



# Meeting minutes

Meeting: TOD Steering Committee and Executive Session  
Date/time: November 10, 2016, 10:00 a.m. - noon  
Place: Room 270, Metro Regional Center

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## **Committee Members Present**

Carlotta Collette  
Derek Abe  
John Southgate  
Alisa Pyszka  
Puja Bhutani (left at 11:30)  
Dave Unsworth (arrived at 10:30)

## **Metro Staff and Guests**

Megan Gibb  
Joel Morton  
Jon Williams  
Pat McLaughlin  
Laura Dawson Bodner  
Jodi Wacenske  
Ted Leybold

### **I. CALL TO ORDER, WELCOME AND INTRODUCTIONS**

Acting Chair Carlotta Collette called the meeting to order at 10:07 a.m. and welcomed all in attendance.

### **II. APPROVAL OF MEETING MINUTES FOR OCTOBER 13, 2016**

Chair Collette asked if there were any changes or corrections to the meeting summary. Hearing none, she asked if there was a motion to approve the meeting minutes from October 13, 2016.

**Action Taken:** Ms. Pyszka made a motion to approve the meeting summary; Mr. Abe seconded the motion. The motion was unanimously **approved**.

### **III. EXECUTIVE SESSION**

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#### **EXECUTIVE SESSION**

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

Chair Collette declared an Executive Session at 10:10 a.m., pursuant to 192.660(1)(e), for the purpose of deliberating with authorized to negotiate real property transactions to discuss the proposed funding of 5329 N Interstate, the Gresham Civic pathways easement and the Gresham Civic MOU.

**Members present:** Carlotta Collette, Derek Abe, John Southgate, Alisa Pyszka, Puja Bhutani

**Staff present:** Megan Gibb, Joel Morton, Jon Williams, Pat McLaughlin, Laura Dawson Bodner, Jodi Wacenske, Heather Coston

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

**Time executive session ended: 11:00 a.m.**

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#### IV. ACTION ITEMS

##### 5329 N INTERSTATE FUNDING AUTHORIZATION

Chair Collette asked if there were a motion to approve \$675,000 in TOD Program funding for 5329 N Interstate with the following conditions:

1. One seven-story building
2. 140 residential units
3. 28 units regulated at 80% of AMI (of which 23 will be regulated for 10 years and five will be regulated for 30 years).
4. Approximately 5,450 square feet of retail
5. Not to exceed 57 parking spaces

**Action Taken:** Mr. Southgate moved, seconded by Ms. Pyszka to approve the recommendation. The motion **passed** unanimously.

##### GRESHAM CIVIC PATHWAYS EASEMENT AUTHORIZATION

Chair Collette asked if there were a motion to authorize Metro to grant the described Gresham Civic Pathway North and South Public Access easements to the City of Gresham.

Committee points of discussion included a clarification that the City of Gresham will maintain and police the pathways, and that lighting would not be installed at this time but that the developer solicitation could specify lighting that would be required.

**Action Taken:** Mr. Southgate moved, seconded by Mr. Abe to approve the recommendation. The motion **passed** unanimously.

##### GRESHAM CIVIC MEMORANDUM OF UNDERSTANDING

Chair Collette asked if there were a motion to authorize staff to enter into a Memorandum of Understanding with the City of Gresham for the purposes of 1) soliciting and selecting development team(s) to construct one or more projects on the identified Metro owned properties in Gresham's Civic Neighborhood, and 2) entry in a disposition and development agreement with the selected development team(s).

The committee had a brief discussion. Staff noted that this MOU is the beginning of the process. Staff will ask the City if they would be interested in donating the 0.2 acre of land adjoining the eastern parcel.

**Action Taken:** Mr. Unsworth moved, seconded by Ms. Pyszka to approve the recommendation. The motion **passed** unanimously.

#### V. STAFF UPDATES

Mr. McLaughlin gave an update on the Harrison and Main parcels, one owned by Metro and the other owned by the City of Milwaukie. The IGA has been signed and the team is moving forward with the RFQ. The site is currently the location of the farmers market. The City is looking south near the Adams Street connector for a new location for the market. Once the location is determined, Mr. McLaughlin said he would issue an RFQ. An architect is doing a capacity study of the site. Zoning in the area has recently changed.

Ms. Gibb suggested a TOD Steering Committee spring meeting take place off-site, perhaps in Milwaukie or Gresham.

Chair Collette noted that Milwaukie has been engaged in a number of projects, including a city visioning process that yielded positive results.

Mr. Unsworth gave a report on some of TriMet's properties. TriMet is transferring a triangle of property next to the light rail station to the City of Milwaukie. Ms. Gibb added that the Development Center Enterprising Places program gave a District Transformation grant to a food cart pod at this location. Mr. Unsworth described another piece of property at Park Avenue which is more than an acre in size. TriMet created an access from River Road. TriMet is under budget on their park and ride project, and wants to invest the remaining funds. The agency also has properties on 17<sup>th</sup> Avenue and would like to see some flexibility to allow housing or active use on those properties. They have received 2-3 unsolicited proposals on park and ride lots. They are moving forward with City of Portland on the Argyl site. A senior housing organization is looking at a TriMet site across from the MAC club.

Mr. Williams reported that the Furniture Store project was granted a 9% tax credit allocation. He expressed appreciation to ROSE CDC and the Housing Development Center for their work. He said that Jarrett Street Condominiums are due to open mid-December. Slate (formerly Block 75) is hosting an opening event on November 17 at 9:30 a.m. He shared the budget report.

**VI. ADJOURN**

There being no further business, Chair Collette adjourned the meeting at 11:25 a.m.

Respectfully submitted by  
*Laura Dawson Bodner*

**Attachments to the Record:**

Item	Topic	Document Date	Description	Document Number
1	TOD budget report	10/31/16	report	081116tsc-01
2	Cost per induced rider report	11/9/16	report	081116tsc-02