



TOD Steering Committee  
Thursday, May 9, 2013  
10:00 – 11:30am  
Metro Regional Center, Room 270

**Committee Members Present**

Mark Ellsworth, Chair  
Vince Chiotti  
Carlotta Collette  
Justin Douglas  
Kathryn Krygier  
John Southgate

Oregon Governor's Office  
Oregon Housing and Community Services  
Metro  
Portland Development Commission  
TriMet  
Hillsboro Chamber of Commerce

**Committee Members Excused**

Dave Kunz  
Lainie Smith

Department of Environmental Quality  
Oregon Department of Transportation

**Metro Staff and Guests**

Leila Aman  
Clinton (C.J.) Doxsee  
Elissa Gertler  
Megan Gibb  
Joel Morton  
Jodi Wacenske  
Michael Walter

Metro  
Metro TOD Program Intern  
Metro  
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Metro

**I. CALL TO ORDER, WELCOME AND INTRODUCTIONS, APPROVAL OF MEETING MINUTES  
OCTOBER 11, 2012.**

Chair Mark Ellsworth declared a quorum and called the meeting to order. Kathryn Krygier requested that street addresses be included in meeting materials forthwith. The Committee also discussed the right of guests to attend the TOD Steering Committee's executive session; Mr. Morton stated that he would provide further information to the Committee on this matter, but that, generally, guests were not allowed to be present during its executive session.

**Action Taken:** Chair Ellsworth asked if there was a motion to approve the meeting minutes from October 11, 2012. Council Collette moved to approve, Mr. Douglas seconded the motion. The motion was unanimously **approved**. Mr. Chiotti, not present at October meeting, abstained from voting.

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

Chair Mark Ellsworth declared an Executive Session at 10:08am, pursuant to 192.660(1)(e), for the purpose of deliberating with persons authorized to negotiate real property transactions to discuss the following project authorizations: funding for the Radiator and funding for The Coreat Orenco Station.

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

**Staff present:** Leila Aman, Megan Gibb, Elissa Gertler, Joel Morton, Michael Walter, Jodi Wacenski, Clinton (C.J.) Doxsee.

**Time executive session started:** 10:08am

**Time executive session ended:** 11:23am

**II. ACTION ITEM: THE RADIATOR**

Chair Ellsworth asked the Committee for a motion to approve funding in the amount of \$300,000 for the Radiator with the following conditions:

1. Five story building height;
2. Approximately 29,000 square feet of office space and approximately 2,900 square feet of retail space;
3. Secure bike parking; and
4. Not to exceed 11 on-site parking spaces.

**Action Taken:** John Southgate motioned to approve. Councilor Collette seconded the motion. The motion **passed** unanimously.

### **III. ACTION ITEM: THE CORE OF THE PLATFORM DISTRICT AT ORENCO STATION**

Chair Ellsworth asked for a motion to authorize \$700,000 in TOD funding for The Core with the following conditions:

1. 6 story building height;
2. 124 apartment units;
3. A maximum of 124 parking spaces;
4. The development of a public plaza adjacent to the project and light rail station in accordance with the Concept Plan; and
5. Approximately 10,000 square feet of ground floor commercial space.

**Action Taken:** Kathryn Krygier motioned to approve. Councilor Collette seconded the motion. The motion **passed** unanimously.

### **IV. STAFF UPDATES**

Megan Gibb provided updates on the 4<sup>th</sup> and Main project, noting recent construction despite varied challenges.

### **V. ADJOURN**

There being no further business, Chair Ellsworth adjourned the meeting at 11:30am

Attachments to the Record:

Item	Topic	Document Date	Description	Document Number
1	Agenda	05/09/13	May 9 Meeting Agenda	050913tsc_01
2	Meeting Summary	05/09/13	TOD S.C. Meeting Summary, 10/12/12	050913tsc_02
3	Staff Report	05/09/13	TOD S.C. Staff Report – The Radiator	050913tsc_03
4	Staff Report	05/09/13	TOD S.C. Staff Report – “The Core” at Orenco Station	050913tsc_04
5	Budget Report	03/15/2013	FY 2012-13 TOD Program Budget Report	050913tsc_05

*Meeting summary respectfully submitted by,  
Michael Walter  
Administrative Assistant*