



Meeting minutes

Meeting: TOD Steering Committee
Date/time: Thursday, October 13, 2016
Place: Room 270, Metro Regional Center

Committee members

Mark Ellsworth
Alisa Pyszka
Derek Abe
Dave Unsworth
Councilor Carlotta Collette

Staff and guests

Jon Williams
Pat McLaughlin
Jodi Wacenske
Joel Morton
Laura Dawson Bodner

I. Call to order, welcome and introductions

Chair Mark Ellsworth called the meeting to order at 10:00 a.m. and welcomed committee members. The agenda order was changed to accommodate steering committee members' schedules.

II. Approval of August 11, 2016 meeting summary

Chair Ellsworth asked if there were any changes or corrections to the meeting summary. Hearing none, he asked if there was a motion to approve the meeting minutes from August 11, 2016.

Action taken: Councilor Collette made a motion to approve the meeting summary; Dave Unsworth seconded the motion. The motion was **approved** with one abstention.

III. Executive Session

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 10:05 a.m., pursuant to 192.660(1)(e), for the purpose of deliberating with authorized to negotiate real property transactions to discuss the proposed sale of Westgate property and investment of funds into the Westgate TOD project at the site.

Members present: Mark Ellsworth, Derek Abe, Carlotta Collette, Dave Unsworth, Alisa Pyszka
Staff present: Joel Morton, Jon Williams, Pat McLaughlin, Laura Dawson Bodner, Jodi Wacenske

Time executive session started: 10:05 a.m.

Time executive session ended: 10:50 a.m.

IV. Action Items

Chair Ellsworth asked if there was a motion to authorize sale of Metro's interest in the Westgate property as described below:

- Authorize sale of Metro's 4/9th interest in the Westgate property to the City of Beaverton for a price of \$ 1,800,000.

Alisa Pyszka requested a friendly amendment:

The sale is conditioned upon 1) the Metro Project Coordinator's determination that Rembold LLC has satisfied condition precedent 1.8(xi) to closing set forth in the Development Agreement between the City of Beaverton and Rembold, LLC, and 2) the transfer of Parcel One and Parcel Two of the Westgate Site by the City to Rembold LLC on the same day the sale from Metro to Beaverton occurs.

Action Taken: Councilor Collette moved, seconded by Derek Abe to approve the recommendation as amended. The motion **passed** unanimously.

Chair Ellsworth asked if there was a motion to authorize \$625,000 in TOD funding for The Rise at Westgate as described below:

- Five and six story building
- 230 residential units, 15 of which are income restricted to households earning 80% of area median income (10-20 term, enforced by the City of Beaverton)
- 166 residential parking spaces
- 5,200 square feet of commercial space

Action Taken: Alisa Pyszka moved, seconded by Derek Abe to approve the recommendation. The motion **passed** unanimously.

V. Staff Updates

Jon Williams shared the following project updates:

- The grand opening of Clay Creative took place two weeks ago. The tenant Simple, a banking software company, has pre-leased phase II of this project. The TOD grant was important to get the funder comfortable in moving forward without a tenant.
- Block 75, located at the Burnside Bridgehead, is opening on Nov 17.
- Jarrett Street Condos, a modular project, may be completed in November.
- 5135 N Interstate has achieved shell completion.
- La Scala, located in Beaverton, celebrates its grand opening today.
- Oliver Station is moving towards closing, likely this month.
- The City of Gresham is hosting an event at the Rockwood Rising site, being developed by Roy Kim. Brian Monberg, former Metro planner, is working on the project. It is located at the old Fred Meyer site. The developer is planning to ask the TOD Steering Committee for support. There will be more surface parking but the project will have greater density. The City is supportive.

- Due diligence is being completed on the Milwaukie property. An RFQ will go out after the new year. The farmer's market will move closer to the light rail station. The Milwaukie council is interested in taking advantage of this regional investment.

Councilor Collette shared that while attending RailVolution, she learned that the City of Calgary, Canada is modeling new light rail lines on the orange and yellow lines in Portland.

VI. Adjourn

Chair Ellsworth adjourned the meeting at 11:03 a.m.

Respectfully submitted by
Laura Dawson Bodner

There were no attachments to the record.