



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: TOD Steering Committee  
Date: July 22, 2020  
Time: 2:00 – 3:30 p.m.  
Place: Virtual meeting

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## **Members**

Mark Ellsworth, Tai Dunson-Strane, John Southgate, Derek Abe, Alisa Pyszka, Madeline Baron, Councilor Bob Stacey, Guy Benn, Puja Bhutani

## **Staff**

Yessenia Amador, Joel Morton, Patrick McLaughlin, Megan Gibb, Jonathan Williams, Laura Dawson Bodner

## **Guests:**

Casey Baumann, Dan Steffey, George Schmidbauer, Max Sass, Steve Fosle, Andy Borgerding, Robin Smith

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

Mark Ellsworth called the meeting to order at 2:03 p.m. and asked the guests to introduce themselves.

## **II. PRESENTATION: 5733 NE MLK**

Mr. Pat McLaughlin introduced a presentation on 5733 MLK. Developers George Schmidbauer and Max Sass have worked in Nevada and California on market rate and tax credit projects. Mr. Schmidbauer said the contractor will be GSI Construction. The project will consist of affordable workforce units and will be located on N Martin Luther King Avenue in Portland. The team wanted to keep the project affordable through inclusionary housing but then decided to pursue a low income tax credit. Their goal is to implement sustainability and add to the community. Mr. Max Sass then talked about the social, economic and development environment. There will be 93 units at 60% AMI. Inclusionary housing only provides up to 20%, leaving out the 60% price point. There is a wait list for affordable units in close-in properties. This project meets the criteria for the TOD program's infill and enhance category. Density will be 250 units per acre. There will be a resident services program to promote health and well-being of residents.

Mr. Dan Steffey said COVID has had effects on finance and lending. He said TOD funding is central to filling the gap. They have received energy credits. The resident services provider will be Engage, a company entering the Portland market after 20 years of experience with seniors and intergenerational housing services elsewhere.

Mr. Andy Borgerding concluded, with a slide of a summary of the project (executive summary slide). Mr. Sass shared a list of nearby amenities health, education, medical and other nearby services.

Mr. Steve Fosle talked about the units and energy efficiency. He shared the layout of the first floor including pedestrian movement and amenities. The project will be a four story building over a glass pedestal with a community garden, landscaping and common pathway. There will be a 16 foot ceiling on the first floor. He then talked about the project milestones and timeline.

Questions and comments included:

- Mr. Casey Bauman noted the closing date of December 20<sup>th</sup> and asked to be kept informed as it would be a tight timeline.

- Mr. John Southgate observed that density is maximized, that the project replaces a small struggling commercial strip. He complimented the transparency of the ground floor and the low parking ratio.
- Mr. Guy Benn asked about sources and uses and the funding gap. Mr. Pat McLaughlin noted that this is the higher end of what would normally be awarded.
- Ms. Puja Bhutani asked if the project was going to design review at City of Portland. The team replied they are using community design standards.
- Mr. McLaughlin asked if the walkway through the building would be public and team members said there would be controlled access, at least at night.
- Ms. Madeline Baron asked if access is only from the back of the building. She observed that on each level there are more units than on the ground floor. She also noted that the Albina St. bikeway also a good connector to downtown.
- Mr. Guy Benn said the #6 is a frequent service bus line and asked about proximity to MAX. The train line is about a mile away.

Chair Ellsworth thanked the guests.

### **EXECUTIVE SESSION**

Chair Ellsworth declared an executive session pursuant to 192.660(1)(e), for the purpose of deliberating with persons authorized to negotiate real property transactions to discuss the Fuller Station project.

**Members present:** Mark Ellsworth, Tai Dunson-Strane, John Southgate, Derek Abe, Alisa Pyszka, Madeline Baron, Councilor Bob Stacey, Guy Benn, Puja Bhutani

#### **Staff present:**

Yessenia Amador, Joel Morton, Patrick McLaughlin, Megan Gibb, Jonathan Williams, Laura Dawson Bodner

**Time executive session started: 2:31 p.m.**

**Time executive session ended: 2:52 p.m.**

### **III. ACTION ITEM: AMANDA COURT**

Chair Ellsworth asked if there was a motion to authorize \$100,000 in TOD funding for the Amanda Court project with the following conditions:

1. Two four-story building
2. At least 38 units, all of which will be restricted to households with income at or below 60% AMI
3. Nine dedicated parking spaces

**Action taken:** Mr. John Southgate moved to recommend authorization of \$100,000 in TOD funding For Amanda Court. Mr. Guy Benn seconded the motion. The motion was **approved** unanimously.

### **IV. PRESENTATION: TRIMET TOD**

Mr. Guy Benn presented on the TriMet TOD program. The program was tailored to flow with the Metro TOD program. TriMet has land and third party land. Developing housing will generate revenue for TriMet and ridership for the system.

There are two work streams in the strategic plan:

- A system wide review of TriMet sites with a communications engagement infrastructure to identify key TOD sites. An RFP was sent out earlier this year. He then reviewed the timeline.
- FTA guideline and focus on the red line extension project including east and west segments and station area planning. Submissions are due in November. There is a two year delivery period.

TriMet's TOD Policy sets a goal that 30% of residential units on their property be affordable across the entire portfolio. Mr. Benn then offered a quick look at case studies: Fuller Station (Geller, Silvas, and Associates) and Hollywood HUB/Hollywood Transit Center (Bridge Housing). He mentioned that they are using shared methods of community engagement with high priority stakeholders.

Questions and comments included:

- The Orchards Hardware building: Even after bankruptcy, the owners had no incentive to sell. TriMet will land bank the 2<sup>nd</sup> phase and may be able to transfer land rights at a later date.
- #75 buses will stay on Halsey and stops will be moved north for safety. There will be a minor reroute.
- Stops on NE 42<sup>nd</sup> are moving to the Halsey St. junction so they are as close as possible to MAX.
- Maintaining on-time service –bus is routinely lagging full or already 20 minutes late. Hope that we can keep what we have.
- An articulated bus turnaround may be installed in 2-3 years.
- Info on TriMet west side improvements can be found here: <http://trimet.org/betterred/>

#### **V. APPROVAL OF MEETING SUMMARY: JUNE 24**

Mr. Ellsworth asked if there were any changes to the meeting summary for June 24, 2020. Hearing none, he asked for a motion to approve. Ms. Alisa Pyszka moved to approve the June 24<sup>th</sup> meeting summary. The motion was seconded by Mr. John Southgate. The motion was **approved** with one abstention.

#### **VI. PRESENTATION: UPDATE ON ROCKWOOD RISING MARKET HALL**

Mr. Jon Williams shared an update on Rockwood Rising Market Hall, approved by the committee last year. The project has been a complicated one to finance. The development program has not changed, but the design has been simplified. The open air space has been removed. A non-profit will be developing and operating the market hall. Ms. Megan Gibb clarified that funding comes from the ULI budget which is targeted at services and amenities.

Mr. Williams said the ULI funding will support the purchase of the mechanical systems. He shared updated visuals of the project, including materials. An agreement was reached with the City of Gresham. The project is exciting for this neighborhood.

Mr. Southgate suggested a tour of the office building. It has 4 stories and is 100% leased, indicating that there is a demand for office space in Rockwood. The main tenant is Worksource Oregon.

Mr. Tai Dunson-Strane asked if the developer took advantage of new market tax credits. Mr. Williams confirmed that they did, in addition to a large market investment.

#### **VII. STAFF UPDATES**

Megan noted there would be no August meeting.

#### **VIII. ADJOURN**

Chair Ellsworth thanked the committee members and staff and adjourned the meeting at 3:30 p.m.

Respectfully submitted by-  
Laura Dawson Bodner