

 **Metro** | *Meeting Summary*

TOD Steering Committee
Thursday, February 11, 2010
10:00 a.m. to 11:30 p.m.
Metro Regional Center, Room 401

Attendees:

COMMITTEE MEMBERS

Mark Ellsworth, Chair	Oregon Governor's Office
Vince Chiotti	Oregon Housing & Community Services
Byron Estes	PDC
Dave Kunz	DEQ
Councilor Robert Liberty	Metro

STEERING COMMITTEE MEMBERS NOT IN ATTENDANCE

Jillian Detweiler	TriMet
Lainie Smith	ODOT

COMMITTEE STAFF

Leila Aman	Metro
Megan Gibb	Metro
Dianne Hutchins	Metro
Lisa Miles	Metro
Joel Morton	Metro
Meganne Steele	Metro
Chris Yake	Metro

I. INTRODUCTIONS & APPROVAL OF MEETING SUMMARY

Chair Mark Ellsworth of the Oregon Governor's office declared a quorum and began the meeting at 10:06 a.m.

Action Taken: Chair Ellsworth asked the Committee if there were any changes to the TOD Steering Committee Meeting Summary for the November 19, 2009. No changes were requested.

Chair Ellsworth, Councilor Liberty, Vince Chiotti, and Dave Kunz voted to approve. Byron Estes abstained from voting as he was not present for the November Steering Committee meeting.

EXECUTIVE SESSION HELD PERSUANT TO ORS192.660(2)(e), DELIBERATIONS WITH PERSONS DESIGNATED TO NEGOTIATE REAL PROPERTY TRANSACTIONS

Chair Ellsworth declared an Executive Session at 10:10 a.m., pursuant to ORS192.660(2)(e), for the purpose of deliberating with persons authorized to negotiate real property transactions to discuss the following projects: College Station, The Beranger, 3rd Central Urban Living Infrastructure, and cancellation of 400 Roberts Place and The Prescott.

Members present: Vince Chiotti, Chair Mark Ellsworth, Byron Estes, Dave Kunz, and Councilor Robert Liberty.

Staff present: Leila Aman, Megan Gibb, Dianne Hutchins, Lisa Miles, and Meganne Steele.

Time session began: 10:10a.m.

Time session ended: 11:02 a.m.

Please note: only committee members and staff may review the separate, confidential Executive Session meeting summary.

II. COLLEGE STATION

Action Taken: Chair Ellsworth asked for a motion to amend the authorization for College Station to allow the TOD easement funds of \$500,000 to be advanced to TriMet upon completion of the demolition of the existing buildings with the following conditions:

1. Repayment of \$500,000 by TriMet and/or PSU, with interest, if the project is not completed by December 31, 2013.
2. TOD Easement with Portland State University upon complete acquisition of the TriMet properties.

Byron Estes moved to approve, as amended. Dave Kunz seconded the motion. The motion passed unanimously.

III. 3RD CENTRAL

Action taken: Chair Ellsworth asked for a motion to authorize up to \$ 85,000 of urban living infrastructure (ULI) funding for the 3rd Central with the following conditions:

1. Tenant improvements will be made, including the installation of an HVAC system, electrical service, bathrooms, and perimeter wall systems, to the 4,450 square foot corner retail space at 3rd Central.

2. *The developer will be obligated to keep that space leased for a specialty grocery store or other uses that qualify as Urban Living Infrastructure for a period of five years.*
3. *Metro's contribution will be up to \$85,000 or commensurate to the value of the City of Gresham's contributions, whichever is lower.*
4. *Metro's funding contribution will not go out until all other financing is in place.*

Councilor Robert Liberty moved to approve, as amended. Vince Chiotti seconded. The motion passed unanimously.

V. PROJECT CANCELLATIONS

Action taken: *Chair Ellsworth asked the Committee if there were a motion to Terminate the TOD Program funding commitments for:*

1. *400 Roberts Place (\$265,000); and*
2. *The Prescott (\$300,000)*

Dave Kunz motioned to approve. Vince Chiotti seconded. The motion passed unanimously.

VI. OTHER BUSINESS

Ms. Gibb provided project updates, described potential projects, and presented the budget report:

Project Updates

- Killingsworth – This project is still alive, but the DDA (disposition and development agreement) expires in July. TOD project funding may be terminated at that time if the project is not progressing under that DDA.
- Project X – The developer is working with PDC to address financing challenges.
- 14 Parcels – The developer is working with PDC to address financing challenges on the first housing units.
- Steed Creek – This project is has been progressing very slowly. The principle investors, corporate structure, and number of units have changed.
- Gresham Station - The 95% project design is now under review by TriMet. It is scheduled to go to bid in March, start construction in April or May, and open for service in September 2010. Plaza funds have been held back by Metro and the City to be used concurrently with future TOD development.
- 119 Towers – The developer has redesigned the project and expects to use the HUD 221d4 mortgage program. Instead of phasing the project, it will all be done at one time so additional TOD funding may be requested.

Potential projects

- The Globe Building - The Oregon College of Oriental Medicine plans to move into the historic Globe Building in Old Town / Chinatown. The project includes rehabilitation and seismic upgrade of the original four story building and the addition of a new fifth floor.
- TOD Strategic Plan – A CTOD, Reconnecting America, and Nelson Nygard team has been selected to lead the TOD Strategic Planning effort; they spent Monday and Tuesday of this

week touring Portland's light rail system with the Metro TOD Team. The Monday evening presentation on Transit Station Typologies was well attended. The Steering Committee will be asked to participate in the stakeholder input process.

- Budget Review – Ms. Gibb highlighted key points from the Budget Status Report for the period ending December 31, 2009.
- Other
 - Small units - Councilor Liberty expressed appreciation for the article provided in the meeting packet about small housing units. He expressed particular interest in small housing units as a sustainable housing strategy, and asked that consideration be given to conducting informational forums to promote acceptance of the idea.
 - Aggregation of projects to support placemaking – Councilor Liberty expressed concern that even in Gresham, where Metro has funded a number of TOD projects, the new development is spread-out. He observed that placemaking requires aggregation. Ms. Gibb concurred and mentioned that Metro and the City of Gresham are partnering in a development opportunity study for the City parking lot directly across from the 3rd Central property.

VII. ADJOURN

There being no further Business, Chair Ellsworth adjourned the meeting at 11:26 a.m.

Meeting documents:

Doc. Nbr.	Topic	Document Date	Description	Document Number
1	Agenda	021110	February 11, 2010 Meeting Agenda	tsc-01
2	Document	021110	TOD staff report	tsc-02
3	Summary	021110	Meeting Summary, November 12, 2009	tsc-03
4	Document	021110	TOD budget status, November, 2009	tsc-04
5	Document	021110	TOD project PowerPoint presentation	tsc-05

Meeting summary respectfully submitted by,

Name: _____

Date: _____