

## **TOD STEERING COMMITTEE MEETING MINUTES**

Tuesday, July 26, 2005 12:00 to 2:00

Center for Advanced Learning – Partnership Room 112 – Gresham, Oregon

Members present: Mark Ellsworth, Chair (Governor's Office), Vince Chiotti (Oregon Housing & Community Services), Tamira Clark (ODOT), Jillian Detweiler (TriMet), Rebecca Hillwig (DEQ), Cheryl Twete (PDC)

Staff present: Andy Cotugno, Joel Morton, Phil Whitmore, Kelley Webb, Lisa Miles, and Lisa Hrenko.

Guests present: Sine Adams (TriMet intern for Ms. Detweiler)

### **Tour of The Crossings Project Site**

Mr. Phil Whitmore took the Tod Steering Committee members on a tour of The Crossings site. Mr. Whitmore pointed out key construction features of the building and parking area.

### **Chair's Welcome / Call to Order**

Chair Mark Ellsworth welcomed committee members and Metro staff and called the meeting to order at 12:46.

### **Minutes**

Action Taken: Chair Ellsworth moved to accept the minutes from the March 2, 2005 meeting. Ms. Jillian Detweiler seconded the motion. Hearing no objections, the minutes were approved as presented.

### **I. The Crossings – Supplemental Funding for Cost Overruns**

Mr. Whitmore presented information on the cost overruns that have occurred on The Crossings project. Mr. Whitmore pointed out that the many of the cost overruns are the result of problems such as: the volatility of the industry, bankruptcy of the steel sub-contractor, changes to the post-tensioned slabs, the need for additional site work, and the need for extra security on the site. Mr. Whitmore noted that the project also started out with a light contingency.

Mr. Whitmore told the Committee that that Peak Development has requested an additional \$273,000 but that the Committee is being asked to approve \$200,000. Mr. Whitmore stated that he feels comfortable with this amount, adding that the developer will be asked for a letter of credit of \$200,000 as a condition of the money.

Committee members discussed various concerns over potential leasing and tenant issues as well as the need to have some sort of documentation of the cost overruns. Committee members emphasized that the need for an audit trail be a priority for TOD staff.

Mr. Whitmore ended the discussion by telling the Committee that Metro is recommending that the approval of the additional money on the conditions that the project be completed as in the picture (included as part of this meeting record) and that the developer put up a \$200,000 letter of credit.

Action Taken:

Ms. Detweiller moved that the Committee approve the requested \$200,000 as recommended.

Ms. Tamira Clark seconded the motion, but wanted to add an amendment to the recommendation of a statement to the developer that this is the last request that will be approved. This recommendation was accepted by the Committee to be added as the third condition to the request.

The Committee unanimously approved the request for an additional \$200,000 with the following conditions: that the project be completed as in the picture, that the developer submit a line of credit for \$200,000, and the addition of a statement that this will be the last request approved.

**II. Crown Motel Acquisition – Action Item**

Mr. Whitmore presented background information to the Committee on the work done over the past two years by Ms. Detweiller in attempting to acquire the site now occupied by the Crown Motel (map of the area included as part of this meeting record).

Mr. Whitmore told the Committee that Ms. Detweiller is requesting up to \$100,000 to cover the additional price presented by the seller above what the FTA has approved TriMet to pay for the property. Mr. Whitmore explained that the owner is only willing to sell if they can acquire another property. Mr. Whitmore also noted that the price set by the seller is higher than appraisal.

Ms. Cheryl Twete asked for clarification on what was being requested.

Ms. Detweiller responded that they will start by asking for \$50,000.

Chair Ellsworth noted that the staff recommendation was being changed to ask the Committee to approve up to \$50,000 for the TriMet Crown Motel acquisition.

Action Taken:

Ms. Clark motioned that the Committee approve the \$50,000, but wanted to take away the requirement for a minimum of 60 units of housing as presented.

Ms. Rebecca Hillwig seconded the motion as amended for \$50,000 and without the requirement for at least 60 units of housing.

The motion carried unanimously, with Ms. Detweiller abstaining.

**III. Status of Projects**

**A. Salvation Army Site**

Mr. Whitmore explained to the Committee that Metro would not be acquiring the property because another party had purchased the property for over \$275,000 more than the Committee had authorized for the site.

**B. Milwaukie Texaco Acquisition**

Mr. Whitmore gave the Committee an update on the status of the acquisition of the Milwaukie Texaco site and the issues potentially involved with its cleanup.

Committee members discussed issues of previous owner liability that will be addressed in the perspective purchase agreement.

Ms. Kelley Webb made a recommendation that the Committee address the agenda item of Policy Direction for TOD and Centers Program due to time.

#### **IV. Policy Direction for TOD & Centers Program**

Mr. Whitmore noted that a copy of the presentation on this topic is in the packet. Mr. Whitmore described to the Committee how the TOD program currently operates. Mr. Whitmore stated that he thinks the program operates pretty well, but that the work is far from done.

Mr. Whitmore gave the Committee an overview of a panel discussion hosted by the program the previous week on the role of town squares and plazas in centers development.

Ms. Webb noted key comments made by the panelists (in presentation notes in packet).

Chair Ellsworth asked about the items before the Committee on this matter.

Ms. Webb told the Committee that the big question that the Council has is how to take centers to the next level or how to get centers to develop the way that has been envisioned and what is it going to take?

Ms. Webb said that one concern of the Metro Council is that the program is spreading itself too thin the way it currently exists with the limited amount of funding. Also, can we invest more strategically to get Centers to achieve a "lift off" point sooner?

Ms. Webb noted a list included in the packet of some strategies or options for policy direction that the program has proposed to the Council. Ms. Webb advised the group that the Council has requested feedback from the TOD Steering Committee.

The Committee discussed concerns over this issue, and agreed that another meeting would need to be scheduled to address this item in order to make a recommendation to present to the Council as they requested.

#### **Adjournment**

There being no further business, Chair Ellsworth adjourned the meeting at 2:30 p.m.

Respectfully Submitted,

Lisa Hrenko  
Recording Secretary