



THPRD Bond Task Force – Meeting #1 Minutes

September 4, 2025 • 6:30-8:30 pm

Cedar Hills Recreation Center, Rm 3
11640 SW Park Way, Portland, OR 97225

THPRD Staff Present: Doug Menke, Aisha Panas, Holly Thompson, Bruce Barbarasch, Jared Isakson, Lulú Ballesteros, Jessica Kittleson

Committee Members Present: Nick Bergseng, Hannah Bui, Jessica Lobell, Alan Kurian John, Erik Lehr, Monica Estrella, Will Glasson, Jim McCreight, Sylvia Kelley, John Griffiths, Sahit Jayaweera, Carl Nelson, Sara Urch

Guests: Amy Ruiz

1. Opening Remarks

- Doug Menke, General Manager, opened the meeting

2. Task Force Roles & Ground Rules

Role of the Task Force

- Advise the Board on:
 - Whether to refer a replacement bond request to voters in May 2026
 - The right mix of replacement vs. new projects
 - Evaluation of proposed categories and project mix

Meeting Ground Rules

- Be fully present
- Let everyone participate
- Stay on point and on time
- Value diverse input
- Avoid side discussions
- Listen with intent to learn
- Respond respectfully to each other

3. Meeting Goals

- Overview of the district budget
- Understand funding sources and distribution
- Identify pressures on the capital replacement budget
- Understand the importance of the replacement bond
- Be able to describe the purpose of the task force and key questions

4. Background & Overview

2008 Bond Overview

- \$100 million capital bond approved in Nov 2008
- Bond rate: \$0.37 per \$1,000 assessed value
- Refinancing saved \$31 million; bond retired 2 years early

Bond Categories

- Building expansions and upgrades
- Athletics and aquatics
- Park additions and upgrades
- Natural area and wildlife habitat preservation
- Trail expansions

Successes

- Natural Areas & Trails: Acquisitions, expansions, habitat projects
- Parks & Sports Fields: New parks, youth fields, acquisitions
- Facilities: Recreation, sports, and aquatics improvements

Current Status

- Ongoing restoration: Bronson Creek Greenway, Raleigh Park, Cedar Hills Park
- Total expenditures to date (by end of calendar year)

5. Questions & Clarifications

- More info on the 2008 bond will be shared
- Bond Oversight Committee: Reports (available online: <https://www.thprd.org/district-information/2008-bond-measure/>), updates, citizen involvement
- PowerPoint copy requested
- Previous bonds: 1994 and 2008
- 2008 bond: No new buildings, only remodels/expansions

6. Key Terminology

- Fiscal Year: THPRD operates on a fiscal year (July-June)
- Bond vs. Levy:
 - Levy: 4–5 years, for operations
 - Bond: Up to 30 years, for capital only
- Assessed vs. Real Market Value: Assessed value grows at a limited rate
- Operating vs. Capital:
 - Operating: Personnel, supplies, routine maintenance
 - Capital: Major purchases, new facilities
- Restricted vs. Unrestricted Funds:
 - Restricted: Bonds, grants, system development charges
 - Unrestricted: Program revenue, property tax

7. Funding Sources

- Grants & Sponsorships: 5%
- Other Revenue: 19%
- Program Fees: 8%
- Reserves: 10%
- Capital Carry Forward: 18%
- THPRD Tax Rate: \$1.30 per \$1,000
- Operating Levy: \$0.50 per \$1,000
- Bond Rate: \$0.37 per \$1,000

8. Funding Allocation

- Personnel
- Capital outlay
- Materials
- Contingency & reserves
- Debt services

9. Local Option Levy (2024) Summary

- First levy since early 1990s
- Addressed 20% deficit: layoffs, closures, reduced hours
- Voters approved to maintain operations
- Filled project deficits in annual operation expenses
- Fee adjustments made with equity in mind

10. Post-Levy Projections

- 10-year conservative projections
- Revenue and expenditure analysis
- Reduced capital to support operations
- Grants as supplemental funding for capital and programming

11. Capital Asset Challenges

Facility Needs

- Security, accessibility, play equipment, field conditions
- Sports: Turf, tennis courts, lighting, fencing
- Recreation: Plumbing, fire alarms, pool systems, restrooms
- Trails: Boardwalks, asphalt repairs

Facility Analysis

- Functional Plans guide decisions
- Consulting team evaluates: divest, replace, or maintain
- Facilities rated: Green (OK), Yellow (needs work), Red (critical)

12. Tools for Prioritization

- Vision Action Plan → Comprehensive Plan → Functional Plans
- Asset Management Program: Identifies greatest needs

13. Vision for Replacement Bond

- Use guiding documents and asset inventory
- Prioritize projects that meet community needs
- Balance environmental and financial sustainability
- Focus on replacement over new development
- No new taxes; continuation of current rate
- May 2026 ballot target (November as backup)

14. SDCs (System Development Charges)

- One-time fees on new construction
- Fund capacity-increasing capital improvements

- Ensure equity in amenities for new developments
- Board-approved fee adjustments
- Separate from general fund budget

15. Discussion & Q&A

- Bond amount: \$280 million proposed at same tax rate (\$0.37)
- Past bond Info: 2008 was a new rate
- Polling: Not planning to poll again; use past polling to inform communications
- Facilities study: Underway, with consultants and internal assessments
- SDCs: Adjusted by board; only used for capacity-increasing improvements

16. Next Steps

- Review categories and projects
- Online focus group and polling information to follow
- Next meeting of the Bond Task Force will be held on Thursday, September 25, 6:30-8:30 pm
the Garden Home Recreation Center

Adjourn – 8:30 pm