



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

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

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## **Members**

Mark Ellsworth, Tai Dunson-Strane, John Southgate, Derek Abe, Alisa Pyszka, Madeline Baron, Guy Benn, Puja Bhutani, Casey Baumann, Tai Dunson-Strane

## **Staff**

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

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

Mark Ellsworth called the meeting to order at 2:00 p.m.

## **II. 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 Stark Street Family Housing project.

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

**Staff present:** Joel Morton, Patrick McLaughlin, Megan Gibb, Jonathan Williams, Laura Dawson Bodner

**Time executive session started: 2:05 p.m.**

**Time executive session ended: 2:33 p.m.**

## **III. ACTION ITEM: STARK STREET FAMILY HOUSING**

Chair Ellsworth asked if there was a motion to authorize \$500,000 in TOD funding for the Stark Street Family Housing project with the following conditions:

1. Five-story building
2. 93 regulated affordable housing units
3. Not to exceed 27 parking spaces

**Action taken:** **Mr. John Southgate** moved to recommend authorization of \$500,000 in TOD funding for Stark Street Family Housing.. **Mr. Derek Abe** seconded the motion. The motion was **approved** unanimously.

## **IV. STAFF UPDATES**

Ms. Gibb noted that Ms. Puja Bhutani has served on the steering committee for six years. Staff and committee members thanked Puja for her contributions including improving project review by making it a two-step design review process, her interest and motivation in making people's lives better, and making clear that design is as important as finance. As a result of her contributions, the committee looks at projects in a different way.

Mr. Guy Benn noted that TriMet has been working with Bridge Housing on the Hollywood Transit Project site and there is a need to maximize contribution to site infrastructure as a lightrail substation needs to be replaced. They are dealing with census/HUD boundaries and tax credits. To make the project work, they are looking to increase from 111 units to 213 units.

Mr. Pat McLaughlin said he is working on a lease agreement on part of the TBN building with AYCO, the African Youth Community Organization, for 5,000 square feet at \$1,000 per month over two years. This was an unsolicited proposal.

Mr. Jon Williams said Metro staff is launching a stakeholder engagement process modeled on The Orchards at 82<sup>nd</sup> project's process. This is with the support of PHB. PHB and Metro are working towards a late spring RFQ for the property.

Mr. Pat McLaughlin said that the Elmonica RFQ has been released and that there appears to be a lot of interest from a variety of developers. Metro and City of Beaverton staff are forming a committee that will meet late January for developer selection.

Ms. Megan Gibb said future meeting cadence for this steering committee could be every two months.

**V. ADJOURN**

Chair Ellsworth thanked the committee members and staff and adjourned the meeting at 2:50 p.m.

Respectfully submitted by-  
Laura Dawson Bodner