

 **Metro** | *Meeting Summary*

TOD Steering Committee
Thursday, May 14, 2015
11:00 a.m. to 12:00 p.m.
Metro Regional Center, Room 270

Committee Members Present

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

Metro Staff and Guests

Megan Gibb	Metro
Joel Morton	Metro
Jon Williams	Metro
Ted Leybold	Metro
Jodi Wacenske	Metro
Laura Dawson Bodner	Metro

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth called the meeting to order at 11:02 a.m.

II. APPROVAL OF MEETING MINUTES FOR APRIL 9, 2015

Action Taken: Chair Ellsworth asked if there were any amendments to the meeting minutes from April 9, 2015. Ms Bhutani requested that the minutes be amended to reflect that she was not present at the March 2015 meeting and so asked that the minutes reflect that she abstained from the motion to approve the minutes.

With that amendment, Councilor Collette made a motion to approve the April 9, 2015 minutes. Ms. Bhutani seconded the motion. The motion was unanimously **approved**.

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 11:05 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 Concordia Apartments.

Members present: Chair Mark Ellsworth, Councilor Carlotta Collette, Puja Bhutani, Jay Higgins, Derek Abe

Staff present: Megan Gibb, Joel Morton, Jon Williams, Ted Leybold, Jodi Wacenske, Laura Dawson Bodner

Time executive session started: 11:05 a.m.

Time executive session ended: 11:38 a.m.

III. ACTION ITEM: CONCORDIA APARTMENTS

Chair Ellsworth asked the committee for a motion to approve TOD funding in the amount of \$250,000 for Concordia Apartments with the following conditions:

1. Four story building;
2. 34 residential units;
3. Approximately 2,774 square feet of retail space;
4. Not to exceed 10 on-site parking spaces.

Action Taken: Mr. Jay Higgins made a motion to approve the recommendation. Councilor Collette seconded the motion and the motion **passed** unanimously.

IV. STAFF UPDATES

Mr. Williams gave an update on the furniture store project. The first meeting of the Developer Solicitation Advisory Panel occurred in March. The second meeting will occur on May 18. Community values and their relationship to developer solicitation will be discussed.

Repairs to the building were completed and APANO is the temporary tenant. The Voices of Change annual awards event for Asian Pacific Heritage Month was held last week; APANO did a great job transforming the interior space for the event. The building will be used as a community center; there are ping pong tables, activities for seniors and space for community organizations.

Ms Gibb gave an update on land acquisition. She said that several projects were being considered. The program made an offer on a Milwaukie property based on appraised value, and the offer was not accepted. The scheduled tour of the property will not take place. She asked the committee if they wanted to tour the ?? property and the TriMet site.

Ms Gibb noted that the program has only considering only properties that are listed for sale. The committee would need to decide if staff should be more directive in their search.

Mr. Higgins asked if there was interest on property across from City Hall in Milwaukie. Ms Gibb responded that there could be more interest in the near future.

The committee asked that staff reschedule a tour to a time when all committee members are available.

Mr. Williams gave a status report on current projects as part of his budget report.

- 240 Clay is held up in permitting;
- 5135 N Interstate has been delayed due to financing;
- The shell completion benchmark has been met on the 8300 N Interstate property;
- Groundbreaking on Block 75 has taken place;
- Lombard Plaza Beaverton will break ground in July;
- Main Square Living/First and Angel Beaverton are now scheduled to start construction in April 2016;
- Project X is on hold and could be canceled;
- The Radiator is complete and hosted the first emergency response network event;
- The Orenco is complete and an opening event will take place this summer, likely after mid-August;
- The Rose had a wonderful grand opening.

Ms Bhutani asked about the development timeline of these projects. Staff responded that most have been within the past couple of years, but some have taken many years.

V. ADJOURN

There being no further business, Chair Ellsworth adjourned the meeting at 11:54 a.m.

Attachments to the Record:

Item	Topic	Document Date	Description	Document Number
1	Map: Concordia Apartments		Map – location of the Concordia Apartments project	051415tsc_01
2	Cost per induced rider		Report	051415tsc_02
3	TOD budget update		Chart	051415tsc_03

*Meeting summary respectfully submitted by:
Laura Dawson Bodner*