



TOD Steering Committee  
Thursday, October 9, 2014  
10:00 – 12:00 p.m.  
Metro Regional Center, Room 270

**Committee Members Present**

Mark Ellsworth, Chair  
Derek Abe  
Vince Chiotti  
Carlotta Collette  
Justin Douglas  
Alisa Pyszka  
John Southgate

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

**Metro Staff and Guests**

Camille Freestone  
Elissa Gertler  
Megan Gibb  
Joel Morton  
Jodi Wacenske  
Jon Williams

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## **I. CALL TO ORDER, WELCOME AND INTRODUCTIONS**

Chair Mark Ellsworth called the meeting to order at 10:05 a.m. Committee members and staff introduced themselves and noted their jurisdictional or agency affiliation.

## **II. APPROVAL OF MEETING MINUTES FOR September 11, 2014**

**Action Taken:** Chair Ellsworth asked for amendments to the meeting minutes from September 11, 2014 and hearing none, called for a motion to approve. Councilor Collette made a motion to approve the minutes which Mr. Southgate seconded. The motion passed unanimously.

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## **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 10:15 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 Block 75.

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

**Staff present:** Camille Freestone, Elissa Gertler, Megan Gibb, Joel Morton, Jodi Wacenske, and Jon Williams

**Time executive session started:** 10:15 a.m.

**Time executive session ended:** 11:30 a.m.

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## **III. ACTION ITEM: BLOCK 75**

Chair Ellsworth asked the Committee for a motion to approve TOD funding in the amount of \$500,000 for Block 75 with the following conditions:

1. 10 story building over underground parking
2. 75 residential units
3. Approximately 8,335 sq. ft. of retail space
4. Approximately 31,340 sq. ft. of creative office/workspace
5. Not to exceed 42 underground parking spaces

**Action Taken:** Mr. Chiotti moved to approve the funding, and Mr. Southgate seconded the motion. Chair Ellsworth called for a vote, and the motion **passed** unanimously.

## **VI. INFORMATION ITEM: UPDATED INDUCED RIDERSHIP MODEL**

Ms. Steele informed the committee of the induced ridership model refinements and walked the committee through the changes these refinements made to the number of daily induced trips, net present value of farebox revenue, and cost per induced rider.

**V. STAFF UPDATES**

Ms. Gibb informed the committee that the 4<sup>th</sup> Main project had received several awards and is on track to lease up.

Mr. Williams updated the committee on the budget.

**VIII. ADJOURN**

There being no further business, Chair Ellsworth adjourned the meeting at 11:40 a.m.

Attachments to the Record:

Item	Topic	Document Date	Description	Document Number
1	Agenda	10/09/14	October 9 Meeting Agenda	100914tsc_01
2	Meeting Summary	10/09/14	TOD S.C. Meeting Summary, 9/11/14	100914tsc_02
3	Staff Report	10/09/14	TOD S.C. Staff Report – Block 75	100914tsc_04
4	Informational Update	10/09/14	Updates to Induced Ridership Model	100914tsc_05
6	Cost per Induced Rider	06/03/14	Cost (Metro investment) per induced rider	060514tsc_06
7	Budget Report	10/09/14	FY 2013-14 TOD Program Budget Report	100914tsc_07

*Meeting summary respectfully submitted by,*

*Camille Freestone  
Administrative Specialist*