



TOD Steering Committee
Thursday, August 14, 2014
10:00 – 11:00 a.m.
Metro Regional Center, Room 270

Committee Members Present

Mark Ellsworth, Chair
Derek Abe
Vince Chiotti
Carlotta Collette
Justin Douglas
Alisa Pyszka
Kathryn Krygier

Oregon Governor's Office
Alta Planning & Design
Oregon Housing and Community Services
Metro
Portland Development Commission
Greater Portland Inc
TriMet

Metro Staff and Guests

Elissa Gertler
Megan Gibb
Dianne Hutchins
Joel Morton
Camille Tisler
Jon Williams

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I. CALL TO ORDER, WELCOME AND INTRODUCTIONS, AND APPRECIATION

Chair Mark Ellsworth called the meeting to order at 10:03 a.m. Committee members and staff introduced themselves and noted their jurisdictional or agency affiliation.

II. APPROVAL OF MEETING MINUTES FOR June 5, 2014

Action Taken: Chair Ellsworth made a motion to approve the meeting minutes from June 5, 2014. Ms. Alisa Pyszka seconded the motion, which was unanimously **approved**.

III. ACTION ITEM: PROJECT CANCELLATION

Chair Ellsworth asked the Committee for a motion to approve the cancellation of ULI funding for The Crossings.

Per committee member inquiry, Mr. Jon Williams explained that the commercial space in the Crossings project that was approved for ULI funding does not have a restaurant tenant and no longer qualifies for ULI program funding. The space is currently leased to a charter school.

The committee discussed the amount of time for which grants are available following committee approval. Staff explained that approvals with no expiration were problematic and that changes to the work plan were in process to address the issue. Ms. Elissa Gertler noted that parameters could be set up regarding the length of time for which a grant is approved. The committee expressed an interest in staff proposing guidelines and following up with a proposed work plan change.

Action Taken: Councilor Carlotta Collette made a motion to approve the cancellation. Mr. Justin Douglas seconded the motion. The motion **passed** unanimously.

EXECUTIVE SESSION HELD PURSUANT TO ORS 192.660(1)(e), DELIBERATIONS WITH PERSONS DESIGNATED TO NEGOTIATE REAL PROPERTY TRANSACTIONS.

Chair Ellsworth declared an Executive Session at 10:14 a.m., pursuant to 192.660(1)(e), for the purpose of deliberating with persons authorized to negotiate real property transactions to discuss the following project authorization: funding for 5135 Interstate and 8300 Interstate.

Members present: Derek Abe, Vince Chiotti, Councilor Carlotta Collette, Justin Douglas, Chair Mark Ellsworth, Kathryn Krygier, Alisa Pyszka and John Southgate.

Staff present: Megan Gibb, Elissa Gertler, Dianne Hutchins, Joel Morton, Camille Tisler, Jon Williams

Time executive session started: 10:14 a.m.

Time executive session ended: 10:53 a.m.

IV. ACTION ITEM: MAIN SQUARE LIVING

Chair Ellsworth asked the Committee for a motion to approve TOD funding in the amount of \$350,000 for Main Square Living with the following conditions:

1. 4 story building (Three full stories and fourth story on north and east wings only)
2. 87 residential units
3. Approximately 2,300 square feet of restaurant space
4. Not to exceed 65 parking spaces

Action Taken: Councilor Collette made a motion to approve. Mr. Vince Chiotti seconded the motion. Ms. Kathryn Krygier proposed an amendment to make approval of the funding contingent upon Beaverton providing more information about their investments in the project and projects in the surrounding area. Councilor Collette accepted the friendly amendment. Chair Ellsworth raised discussion about the necessity of making the funding contingent upon receiving the information, and the motion was withdrawn. Chair Ellsworth called for a vote, and the motion **passed** unanimously.

Staff agreed to provide public partner participation information for projects in future staff reports.

V. STAFF UPDATES

Ms. Megan Gibb provided an update on the Equitable Housing Program and distributed handouts of the associated Work Plan. The committee discussed work that was done previously and the impetus for this effort.

Mr. Williams gave an update on the budget and induced ridership model.

Ms. Gibb also noted that Ms. Jennifer Dill was in the process of studying the mode split associated with recent TOD projects and that once the study was completed, results would be shared with the Steering Committee.

VIII. ADJOURN

There being no further business, Chair Ellsworth adjourned the meeting at 11:03 a.m.

Attachments to the Record:

Item	Topic	Document Date	Description	Document Number
1	Agenda	08/14/14	August 14 Meeting Agenda	081414tsc_01
2	Meeting Summary	08/14/14	TOD S.C. Meeting Summary, 08/14/14	081414tsc_02
3	7 Day Notice	01/04/08	7 Day Notice ULI Funding for The Crossings	081414tsc_03
4	Cancellation	08/14/14	Project Cancellation – ULI funding The Crossings	081414tsc_04
5	Staff Report	08/14/14	TOD S.C. Staff Report – Main Square Living	081414tsc_05
6	Cost per Induced Rider	08/14/14	Cost (Metro investment) per induced rider	081414tsc_06
7	Budget Report	08/13/14	FY 2013-14 TOD Program Budget Report	081414tsc_07

Meeting summary respectfully submitted by,

*Camille Tisler
Administrative Specialist*