

 Metro | *Meeting Summary*

TOD Steering Committee
Thursday, February 9, 2012
10:00 a.m. to 11:00 a.m.
Metro Regional Center, Room 270

Attendees:

COMMITTEE MEMBERS

Mark Ellsworth, Chair
Vince Chiotti
Carlotta Colette
Justin Douglas
Kathryn Krygier
Dave Kunz
Lainie Smith

Oregon Governor's Office
Oregon Housing & Community Services
Metro
PDC
TriMet
DEQ
ODOT

COMMITTEE STAFF

Leila Aman
Pamela Blackhorse
Megan Gibb
Joel Morton
Meganne Steele

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I. CALL TO ORDER, WELCOME AND INTRODUCTIONS, APPROVAL OF MEETING MINUTES FOR SEPTEMBER 8, 2011 AND JANUARY 4, 2012

Chair Mark Ellsworth declared a quorum and called the meeting to order at 10:07 a.m. He asked if there were any changes to the September 8, 2011 and January 4, 2012 meeting minutes. There being none, he asked for a motion to approve the meeting minutes.

Action taken:

Councilor Collette motioned to approve the minutes. Mr. Kunz seconded the motion. The Committee unanimously approved the meeting minutes from September 8, 2011 and January 4, 2012. There were no abstentions.

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

Chair Ellsworth declared an Executive Session, pursuant to ORS 192.660(2)(e), for the purpose of deliberating with persons authorized to negotiate real property transactions to discuss the Milano TOD project.

Members present: Chair Mark Ellsworth, Councilor Carlotta Collette, Vince Chiotti, Justin Douglas, Kathryn Krygier, Dave Kunz, Lainie Smith

Staff present: Leila Aman, Pamela Blackhorse, Megan Gibb, Joel Morton, Meganne Steele

Executive session began: 10:09 a.m.

Executive session ended: 10:45 a.m.

II. ACTION ITEM: MILANO – TOD FUNDING

TOD staff requested an authorization for a TOD easement of up to \$300,000 for the Milano, subject to the following conditions:

- 6-story building height;
- 60 apartment units;
- Secure bike parking; and
- Not to exceed 14 parking spaces.

Action taken: Mr. Chiotti motioned to approve the authorization with the amended maximum amount of parking spaces to be 14, as corrected by Ms. Steele. Councilor Collette seconded the motion. The motion passed unanimously. There were no abstentions.

III. INFORMATION ITEM: UPDATE ON HILLSBORO 4TH & MAIN

Ms. Gibb updated the Committee on the Hillsboro 4th and Main project. She reminded the Committee that increased environmental remediation costs necessitated additional public participation in the project. Ms. Gibb stated that the City of Hillsboro would directly contract for and cover the expenses related to testing and disposal of contaminated soils. The City expects to obtain a \$250,000 loan from the State Brownfields program to finance that work. Metro would increase the land value write by reducing the sale price to \$150,000. This amount is actually higher than “not less than \$50,000” authorized by the Steering Committee and produces an additional \$100,000 in program income for Metro. Ms. Gibb pointed out that staff were still within the authorized funding parameters and did not require additional approval from Committee.

Additionally, Ms. Gibb stated the parties expected to complete the Disposition and Development Agreement (DDA) documents within the next two weeks. She commented that staff were optimistic about a favorable predetermination decision from the Bureau of Labor and Industry (BOLI) despite the fact it is a complex project and requires analysis under every provision of the applicable statutes. She explained that staff are somewhat less confident in a favorable decision from the Federal Transit Administration (FTA) regarding joint development approval, because FTA staff recently sent notice that the agency is reconsidering its prior decision that the National Environmental Protection Agency (NEPA) environmental reviews are not required. Finally, she commented that excavation of the site will begin in July, 2012, if the BOLI and FTA approvals are secured.

VI. PROJECT UPDATES

Ms. Gibb stated that there would be grand openings for the 85 Causey and Pettygrove projects, probably in March and April. She will send information to them as it becomes available.

Mr. Chiotti asked about the Gateway project. Ms. Gibb stated that developer Gordon Jones had lost his equity partner. Mr. Chiotti mentioned that he referred the developer to Guardian Management as another potential partner.

Ms. Steele reviewed the budget and stated that there was \$2,331,786 in unallocated funds for TOD, after approval of funding for the Milano. Additionally, she pointed out that there was \$142,352 unallocated for urban living infrastructure (ULI) and \$36,721 available for green building features.

Ms. Gibb commented that Metro is working with the City of Hillsboro and TriMet to support development of the remaining properties at Orenco Station. She stated that both Holland Development and Reach Development have projects underway. An additional 1500 apartment units will be built within the next five years. Holland Development, TriMet, the City and Metro are planning together and discussing redevelopment of the park and ride property near the station.

Ms. Gibb stated that staff were continuing to work on the TOD Work Plan and would provide more information to the Committee a later date.

VII. ADJOURN

There being no further business, Chair Ellsworth adjourned the meeting at 10:56 a.m.

Meeting documents:

Doc. Nbr.	Topic	Document Date	Description	Document Number
1	Agenda	020912	February 9, 2011 Meeting Agenda	Tsc020912_01
2	Document	020912	Meeting summary, September 8, 2011	Tsc020912_02
3	Document	020912	Meeting Summary, January 4. 2012	Tsc020912_03
4	Document	020912	Milano Staff Report	Tsc020912_04
5	Document	020912	Budget Status Report	Tsc020912_05
6	Presentation	020912	Staff Report Presentation	Tsc020912_06

Meeting summary respectfully submitted by,



*Pamela Blackhorse
February 9, 2012*