

TOD Implementation Program:

TOD STEERING COMMITTEE MEETING MINUTES

Thursday, December 2, 2004 Room 510, 9:30 – 11:30a.m.

Metro Regional Center, 600 N.E. Grand Avenue, Portland, Oregon

Members present: Mark Ellsworth, Chair (Governor's Office), Jillian Detweiler (TriMet), Betty Dominguez (Oregon Housing & Community Services), Rebecca Hillwig (DEQ), and Rod Park (Metro Council District 1).

Staff present: Andy Cotugno, Phil Whitmore, Marc Guichard, Kelly Webb, and Jessica Martin.

Chair's Welcome / Call to Order

Chair Mark Ellsworth called the meeting to order at 9:32 a.m.

Minutes

Ms. Jillian Detweiler moved to accept the corrected meeting minutes from September 8, 2004.

Ms. Betty Dominguez seconded the motion and the minutes were approved as amended.

Ms. Jillian Detweiler moved to accept the meeting minutes from the October 27, 2004 meeting.

Ms. Rebecca Hillwig seconded the motion and the minutes were approved as presented.

I. Status Report on Denver/Kenton

Mr. Phil Whitmore updated the committee on the Denver/Kenton project. The property at 8411 N. Denver has been appraised at \$2million dollars. Although FTA does not require a review appraisal for voluntary acquisitions, one is scheduled to occur the week of December 6, 2004.

Mr. Tom Kemper met with the property owner Mr. Victor Nelson concerning the parcel at 8411 N. Denver made him an offer of \$925,000. The property is in an estate and Mr. Victor Nelson, while seemingly interested in the offer, needs to discuss it with his sister. Dave Gabe and Associates has not yet completed the appraisal on the property, however Mr. Whitmore expects the appraisal value to meet or exceed the offer.

Mr. Tom Kemper will contact the owner of the coffee shop located at 8419 N. Denver this week. The loan for both the properties is subject to several development conditions including satisfaction that there is not a real or perceived conflict of interest and the developer has the capacity. Mr. Whitmore plans to discuss this issue in depth with Mr. Kemper next week. Mr. Whitmore will relay new developments to the committee as they occur.

II. Status Report on Mississippi Mixed-Use

Mr. Phil Whitmore provided initial information on the Mississippi Mixed-Use project. TOD staff met with the executive director, Mr. Rance Spruill, and staff of the Albina Youth Opportunity School (AYOS) to discuss a possible mixed-use project. While AYOS has requested a financial commitment from the TOD Program, they are also working enthusiastically to secure support in the form of grants from foundations and other sources.

III. Loss of Site Control on Central Point Phase II

Mr. Phil Whitmore reported on the loss of site control for Central Point Phase II. This was the first time the program filed to close once a project was in escrow.

IV. Presentation on Green Buildings

Ms. Kelly Webb gave a presentation on the art of water and provided examples of how to integrate water into urban environments. The presentation included information on:

- Greenroofs – making greenspace out of dead space
- Downspouts – conveying water artistically and playfully
- Water Plazas – reconnecting with water
- Pervious Materials
- Green Streets – functional landscapes that teach
- Integrating Art, Function and Ecology
- LEED™ - Meeting LEED™ standards

Over 4% of new commercial buildings in the US are LEED™ registered. Over 7,000 people and 450 vendors attended the USGBC Green Building conference at the Oregon Convention Center. The Portland metro area boasts over 50 LEED registered buildings, the highest concentration in the US. Some examples include: student housing unit Eppler Hall, Clackamas High School, Brewery Block 4 and Ode to Roses, a commercial restaurant and co-op office.

V. Status of Gresham Salvation Army

Mr. Whitmore has been in contact with Sue O'Halloran. He reported that they are not ready for us to present an offer or initiate the appraisal process.

VI. Projects Not to be Funded

Mr. Whitmore reviewed the two projects that requested but did not qualify for TOD funds, both due to low density.

Adjournment

There being no further business, Chair Ellsworth adjourned the meeting at 11:19a.m.

Respectfully Submitted,

Jessica E. Martin
Recording Secretary