

 **Metro** | *Meeting Summary*

TOD Steering Committee
Thursday, April 9, 2015
10:00 a.m. to 11:30 a.m.
Metro Regional Center, Room 270

Committee Members Present

Mark Ellsworth, Chair	Oregon Governor's Office
Carlotta Collette	Metro
Kathryn Harrington	Metro
Alisa Pyszka	Greater Portland Inc
Jay Higgins	TriMet
Derek Abe	Alta Planning + Development
Puja Bhutani	City of Portland

Metro Staff and Guests

Megan Gibb	Metro
Elissa Gertler	Metro
Joel Morton	Metro
Meganne Steele	Metro
Jon Williams	Metro
Emily Lieb	Metro
Ted Leybold	Metro
Laura Dawson Bodner	Metro

I. WELCOME AND INTRODUCTIONS

Megan Gibb welcomed attendees and introduced new members Puja Bhutani and Jay Higgins. Committee members and staff introduced themselves and noted their jurisdictional or agency affiliation.

II. CALL TO ORDER

Chair Mark Ellsworth called the meeting to order at 10:15 a.m.

III. APPROVAL OF MEETING MINUTES FOR DECEMBER 11, 2014

Action Taken: Chair Ellsworth asked if there was a motion to approve the meeting minutes from December 11, 2104. Carlotta Collette made a motion to approve; Jay Higgins seconded the motion. The motion was **approved** with one abstention.

IV. ACTION ITEM: APPROVAL OF INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF BEAVERTON FOR THE WESTGATE PROPERTY

Megan Gibb introduced the action item, sharing the history leading to the development of the new IGA with the City of Beaverton. In 2005, the City of Beaverton approached Metro to partner in purchasing the Westgate property; the TOD Program invested \$2.0 million (44%) in the purchase of the property. For the next few years, Metro worked closely with City staff to attract transit-oriented development on the site but activities halted when real estate markets froze in the great recession. More recently, the City has been exploring development programs that, although laudable, may not be consistent with TOD program goals. The IGA provides for the City to purchase the property at fair market value and thereby take control in negotiating the public-private partnership relationships. Future developers of the site may apply for TOD project funding.

Committee members discussed details of the IGA. They talked about development and transit in the area immediately around the property.

Action Taken: Carlotta Collette made a motion to recommend approval of the Intergovernmental Agreement (IGA) with the City of Beaverton dated March 17, 2015, as presented. Alisa Pyszka seconded the motion. The motion was unanimously **approved**.

V. STAFF UPDATES

Megan Gibb provided an update on work plan changes. Authority to enter into lease agreements was added to the TOD Work Plan. A distinction was made between short term leases, which would come to the steering committee as a briefing, and long term leases, which would come to the steering committee for action.

Jon Williams gave an update on the Southeast 82nd Avenue property. Staff has assembled a developer selection advisory panel consisting of representatives from the Jade District, PCC Southeast Campus, South Tabor Neighborhood Association, Portland Development Commission, the Housing Bureau, and an experienced developer. The first meeting was held March 23 and is working toward issuing a Request for Qualifications within the next 4-5 months. There is an expectation that a developer will be selected soon after and that construction could commence within the next 18-24 months. Until then, APANO has signed a short term lease to occupy and provide community activities in the building. The lease has a twelve month initial term with options for renewals up to an additional 12 months. APANO will pay utilities but will not pay rent.

Committee members discussed the SE 82nd Avenue property and possible issues with short term leases.

Jon Williams provided a budget update.

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 10:45 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: land acquisition.

Members present: Mark Ellsworth, Councilor Carlotta Collette, Councilor Kathryn Harrington, Alisa Pyszka, Jay Higgins and Puja Bhutani.

Staff present: Megan Gibb, Joel Morton, Meganne Steele, Jon Williams, Elissa Gertler and Emily Lieb.

Time executive session started: 10:45 a.m.

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

VI. ADJOURN

There being no further business, Chair Ellsworth adjourned the meeting at 11:31 a.m.

Attachments to the Record:

Item	Topic	Document Date	Description	Document Number
1	IGA	No date	Addendum to Beaverton RFP	040915tsc_01
2	Budget Update	03/31/15	TOD FY 2014-15 Budget Report	040915tsc_02
3	Executive Session	No date	Land Acquisition Initiative	040915tsc_03

*Meeting summary respectfully submitted by:
Laura Dawson Bodner, Program Assistant*