

## **TOD STEERING COMMITTEE MEETING MINUTES**

Wednesday, October 18, 2006 from 2:00 p.m. to 4:00 p.m.

Metro (600 NE Grand Ave) Room 501

Members present: Mark Ellsworth, Chair (Governor's Office), Jillian Detweiler (TriMet), Betty Dominguez (Oregon Housing & Community Services), Meg Fernekees (Oregon DLC), Robert Liberty (Metro Council, District 6), Michelle Thom as alternate for Tamira Clark (ODOT), Cheryl Twete (PDC).

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

Guests Present: Ed Gallagher (City of Gresham), Dave Leland (Leland Consulting).

### **I. CALL TO ORDER**

Chair Mark Ellsworth called the meeting to order at 2:08 p.m.

### **II. APPROVAL OF MINUTES**

Chair Ellsworth asked for any discussion on the minutes of the September 13, 2006 meeting.

**Action Taken:** Chair Ellsworth moved for approval of the minutes from the September 13, 2006 meeting. **The minutes were approved unanimously.**

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

Chair Ellsworth opened an Executive Session pursuant to ORS 192.660(2)(e) for the purpose of deliberating with the persons authorized to negotiate real property transactions at 2:10 p.m. to discuss Gresham Civic Neighborhood real property negotiations.

Present: Andy Cotugno, Mark Ellsworth, Jillian Detweiler, Betty Dominguez, Ed Gallagher, Lisa Hrenko, Dave Leland, Robert Liberty, Lisa Miles, Joel Morton, Michelle Thom and Phil Whitmore.

Time Began: 2:10 p.m.

Time Ended: 3:17 p.m.

Chair Ellsworth ended the Executive Session in order for the Committee to take action regarding Gresham Civic Neighborhood real property negotiations.

**Action Taken:** Chair Ellsworth entertained a motion regarding the proposed changes to the consideration of proposals received via the unsolicited proposal process for Gresham Civic Neighborhood. Councilor Robert Liberty motioned to direct staff to begin negotiations with CenterCal for the north parcel and with Mike Rossman for the south parcel based on the proposed Negotiating Terms with the following noted changes: strengthening the station and plaza section in both term sheets so that there is a stated expectation about what those involved will try to do; removing the "4%" and the reference to "project" from the affordable housing language in the Rossman term sheet; and the addition of a preamble to the MOU addressing the larger context of the project and the area. Ms. Betty Dominguez seconded. **The motioned passed unanimously.**

### **IV. FUTURE TOD STEERING COMMITTEE MEETING TIMES**

TOD Steering Committee members discussed their availability for setting a regularly scheduled monthly meeting date. A regularly scheduled monthly meeting will be established based on the results of the availability of all of the Committee members.

## **V. PREVIEW OF NEW LOOK COORDINATION**

Councilor Liberty provided background information on the Metro Council's interest on examining the implementation effort in different ways. The Council has invited the TOD Steering Committee to participate in thinking about what that larger role might be. Along with an annual review of projects, Councilor Liberty would like the Steering Committee members to think about the following questions:

What is the Program strategy?

Is there a regional strategy for the Centers?

Are there particular strategies for particular Centers at certain times? What would those be?

Councilor Liberty would like the Committee to consider the role of a possible expanded Program or larger scale work, especially on the Centers or regional level. Consideration should also be given to the role of the TOD/Centers Program and Steering Committee if work could be combined with possible additional funds from arts or housing grants.

Mr. Andy Cotugno added a broader context, including a six point agenda to be looked at for the Program. Mr. Cotugno addressed the potential for looking at pushing the envelope on getting development in centers and how to get that done. The Steering Committee should think about their role and the role of a larger TOD Program.

Additional information will be provided to the Committee members prior to the November 1 meeting. Discussion of this item will continue at the meeting.

## **ADJOURNMENT**

There being no further business, Chair Ellsworth adjourned the meeting at 3:45 p.m.