



TOD Steering Committee and Executive Session
April 14, 2016, 10:00 - 11:00 a.m.
Metro Regional Center, Room 270

Committee Members Present

Mark Ellsworth
Carlotta Collette
Derek Abe
John Southgate

Metro Staff and Guests

Megan Gibb
Joel Morton
Jon Williams
Pat McLaughlin
Laura Dawson Bodner
Jodi Wacenske
Emily Lieb

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth called the meeting to order at 10:06 a.m. and welcomed all in attendance. He welcomed Pat McLaughlin to the TOD team and asked him to share some of his experiences with Denver transit-oriented development.

II. APPROVAL OF MEETING MINUTES FOR MARCH 17, 2016

Approval of the meeting minutes of March 17, 2016 was deferred to the next meeting.

EXECUTIVE SESSION

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 10:12 a.m., pursuant to 192.660(1)(e), for the purpose of deliberating with persons authorized to negotiate real property transactions to discuss the proposed funding of Jarrett Street Condominiums.

Members present: Councilor Carlotta Collette, John Southgate, Derek Abe, Mark Ellsworth.

Staff present: Megan Gibb, Joel Morton, Jon Williams, Laura Dawson Bodner, Pat McLaughlin, Jodi Wacenske, Emily Lieb.

Time executive session started: 10:12 a.m.

Time executive session ended: 11:01 a.m.

III. ACTION ITEM: JARRETT STREET CONDOMINIUMS

Chair Ellsworth asked the committee for a motion to approve TOD funding in the amount of \$200,000 for Jarrett Street Condominiums with the following conditions:

1. One three story building
2. 12 residential units
3. Zero off-street parking spaces
4. Initial sales to households qualifying at 80% of MFI
5. Initial sales prices to be set at rates affordable at 80% of MFI as determined by the Portland Housing Bureau
6. Deed restriction to be held and enforced by Proud Ground or an approved successor requiring:
 - All units in perpetuity to be sold only to households qualifying at 80% of MFI or less.
 - All subsequent sales prices to be limited to the most recent previous purchase price, plus 25% of the difference between the most recent previous price and current appraised market value, plus an administrative fee to be paid to Proud Ground or an approved successor.

Action Taken: Councilor Collette made a motion to approve the recommendation. John Southgate seconded the motion and the motion **passed** unanimously.

Jon Williams will follow up on committee questions regarding owner occupancy requirements, the status of the project in the design review process and the type of exterior material that will be used.

IV. STAFF UPDATES

Projects

Jon gave an update on the 82nd Avenue Furniture Store project. Rose CDC has been selected to develop the project. They hosted a community meeting on Saturday, April 9 at the site. APANO and the Jade District participated in this event, attended by 60-70 people including SERA architects and the developer team. After a presentation which included speakers from the Jade District and Nick Sauvie from Rose CDC, parallel discussions were facilitated with community members in separate spaces. There is community support for the project regarding affordability. The APANO board is discussing whether to pursue a capital campaign to support a community space in the building. ROSE CDC is interested in partnering with them.

The developer team is proposing 48 units, 4 stories, 12 parking spaces and a ground floor community space. The Rose CDC application referenced preserving the 82nd Avenue façade, and they are completing an analysis to that end. Immediate residential neighbors had questions about setbacks, parking and other issues.

At a debrief meeting, Rose CDC and the architect will look at modifications to the building to respond to concerns. The revised concept will be presented to the neighborhood in June. Rose CDC is applying for tax credits. It is not known if they will be awarded this year, but they will submit an application with the

hope that it will be accepted by next year. Next steps include negotiating an agreement with Rose CDC and then in June, bringing the design concept to this committee for consideration and approval.

John Southgate talked about capitalizing the lease and bringing a cash contribution towards equity over 40 years.

Megan Gibb reported on the disposition of the Westgate property. This has been delayed due to financial negotiations.

Megan said that the Milwaukie IGA (Harrison and Main property) will be presented at a Milwaukie City Council meeting in May. The City of Milwaukie received a brownfields state grant to do testing on the state and is using a Metro contractor to conduct the work.

Joel Morton expressed that there may be a need for institutional controls depending upon the outcome of the environmental assessment.

Megan said that DEQ believes that some natural attenuation may have occurred over the last 10 years. There is water very close to the site. Once the IGA is finalized, an RFQ will be issued.

Megan then reported on the top-out event for La Scala in Beaverton. There will be micro retail restaurants with a shared washroom in the first floor retail space. Mayor Doyle and Roy Kim, the developer, expressed appreciation for the partnership with Metro.

Councilor Collette expressed that Roy Kim has done some very innovative projects. It would be helpful to have a tour of his projects. He is one of the selected developers for the Rockwood site.

Joel added that there may be a good opportunity for a council presentation or an MPAC tour to help share this type of vision. John suggested having a Metro Council meeting at a location in one of Mr. Kim's developments, for example, Central Bethany.

Budget

Jon presented the TOD program budget update to the committee.

V. ADJOURN

There being no further business, Chair Ellsworth adjourned the meeting at 11:17 a.m.

Respectfully submitted by
Laura Dawson Bodner

Attachments to the Record:

Item	Topic	Document Date	Description	Document Number
1	Budget	For period ended March 31, 2016	TOD FY 2015-16 Budget Report	041416tsc_01