



TOD Steering Committee  
Thursday, September 8, 2011  
10:00 a.m. to 11:30 p.m.  
Metro Regional Center, Room 401

Attendees:

**COMMITTEE MEMBERS**

Councilor Carlotta Collette, Acting Chair	Metro
Vince Chiotti	Oregon Housing & Community Services
Dave Kunz	DEQ
Justin Douglas	PDC
Lainie Smith	ODOT

**STEERING COMMITTEE MEMBERS NOT IN ATTENDANCE**

Mark Ellsworth	Oregon Governor's Office
Jillian Detweiler	TriMet

**COMMITTEE STAFF**

Leila Aman	Metro
Pamela Blackhorse	Metro
Megan Gibb	Metro
Joel Morton	Metro
Meganne Steele	Metro
Chris Yake	Metro

**I. CALL TO ORDER, WELCOME, INTRODUCTIONS, APPROVAL OF MEETING MINUTES MAY 12, 2011**

Acting Chair Collette declared a quorum and called the meeting to order at 10:10 a.m. She asked for introductions. She asked if there were a motion to approve the meeting summary of May 12, 2011. Ms. Smith motioned to approve the meeting summary. Mr. Douglas seconded the motion. The meeting summary for May 12, 2011 was unanimously approved.

**EXECUTIVE SESSION PURSUANT TO RS192.660(2)(E), FOR THE PURPOSE OF DELIBERATING WITH PERSONS AUTHORIZED TO NEGOTIATE REAL PROPERTY TRANSACTIONS**

*Time session began: 10:13 a.m.*

*Time session ended: 11:40 a.m.*

Members present: Acting Chair Councilor Carlotta Collette, Vince Chiotti, Justin Douglas, Dave Kunz, Lainie Smith.

Staff present: Leila Aman, Pamela Blackhorse, Megan Gibb, Lisa Miles, Joel Morton, Meganne Steele, Chris Yake.

Acting Chair Councilor Carlotta Collette declared an Executive Session pursuant to RS192.660(2)(e), for the purpose of deliberating with persons authorized to negotiate real property transactions to discuss authorization of funding for the Hillsboro Wells Fargo Development site, Hollywood Apartments, The Rose at Gateway Gardens and cancellation of the One 19 Towers project.

**II. HILLSBORO WELLS FARGO DEVELOPMENT**

Acting Chair Councilor Collette asked if there were a motion to approve the Development staff recommended authorization of up to \$540,000 of funding for the 4<sup>th</sup> and Main Project, including approval for the sale of land to Tokola Properties, LLC at the cost of \$250,000, with the following conditions:

1. Building is developed substantially as shown;
  - a. a minimum of 71 units,
  - b. a maximum of 106 parking spaces; and
  - c. a minimum of 3,859 square feet of retail.
2. The Wells Fargo building is redeveloped for commercial retail use consistent with the City of Hillsboro and Metro goals for the site.
3. The City of Hillsboro provides financial support for the project equivalent to Metro's contribution
4. The Federal Transit Administration (FTA) concurs with Joint development and sale of land.

*Action taken:*

Acting Chair Councilor Collette asked for a motion to approve the staff recommendation as stated. Mr. Chiotti motioned to approve the staff recommendation (above) with an additional condition:

5. The developer participates in any future City of Hillsboro shared parking program if such a program is created.

The committee also directed staff to ensure that this condition be reflected in the DDA currently in development.

Ms. Smith seconded the motion. The motion passed unanimously. There were no abstentions.

**III. HOLLYWOOD APARTMENTS**

Acting Chair Councilor Collette asked for a motion to authorize \$300,000 in TOD funds for the Hollywood Apartments with the following conditions:

1. 5-story building height;
2. 47 apartment units;
3. No off-street parking; and,

4. 61 bike parking spaces.

*Action taken:*

Ms. Smith motioned to approve the staff recommendation (above). Mr. Chiotti asked for an amendment to add a condition:

5. TOD easement purchase to be funded in two installments, one upon the completion of the building shell and one upon receipt of the occupancy permit from the City of Portland.

Mr. Chiotti seconded the motion. The motion passed unanimously with no abstentions.

#### **IV. THE ROSE – GATEWAY GARDENS**

Acting Chair Councilor Collette asked the Steering Committee for a motion to authorize \$300,000 in TOD funds and \$40,000 in green building funds for The Rose/Gateway Gardens with the following conditions:

1. 4-story building height;
2. 45 apartment units;
3. Secure bike parking;
4. A maximum of 29 parking spaces; and
5. Proposed innovative residential construction practices.

*Action taken:*

Mr. Kunz motioned to approve staff recommendation (above). Mr. Douglas seconded the motion. The motion passed unanimously with no abstentions.

#### **V. PROJECT CANCELLATION: ONE 19 TOWERS**

Acting Chair Councilor Collette asked for a motion to terminate the TOD Program allocation of \$270,000 for One 19 Towers.

*Action taken:*

Ms. Smith motioned to terminate funding in the amount of \$270,000 for the One 19 Towers project. Ms. Chiotti seconded the motion. The motion passed unanimously. There were no abstentions.

#### **VI. PROJECT UPDATES**

- Ms. Steele updated the Committee on the assumptions used for the induced ridership model calculations. TriMet estimates the fare box revenues have increased from \$1.46 to \$1.50 per trip. The average annual yield on Metro investments in 2010-11 was incorporated into the 10 year rolling average discount rate calculation, which results in a decrease from 3% to 2.3%.
- Ms. Gibb gave information on 2011 Rail-volution. Additionally, she explained that the final allocation of funds for the North Main Village urban living infrastructure project had been dispersed to support improvements to a space leased to the Milwaukie Kitchen and Wine shop. Finally, she announced that the Beranger had been sold to Urban Development Partners and the Crossings is expected to be placed on the market in the coming months. Ms. Steele briefly summarized the budget report.

#### **VII. ADJOURN**

There being no further business, Acting Chair Councilor Collette adjourned the meeting at 11:53 a.m.

*Meeting documents:*

Doc. Nbr.	Topic	Document Date	Description	Document Number
1	Agenda	090811	September 8, 2011 Meeting Agenda	Tsc090811_01
2	Document	090811	Meeting summary, May 12, 2011	Tsc090811_02
3	Document	090811	TOD projects staff report	Tsc090811_03
4	Document	090811	Budget status report	Tsc090811_04
5	Presentation	090811	Project presentation	Tsc090811_05

Meeting summary respectfully submitted by,



Pamela Blackhorse

September 8, 2011