by Oregon Department of Environmental Quality.

Kellogg Creek Restoration and Community Enhancement Project

Summary: Project to remove the Kellogg Creek dam, replace the McLoughlin Blvd. bridge, improve fish passage, and restore the wetland and riparian area. City of Milwaukie staff are part of the project Leadership Team, Core Technical Team, Design Coordination Team, and the Technical Advisory Committee. The Leadership Team and Core Technical Team both meet monthly. The Design Coordination Team meets bi-weekly. In addition to city staff, these groups include staff from North Clackamas Watershed Council (NCWC), Oregon Department of Transportation (ODOT), and American Rivers. The Technical Advisory Committee (TAC) for the Kellogg Creek Restoration & Community Enhancement Project involves all collaborative partners that include the Confederated Tribes of the Warm Springs Indian Reservation of Oregon, the Confederated Tribes of Grand Ronde, Clackamas Water Environment Services, Metro, North Clackamas Parks and Recreation District, Oregon Department of Environmental Quality, Oregon

Department of Fish and Wildlife, Oregon Division of State Lands, the Native Fish Society, and the Natural Resources Office of Governor.

- The 30% project design package was submitted to all project partners for review on June 18, 2025. The city as well as all other project partners provided review comments to the design team, which were prioritized and discussed at a design workshop on 07/03/25.
- Also in June 2025, the project team submitted appropriations requests to each of Oregon's legislators, each of which were supported for the next steps in the appropriations review process.
- On October 7, 2025, Council issued a letter to the Kellogg project team requesting a project update and discussion on topics including: funding, timeline, sewer line relocation, use of URA and Metro funds, shared use path, and the project's charter and decision-making process.
- A Technical Advisory Committee (TAC) meeting was held in November 2025.
- At the December 16, 2025 work session, Council received an update from the Kellogg design team on topics including project funding and schedule, design updates, sewer line relocation strategy, shared use path inundation, and Q&A.
- Next steps are:
 - The Kellogg team to submit written responses to the 10/7/25 Council letter (expected in early February 2026),
 - Council to provide direction to Peter and Jen on the CIP budget process, in light of the sewer line relocation discussion, and
 - Kellogg design team to come back for another update in 2Q 2026.
- In January and February 2026, the design team's Geotech contractor (GRI) is conducting exploratory drilling in and around the impoundment.

Right-Of-Way (ROW) Permits (includes tree, use, construction, encroachment)

Downtown Trees and Sidewalks

Update: Staff have a contract with AKS; working on what type of design works best now and in the future with both the trees and sidewalks & curbs.

Document Administration

Summary: WSC is preparing the Stormwater System Plan.

COUNCIL STAFF REPORT

To: Mayor and City Council

Date Written: Jan. 12, 2026

Reviewed: Joseph Briglio, Acting City Manager

From: Ciara Fox, Economic Development Coordinator

Subject: **Economic Development Goal Quarterly Update**

ACTION REQUESTED

Council is asked to review the actions completed in calendar year (CY) 2025 fourth quarter (Q4) and discuss the upcoming Council and staff actions for CY 2026 first quarter (Q1).

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

[January 31, 2025](#) – [February 1, 2025](#): Council held a two-day retreat for the purposes of reviewing feedback and survey results associated with possible goals, as well as deliberating and confirming the top three for 2025-2027.

[February 4, 2025](#): Council formally adopted economic development, parks and greenspace, and affordability as the city's three goals for 2025-2027.

[April 1, 2025](#): Council reviewed the draft economic development action plan, proposing edits to the metrics, implementation partners, goals, and actions.

[July 8, 2025](#): Council received a quarterly update on the economic development goal.

[October 7, 2025](#): Council received a quarterly update on the economic development goal.

ANALYSIS

Council approved three citywide goals at its February 4, 2025, regular session meeting. These goals included economic development, parks and greenspace, and affordability. Staff agreed to provide Council with a draft action plan for each goal on a monthly rotation (Quarterly basis).

Staff developed the draft economic development goal action plan (Attachment 1), which was discussed and further refined during the April 1, 2025, work session. Since that initial conversation, staff and Council have been implementing the actions called out in the plan. At the January 20, 2026, work session, Council and staff will update the annual metrics, review the 2025 Q4 results, and coordinate on the upcoming 2026 actions. The topics that will be discussed include the following:

- What actions were completed in Q4? (Including updates on committee assignment work related to economic development)
- What does council need to do or collaborate on for Q1 and second quarter (Q2)?
- Are there emerging needs or priorities that need to be added to future quarters?

BUDGET IMPACTS

None.

CLIMATE IMPACTS

None.

EQUITY IMPACTS

None.

WORKLOAD IMPACTS

None.

STAFF RECOMMENDATION

This is a discussion item. Staff are seeking input and confirmation.

ATTACHMENTS

1. Economic Development Goal Action Plan

Council Goal Action Plan

Last Updated:
1/14/2026

ECONOMIC DEVELOPMENT: Supporting Milwaukie's business districts and investing in neighborhood hubs

Why this goal?

Milwaukie is seeing a resurgence of economic development activity in its downtown and business districts. Inspired by the city's 2040 community vision and comprehensive plan, the city has completed foundational work to enable hubs of commercial amenities across our neighborhoods. As Milwaukie's urban renewal area (URA) and construction excise tax (CET) funds mature, the city has an opportunity in 2025-2027 to make significant investments that can support our local economy, attract and retain businesses, and revitalize our commercial areas to help build community and a sense of place.

What do we want to accomplish by 2027?

- ⚙️ Revitalized Main Street and Downtown
- ⚙️ New investments in Milwaukie's industrial areas
- ⚙️ At least one enhanced Neighborhood Hub
- ⚙️ Strong city-business partnerships
- ⚙️ Capital improvements that support our business districts, including construction underway for Milwaukie Bay Park

How will we measure success?

	BASELINE <i>(as of Dec 31 '24)</i>	End of 2025	End of 2026	End of 2027	Target
Dollars invested in direct support for local businesses <i>\$ allocated through business improvement grant programs (URA and CET)</i> <i>\$ allocated to BIPOC or LGBTQIA+ business owners</i>	\$328,455 total \$55,000 to BIPOC business owners \$25,955 to LGBTQIA+ business owners	\$867,521 total \$68,139 to BIPOC business owners \$29,078 to LGBTQIA+ business owners			Minimum \$250,000 annually
Advancement of URA Five-Year Action Plan <i>% of projects that are complete or in the process.</i>	28.4% of projects	77% of projects are in progress			100% Completion
External business-related meetings attended <i># of meetings, roundtables, and summits attended by City Council members</i> <i># of equity-focused meetings (e.g.)</i>	5 meetings # equity focused	# Chamber, DAM, etc.			Minimum 12
Business-related meetings convened by the city <i># of meetings, roundtables, and summits convened by staff or City Council members</i>	2	7 total 3 business introductions + 3 direct site visits + 1 meeting with chamber			Minimum 4
Total number of businesses registered with the city <i># of business license holders operating in Milwaukie, excluding landlords/rental properties</i>	892 businesses renewed/predicted to renew in 2025	On hold until Feb 2026			Upward trend
Impressions of business friendliness <i>% of surveyed business who are happy with the City of Milwaukie's support</i>	See 2025	Overall grade: 71% Percent Satisfied: 44%			Upward trend
Events and tourism <i># of events produced in Milwaukie by the city or with city support</i> <i># of events that specifically celebrate Milwaukie's diverse communities</i>	6 Events Total (4 Cultural Events)	7 Events Total Earth Day, Pride, Juneteenth, Milwaukie Fest, Umbrella Parade, Arbor Day, Winter Solstice, Dia De Los Muertos (3 Cultural Events)			Minimum of 9 events annually
Downtown foot traffic <i>Annual foot traffic counts in the downtown area</i>	5,400 average daily visitors	On hold until Feb 2026			Upward trend

Access to commercial activity and hubs

Housing units within a 1/4-mile walkshed of neighborhoods hubs (does not include downtown)

**3,250 housing units
(33% of units)**

Update in progress

Upward trend

<i>Data</i>	<i>Question</i>	<i>Indicator</i>	<i>Commercial Type</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>
Commercial Vacancy Rate	Does Milwaukie and its sub-areas have a healthy vacancy rate?	Vacancy can inform our understanding of demand, with decreasing or low vacancy rates indicating demand for commercial space in Milwaukie and its sub-areas.	Office: Industrial: Retail: DT Retail:	3.3% 4.9% 4.6% 8.4%	On hold until Feb 2026	XXX	XXX
Commercial Rents	Are rents increasing?	Changes in commercial rents can shed light on the desirability of commercial space. High or increasing lease rates can attract investment in new commercial inventory. Increasing rents can also signal a need to devote additional resources to preserving legacy businesses to counteract market pressures.	Office: Industrial: Retail: DT Retail:	\$1.86 psf \$1.02 psf \$1.48 psf \$1.42 psf	On hold until Feb 2026	XXX	XXX
Commercial Inventory	Is commercial inventory growing?	Delivery of new commercial buildings provides space for new business opportunities, as well as mobility for existing businesses who wish to expand or move to more suitable areas of the city.	Office: Industrial: Retail: DT Retail:	712,304 sf 6,426,385 sf 1,000,323 sf 292,448 sf	On hold until Feb 2026	XXX	XXX

Implementation partners

COUNCIL LEAD:

Councilor Rebecca Stavenjord

STAFF LEAD:

- *Joseph Briglio, Assistant City Manager*
- *Ciara Fox, Economic Development coordinator*

SUPPORTING DEPARTMENTS:

- *City Manager's Office*
- *Community Development*
 - *Milwaukie Redevelopment Commission Community Advisory Committee (MRCCAC)*
- *Finance*
- *Public Safety*

EXTERNAL PARTNERS:

- *Downtown Alliance of Milwaukie (DAM)*
- *Business of Milwaukie (BOM)*
- *North Clackamas County Chamber of Commerce (NCCCC)*
- *Neighborhood District Associations (NDAs)*
- *Private Property Owners and Developers*
- *Clackamas Community College*

- *Clackamas Small Business Development Center (SBDC)*
- *Clackamas Workforce Partnership*
- *Micro Enterprise Services of Oregon (MESO)*
- *TiE Oregon*
- *Sabin-Schellenberg*

Action Roadmap

YEAR/ FOCUS	QUARTER	STAFF ACTIONS	COUNCIL ACTIONS
<p style="writing-mode: vertical-rl; transform: rotate(180deg);"> 2025 Support downtown momentum, engage business districts, and collect better baseline data </p>	<p style="text-align: center;"> CY-Q2 Apr - Jun </p>	<ul style="list-style-type: none"> ✓ Hire Economic Development Coordinator ✓ Continue building relationships with DAM, BOM, and NCCCC ✓ Engage businesses in planning for <i>Milwaukie Fest</i> ✓ Discuss strategy to engage Milwaukie businesses in all city signature events ✓ Create a 'public parking' map ✓ Quarterly MRCCAC Meeting ✓ Issued 8 business grants (16 total and funds are exhausted) ✓ Re-Engage Harrison/Main Metro Discussions 	<ul style="list-style-type: none"> ✓ Complete goal action plan ✓ Share updates on committee assignment work related to economic development
	<p style="text-align: center;"> CY - Q3 Jul - Sept </p>	<ul style="list-style-type: none"> ✓ Produce first annual <i>Milwaukie Fest</i> ✓ Prepare for launch of business improvement grant program citywide using CET funds, including storytelling around past grant successes ✓ Prep business friendliness survey to coincide with business roundtables ✓ Formalize process for requesting and installing bike racks ✓ Refine City's economic development webpages (ongoing) ✓ Begin conversations internally about the City's brand and marketing strategy (ongoing) 	<ul style="list-style-type: none"> ✓ Provide direction on re-capitalizing the URA grant program ✓ Councilor Massey and Mayor Batey to engage businesses in the NMIA and on International Way in order to identify and send invitations for first round of business engagement tables and survey (URA, North Milwaukie Industrial Area (NMIA), International Way, and neighborhood businesses) ✓ Councilor President Anderson and Stavenjord to connect with existing business improvement grantees to learn about their experience and build relationships ✓ Councilor Stavenjord to support business friendliness survey development ✓ Councilor Khosroabadi to engage hub businesses. ✓ Share updates on committee assignment work related to economic development
	<p style="text-align: center;"> CY - Q4 Oct - Dec </p>	<ul style="list-style-type: none"> ✓ Present scope of Main Street Improvements CIP project ✓ Launch grant program for neighborhood hubs ✓ Issued 14 grants and \$581,000 ✓ Engage MRCCAC regarding refresh to URA five-year action plan ✓ Initiate and scope R-HD analysis around Neighborhood Corridors ✓ Consult on Monroe Greenway Construction Business Engagement ✓ Consult on King Rd Construction Business Engagement ✓ Launch business survey on business friendliness, license, and needs. 	<ul style="list-style-type: none"> ✓ Mayor Batey met with Swagelok ✓ Mayor Batey and Councilor Massey sent follow up letters to international way and NMIA businesses. ✓ Councilor Stavenjord and Anderson led Milwaukie's sponsorship of the Milwaukie Business Passport program. ✓ Start refresh of URA 5-year Action Plan with Milwaukie Redevelopment Commission Community Advisory Committee (MRCCAC) ✓ Share updates on committee assignment work related to economic development

2025 Annual goal review and performance measure data report

	CY – Q1 Jan - Mar	<ul style="list-style-type: none"> <input type="checkbox"/> Present findings from 2025 Business Survey <input type="checkbox"/> Present 5-Year Action Plan engagement plan to MRCCAC <input type="checkbox"/> Present proposed scope for R-HD analysis <input type="checkbox"/> Engage businesses to scope changes needed to city's Business Tax code and fees, including education on current investments in business districts <input type="checkbox"/> Engage internal staff to scope changes needed to city's Business Tax code <input type="checkbox"/> Revisit Harrison/Main Discussion <input type="checkbox"/> Revisit Metro Reuse Center discussion to position NMIA as a prime location for investment <input type="checkbox"/> Update council on key development timelines <input type="checkbox"/> Update council on DAM activities 	<ul style="list-style-type: none"> <input type="checkbox"/> Convene first round of business engagement tables after business survey <input type="checkbox"/> Councilor Stavenjord to share an 'eyes on the street' update of the business community <input type="checkbox"/> Share updates on committee assignment work related to economic development
	CY – Q2 Apr – Jun	<ul style="list-style-type: none"> <input type="checkbox"/> Present on transportation enhancements needed to support workforce and business needs (informed by updated Transportation System Plan (TSP)) <input type="checkbox"/> Propose updates to city's Business Tax code and fees through budget process <input type="checkbox"/> Engage Businesses regarding refresh to URA five-year action plan <input type="checkbox"/> Explore an 'office hours with the Economic Development Coordinator' model or a related resource such as an FAQ page. 	<ul style="list-style-type: none"> <input type="checkbox"/> Direct staff on planning, economic development, and placemaking work to support economic development in Neighborhood Hubs and corridors <input type="checkbox"/> Plan Annual Business Summit <input type="checkbox"/> Complete URA 5-year Action Plan refresh with MRCCAC <input type="checkbox"/> Share updates on committee assignment work related to economic development
	CY – Q3 Jul - Sept	<ul style="list-style-type: none"> <input type="checkbox"/> Implement changes to Business Tax code and prepare for annual business registration cycle in next quarter <input type="checkbox"/> Implement placemaking investments in priority Hubs 	<ul style="list-style-type: none"> <input type="checkbox"/> Explore opportunities for additional URAs to support economic development beyond downtown <input type="checkbox"/> Host Annual Business Summit <input type="checkbox"/> Share updates on committee assignment work related to economic development
	CY – Q4 Oct - Dec	<ul style="list-style-type: none"> <input type="checkbox"/> Develop vacant storefront tool kit 	<ul style="list-style-type: none"> <input type="checkbox"/> Direct staff on 2027 planning/code work to undertake to support economic development <input type="checkbox"/> Share updates on committee assignment work related to economic development

Annual goal review and performance measure data report

2027 Institutionalize business support as a core city function	CY – Q1 Jan - Mar	<ul style="list-style-type: none"> <input type="checkbox"/> Present R-HD analysis findings <input type="checkbox"/> Propose placemaking investments that align with R-HD findings 	<ul style="list-style-type: none"> <input type="checkbox"/> Champion transportation investments that support economic development <input type="checkbox"/> Share updates on committee assignment work related to economic development
	CY – Q2 Apr – Jun		<ul style="list-style-type: none"> <input type="checkbox"/> Plan Annual Business Summit <input type="checkbox"/> Share updates on committee assignment work related to economic development
	CY – Q3 Jul - Sept		<ul style="list-style-type: none"> <input type="checkbox"/> Host Annual Business Summit <input type="checkbox"/> Share updates on committee assignment work related to economic development



CY – Q4
Oct - Dec

- Prepare business communication and impact mitigation plan for Main Street CIP construction

- Report on 3-year Goal progress and provide direction for ongoing operationalization of economic development work
- Share updates on committee assignment work related to economic development

**WS 1. 1/20/26
Presentation**

Economic Development Goal Update

WORK SESSION | JANUARY 20, 2026





Annual Metrics

2025

**Dollars invested
in direct support
for local
businesses**

GOAL: \$250,000 annually

	2024	2025
All	\$328,455	\$867,521
BIPOC or LGBTQIA+	\$80,955	\$97,217

Advancement of TIF 5-Year Action Plan

GOAL: 100% Completion

	2024	2025
Complete or in progress	29%	77%
Main St Enhancements		DAM Removal & Undercrossing
Developer Assistance		Mclough. Inters. Improvements
Storefront Improvements		Transit Stop Improvements
Tenant Improvements		Opportunity Site Access
DT Streetscape Improve.		Dogwood Park
Parking Solutions		Trolley Trail
Monroe Greenway		

External business-related meeting attended by city councilors

GOAL: Minimum 12

	2024	2025
All	5	?
Equity Focused	?	?

(Examples: DAM, Chamber, Swagelok)

Business related meetings convened by the city/councilors

(Meetings, Roundtables, Summits)

GOAL: Minimum 4

	2024	2025
All	2	7

Examples: Business Intros, Site Visits, meeting with Chamber CEO

Total # of
businesses
registered with
the city

GOAL: Upward Trend

	2024	2025
All	892	###

to come in February 2026

Impressions of business friendliness

GOAL: Upward Trend

	2024	2025
Overall Grade	no data	71%
% satisfied	no data	44%

Reported: 223

Current: 255

Events & Tourism

GOAL: Minimum of 9 annually

	2024	2025
All	6	7
Diverse Communities	4	3

Earth Day, Pride, Juneteenth, Milwaukie Fest, Umbrella Parade, Arbor Day, Winter Solstice, Dia De Los Muertos

Downtown Foot Traffic

GOAL: Upward Trend

	2024	2025
Avg Daily Visitors	5,400	#,###

#,### to come in February 2026

Access to commercial activity and hubs

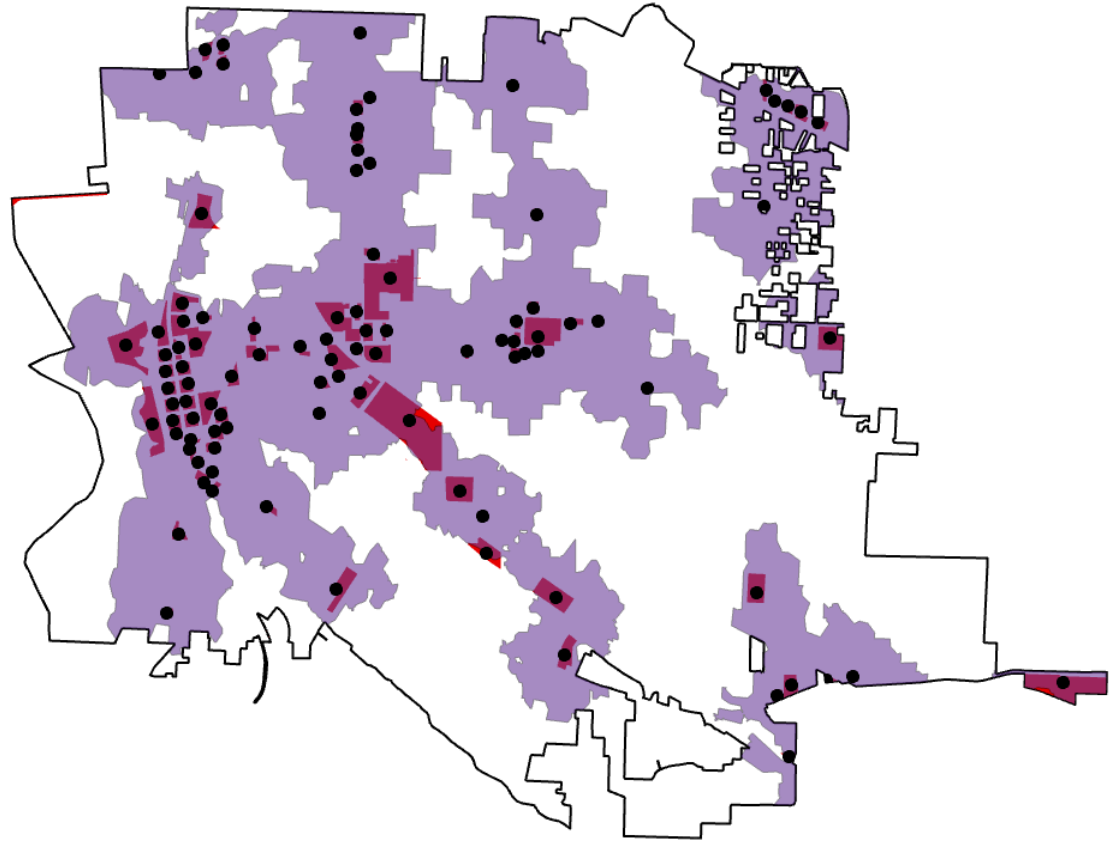
GOAL: Upward Trend

	2024	2025
% of units within 1/4 mile of hub	33%	###
% of units within 1/4 mile of commercial property	###	###

to come in February 2026

Access to commercial activity and hubs

GOAL: Upward Trend





Q4 Accomplishments

OCT – DEC 2025



CIP Scope

- **Draft CIP charter is complete**
- **Timeline moved back to 2028 construction schedule**
- **February update + quarterly updates**





CET Grant Program

Available to in commercial hubs and along commercial corridors

- Launched Oct 2025
- ~\$37,000
- 4 grants: *Stehn Funeral Homes, Two Sisters, Chapel Theater, LBS*
- 1 in the pipeline: *LBS*





Issued 15 Grants | \$613,000

1. Museum
2. K.MARIE
3. Jared Key
4. Stehn Funeral Homes
5. Milwaukie Medical Arts
6. Ohana
7. Ward Building
8. Two Sisters Café
9. MBP Tree
10. DAM MLW
11. Chapel Theater
12. 10957 21st
13. Charles Maes
14. Elk Rock Wellness
15. Little Blue Store





Issued 15 Grants | \$613,000

Elk Rock Wellness



Casa de Tamales:

EXISTING

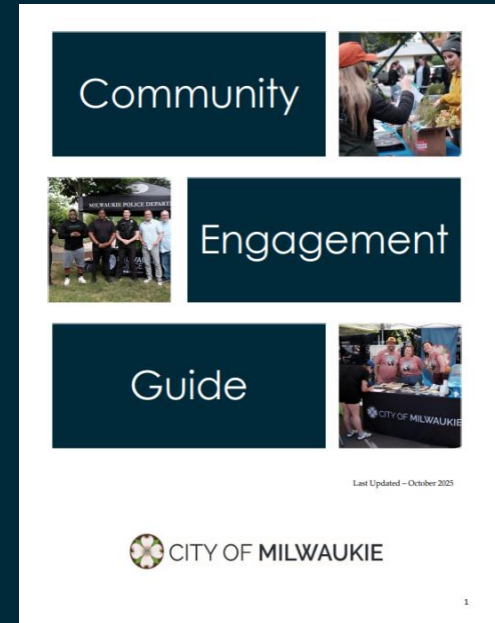
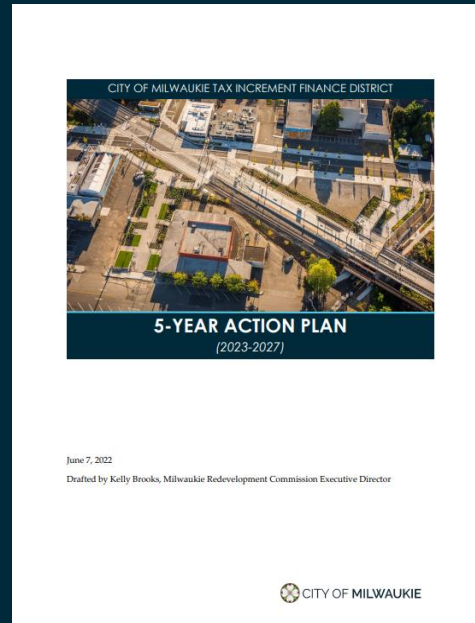




5-Year Action Plan

MRCCAC x Engagement Plan: Direct, Inclusive, and Continuous Engagement

- Service Providers
- BIPOC Businesses
- Persons with disabilities
- Language inclusion
- Multi-modal users





R-HD Scope

- **DLCD Grant with ECONW**
- **Scope: Finalizing with ECONW & DLCDC**
- **Purpose: Assess R-HD zoning for effectiveness in creating density**
- **Timeline: Kickoff February**





Construction Impact Mitigation

Monroe Greenway & King Road

- Emailed businesses along Greenway and King Road to inform about **open house** opportunities and **imminent construction impacts**.



Participants talk to staff member





Business Survey

DEC 18 – JAN 31 | 255 responses +

The screenshot shows a landing page for the 2025 Business Survey. The page has a teal header and a white footer. The main content area is teal and contains the following text:

2025 Business Survey

Jan 20, 2026

The annual business survey helps the City understand the evolving needs of local businesses through regular check-ins. The aim is to better align city support, grants, and planning efforts with the real-life cycles and experiences of business owners.

[Start now](#)

1. Business Friendliness
2. Business Tax Code
3. 5-Year Action Plan





Up Next

2026 Q1 → 2026 Q2

2025 Business Survey

Harrison & Main

Engagement Plan

Metro Reuse Center

RHD Analysis

DAM updates

Business Tax Code

Development Updates



- Present transportation enhancements needed to support workforce & business needs (informed by TSP)
- Propose updates to city's Business Tax code and fees through budget process
- Engagement for TIF 5-year action plan
- Explore an 'office hours with the Economic Development Coordinator' model or a related resource such as an FAQ page.





Q4 Council Accomplishments

OCT – DEC 2025

Q4 Assignments



Swagelok Meeting

Additions?



Letters to businesses



Passport Sponsorship



MRCCAC 5-Year Action Plan





Up Next

2026 Q1 → 2026 Q2

2026-Q1 Assignments

- Convene first round of business roundtables
- Stavenjord to share an "eyes on the street" update on downtown business activity



2026-Q2 Assignments

- Plan annual business summit



Final Question

**ARE THERE TOPICS COMING UP IN ANYONE'S
ASSIGNED COMMITTEE RELATED TO ECONOMIC
DEVELOPMENT THAT WE SHOULD ALL KNOW
ABOUT?**



January 20, 2026 - NCPRD IGA Update

Previous Episode:

- **December 16** – City Council agreed to acceptable financial terms for MBP
 - **December 19** – Mayor provides the County with a letter stating the acceptable terms
 - Summary of acceptable financial terms:
 - \$3.6M Zone 1 SDCs = \$3.1M in current Zone 1 SDCs + \$500K in accrued Zone 1 SDCs
 - \$901,677 (Milwaukie's Proportional Share) of Metro Local Share
 - \$658,027 Metro Trolley Trail Grant
- \$5.6M**

Current Episode:

- **January 13** – County responds with counter that shows positive movement
- **January 16** – City accepts County's counter & requests updated draft IGAs
- **January 20th & January 27** – County discussions for next steps

*Next Steps – Staff to Staff conversations to hash out the rest of the details and finalize IGAs

Updated Cost/Benefit Analysis: Summary 01/13 County Response

City of Milwaukie would assume responsibility for:

- Capital maintenance and repair at Milwaukie Community Center (**~\$560K - ~\$1.06M over 5 years**)
- Project management, construction oversight, long-term maintenance, and responsibility for filling the financial gap on Milwaukie Bay Park (**~\$10M of capital costs, plus annual maintenance and project management costs**)

GIVES:

- **~\$11M** of added financial/fundraising responsibilities over 5 years; maintenance costs ongoing

GAINS:

- Control of Milwaukie Bay Park Phase III
- Waiver of some fees for City events held in City-owned parks

NCPRD would provide:

- Zone 1 (City) SDCs, paid by Milwaukians, currently in account + accrued between signing and construction (~~~\$3.6M = 3.1M Current SDCs + \$500k in accrued~~) **\$3.3M (3.1M Current SDCs + 200k in accrued) Updated**
- Proportional Metro local share (**\$901,677) Agreed**
- Trolley trail grant (**\$658,027) Agreed**
- Modest fee waivers on non-direct cost recovery permitting fees for City-events in City-owned parks (**~\$3,000 annually**)

GIVES:

- ~~~\$5.16M~~ **\$4.86M** of one-time financial contributions to Milwaukie Bay Park
- Modest annual fee waivers (\$3,000) for City-events in City-parks (easily offset by City-assumed maintenance responsibilities)

GAINS:

- Clarity over depreciation and capitalization of District assets in City-owned parks
- Reduced maintenance responsibilities at Milwaukie Bay Park and Milwaukie Community Center
- Continued ability to provide programs for District residents at #1 most visited regional park