

## The Oregonian

### Proposal would remove Portland City Council oversight for many contracts

*By Jessica Floum*

*July 19, 2017*

Portland's finance office no longer wants to seek approval from the City Council for most six-figure consulting contracts, a process bureau officials say wastes time.

"Small projects are sitting, waiting and the community wonders why it takes so long to get anything done," Office of Management and Finance spokeswoman Jen Clodius said in an email.

A proposal before council Thursday would increase the value of consulting contracts that the city's chief procurement officer could okay without council approval from \$100,000 to \$500,000.

The change would allow bureau directors and Chief Procurement Officer Christine Moody decision making authority over 96 percent of consulting projects. This means 95 contracts—or more than \$9.5 million worth of deals—approved by the city council in the last 17 months would have been selected without council oversight.

The new rule would take effect immediately if approved by the city council Thursday. Pegged as a pilot program, Moody's increased signing authority would last through December 2018.

Clodius said her office brought the item before council because the procurement officer's signing authority has not been updated since 1998.

"It is overdue," Clodius said.

The proposal would also increase the value of public improvement and construction contracts, as well as goods and services contracts, Moody could execute without council approval from \$500,000 to \$1 million.

Clodius said the change will help "improve efficiency in getting infrastructure projects from 'Bid' to 'Notice to Proceed' more quickly."

When asked how raising the threshold for council review of consulting projects would help increase construction project efficiency, Clodius noted that it takes two months to get an ordinance through council.

The city's procurement office came under scrutiny in 2013, when it received a "D-" grade for transparency in city spending from The Oregon State Public Interest Research Group. The grade stemmed largely from the city's failure to post a contract database and other financial information online.

The city has since posted a Vendor Payment Checkbook online that shows a snapshot of city expenditures. It also produces annual reports of all the city's procurements on the Office of Management and Finance website, where the most recent one posted is from two years ago.

"Coming in front of council for these relatively low dollar procurements is time consuming," Mayoral spokesman Michael Cox said. "There are checks within the bureau to make sure these procurements with these levels are done responsibly."

## The Portland Mercury

### Hall Monitor: The Secret, Zombie 48-Hour Rule Lives!

#### Why Didn't Ted Wheeler Think to Mention that a Despised Practice Had Returned?

*By Dirk VanderHart*

*July 19, 2017*

Let's all take a minute to give it up for the Albina Ministerial Alliance Coalition (AMA).

For more than a decade, the group has scrutinized the **Portland Police Bureau (PPB)**, digging down into the minutiae of police policies and cranking out treatises on them with some regularity. And last week, coalition member Portland Copwatch revealed **some truly concerning changes to those rules**, stepping in where **Mayor Ted Wheeler should have acted**.

It turns out that police are on the verge of quietly reinstating a stronger version of the 48-hour rule, a much-loathed provision that gave officers two days following a shooting before explaining their actions to internal affairs investigators.

That's a big deal, and it's something the community shouldn't have had to wait for Copwatch to unearth.

Let's rewind. Last year, then-Mayor Charlie Hales paid dearly to be rid of the 48-hour rule. **In a deal he considered a distinct triumph**, the mayor inked a new contract with the city's main **police union** that, in part, gave officers a 9 percent raise in exchange for the provision to disappear.

The upshot was that officers could be compelled to give statements to internal affairs investigators immediately after shooting someone—progress that advocates and the **US Department of Justice (DOJ)** had pressed for.

The deal wasn't without its costs for Hales. He'd slayed a dragon that had eluded other leaders, but earned ire from community members who didn't think the police contract went far enough.

Now, though, it turns out Hales might have achieved **far less than it appeared**.

Portlanders learned last week that **Multnomah County DA Rod Underhill's office issued a memo in March** that called into question the city's process for investigating shootings. By forcing officers to give statements to internal investigators—who are only trying to figure out if cops followed city rules—Underhill's office argued the **PPB risked violating their Fifth Amendment rights**. That could make it impossible to prosecute the officer, should a grand jury find they'd committed a crime in the shooting.

Underhill has reportedly brought the DOJ around to this way of thinking, and his reasoning could spur the PPB to adopt new rules stipulating that internal affairs investigators would **wait until a criminal inquiry is closed** to interview cops who've shot someone. That could take a month or more.

Not everyone agrees with this stance. Constantin Severe, director of the city's Independent Police Review, **issued a memo of his own in June raising questions** and calling for more in-depth analysis.

But the city has quietly followed Underhill's lead. Internal investigators, for instance, still haven't interviewed Samson Ajir, the Portland officer who **killed 24-year-old Terrell Johnson** in May.

Whether that's right or wrong, the fact that this conversation—and these hugely important changes—happened **via a backchannel** should give us all pause.

Wheeler came into office preaching the gospel of police reform, and excoriating the 48-hour rule. But he conveniently forgot to mention it when the rule came roaring back under his watch several months ago.

**The mayor owed the city that kind of transparency.** Instead, it was the AMA that cleared the fog.

## **The Portland Business Journal**

### **With the potential for 31,000 jobs, Portland moves forward with brownfield development plan**

*By Clare Duffy  
July 20, 2017*

A gas station used to sit at 7530 N. Willamette Blvd. Then the lot sat empty due to potential hazardous contamination.

Fast forward a few years and, from the looks of it, you'd never know the lot's dirty history.

These days, the lot is home to the bustling Cathedral Coffee Shop, a popular, family-owned meeting spot for neighbors and a study space for students.

Similar stories exist all over Portland: a once paved, lead-contaminated lot is now a community garden, a decommissioned dry cleaner was converted into small business, live-work spaces.

Portland's City Council wants to encourage more such brownfield development success stories through a resolution passed on Wednesday.

The resolution authorizes a working group, comprised of members of several local government agencies, to develop a program that incentivizes brownfield cleanup and development. The program would come in the form of a property tax abatement, which would set in after development begins.

“These incentives are designed to reward community benefits, such as affordable housing, redevelopment in high poverty areas and equitable contract,” said City Commissioner Nick Fish, who introduced the resolution, at Wednesday's meeting.

“We know that no one tool is going to clean up Portland's brownfields, but a property tax incentive, properly used, will help us move one step closer.”

#### ***A Long-Standing Problem***

Portland has more than 900 acres of brownfields. Many are located in underserved neighborhoods or near environmentally sensitive areas such as streams.

The city estimates it would cost \$240 million to remediate all the contaminated properties. However, it could lead to 31,000 new jobs, 335 acres of additional industrial land capacity and \$40 million-plus annually in tax revenue, according to a Portland Brownfield Program analysis.

The Pearl District and the South Waterfront neighborhoods are both former brownfields. They contain 90-plus acres of contaminated land that required \$1.5 billion in investment, but are now highly productive areas for Portland's economy, said Prosper Portland Executive Director Kimberly Branam.

Likewise, the Troutdale Reynolds Industrial Park, which will soon host an Amazon distribution center, was formerly a metal manufacturing site that required extensive cleanup.

In 2014, a statewide coalition tackled Oregon's brownfield issues.

Last year, the coalition helped pass legislation that gives individual jurisdictions the power to implement brownfield development tax incentive programs.

The bill landed in Portland's wheelhouse: The city's 2035 Comprehensive Plan dictates that the city should grow "up, not out" in coming years.

To that end, brownfields bring "jobs if they are developed, tax revenue for the city, and they can be vibrant aspects of the community" said Diane Dulken, public information officer for the Bureau of Environmental Services.

### ***The plan***

The working group developing the tax incentive's details have a year to return to the City Council for the program's final approval and implementation.

"It's a very strategic investment because the tax incentive would help bridge the barrier of the brownfield contamination so there can be redevelopment on the site," said Jenn Bildersee, of the Portland Brownfield Program, "and then they can begin generating property taxes."

The tax incentive would not be available to property owners complicit in the contamination of land, or for the redevelopment of Portland Superfund sites.

It would, proponents say, help small business owners who purchased brownfield sites without knowing what they were getting into. It could also help those who unknowingly inherited brownfield sites from family members.

Those in states with existing brownfield property tax incentives have praised the option.

Bruce Nicholson, brownfields program manager for North Carolina's Department of Environmental Quality, said his state's program has spurred some \$15 billion in capital investment. The program has operated for a little more than a decade.

"It has definitely encouraged brick-and-mortar redevelopment in the state," Nicholson said.

However, not all Portland developers are convinced. Gerard Mildner, director of the Center for Real Estate at Portland State University, said while the tax incentive could help develop smaller sites, the Portland harbor Superfund site remains an obstacle for overcoming Portland's shortage of available industrial land.

"We have (few) large industrial sites for distribution, which are essential for the shift to e-commerce," Mildner said. "Metro counts the industrial land in the harbor, but it really isn't developable. Who wants to buy into the liability? (These) tax cuts won't change that."

# How to set up your mobile workforce for success

By Heinan Landa

July 20, 2017

It's 2017 — anyone can work from anywhere at any time on any device now, right?

Not exactly.

We as a workforce are definitely the most “connected” bunch yet. We carry tiny computers in our pockets that connect to any number of free Wi-Fi connections to give us access to more information than we could ever possibly consume in our lifetime.

But just because we are “connected” at some level does not mean that all of our employees are automatically set up to be effective mobile workers.

When it comes to those who work from home, from the road, from airports, from hotel rooms, from coffee shops and from client sites, we as business owners need to make sure that we have a reasonable, practical strategy to help set them up for success.

There are two main factors to keep in mind when it comes to managing and supporting your remote workers.

## ***1. Different devices have different capabilities***

When we talk about mobile devices, we could mean smartphones, tablets, laptops or any combination therein. Each of these devices can be used on the go, but each has its limitations as far as what we can reasonably accomplish on them.

If you plan for your mobile workers to have only a smartphone with them, for example, then you can expect that they respond to internal emails ... but not much else. Smartphones are not practical tools for content creation, nor will they be able to support many line-of-business applications. You won't even be able to open all email attachments depending on their file format.

If, on the other end of the spectrum, you outfit your mobile workers with a laptop or Surface tablet, this person will be far more capable as far as collaborating on files, accessing your database, and so forth.

You'll either need to align your expectations with these capabilities, or you'll need to deliberately bypass device-dependency by investing in an overarching cloud solution like virtual desktops. Here, all of your actual “computing” is done in a datacenter as opposed to on the device you're using; you'll tap into a full Windows desktop experience over the internet whether you're using a desktop, laptop, tablet, smartphone or otherwise. Every member of your team — whether they're mobile or not — will have the same experience and same level of functionality across the board.

## ***2. Culture counts***

Your approach needs to align first and foremost with your company culture.

Take a law firm, for example. They are laser-focused on billability and being ultra-productive no matter what. A firm like this needs a system that can be easily (and quickly) supported and that runs at full capacity no matter where their attorneys are. If one of their devices fails, they need to be able to grab another, log into their session, and pick up where they left off without missing a beat. This firm would do well with a unified, centralized virtual desktop platform.

This same strategy would *not* go over well with, say, a software development company whose entire livelihood is rooted in its team's ability to think creatively about technology. These folks need to be able to modify their devices, spread their proverbial wings, and work without being confined by an environment as structured and controlled as virtual desktops.

All told, we need to be thoughtful and deliberate when it comes to our mobile workforce. Advancements in technology bring us closer to a seamless work experience, but there is no one-size-fits-all solution.