



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: TOD Steering Committee  
Date: April 28, 2021  
Time: 2:00 – 4:00 p.m.  
Place: Virtual meeting

## **Members**

Mark Ellsworth, John Southgate, Derek Abe, Madeline Baron, Guy Benn, Casey Baumann, Councilor Bob Stacey, Tai Dunson-Strane

## **Staff**

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

## **Guests**

Councilor Gerritt Rosenthal, Josh Carillo, Destin Ferdun

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

Chair Mark Ellsworth called the meeting to order at 2:06 p.m. and welcomed committee members and guests.

## **II. APPROVAL OF MEETING SUMMARY: MARCH 31, 2021**

Chair Ellsworth asked if there were any changes to the meeting summary for March 31, 2021. Hearing none, he asked for a motion to approve. John Southgate moved to approve the March 31 meeting summary. The motion was seconded by Casey Baumann. The motion was **approved** with Madeline Baron abstaining.

## **III. PROJECT PREVIEW: TIGARD SENIOR HOUSING**

Pat McLaughlin introduced Josh Carillo of Northwest Housing Alternatives. Josh explained that NHA was selected in 2019 to develop the project. NHA provides housing services including real estate development, asset management, resident services and homeless services. There is a DDA land lease in place with the City of Tigard for 99 years. The project is located adjacent to an existing senior center, north of Fanno Creek and near Tigard's downtown and amenities such as the public library. The project is in Tigard's urban renewal district and close to TriMet bus #76.

Councilor Bob Stacey joined the meeting at 2:12 p.m. Destin Ferdun joined the meeting.

The project will be four stories with 57 regulated affordable one bedroom units for people age 62 and older. 18 units will be PBV units at 30% AMI and 5 units will be VASH units at 30% AMI. All units will be accessible. There will be community meeting spaces for seniors. The project will be built to solar ready standards. A new pedestrian path will connect Fanno Creek with nearby streets. Construction is estimated at 14-15 months. Amenities will be similar to those in their other projects, Village at Headwaters Apartments and Creekside Woods Senior Apartments, including meeting spaces, laundry facilities and an onsite property manager.

Pat McLaughlin added that the site is located close to the designated SW Corridor station. He also said that this is part of a project that received funds from Metro's 2040 Grants program.

Questions and comments included:

- There was a question about pricing and high prices in the lumber market. Contractors are saying things should settle out by next year, first quarter. Other commodities such as doors and locks are also affected.
- There have been other delays because of COVID such as the pipeline of 4 % deals and the increase in permitting times due to decreased staff levels.

Destin said they would provide an updated budget. They anticipate closing early 2022, possibly in February.

Chair Ellsworth thanked the guests.

#### **IV. 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 Bria Apartments and The Annex projects.

**Members present:** Chair Mark Ellsworth, John Southgate, Derek Abe, Madeline Baron, Guy Benn, Casey Baumann, Councilor Bob Stacey, Tai Dunson-Strane

**Staff present:**

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

Councilor Gerritt Rosenthal was also present.

**Time executive session started: 2:30 p.m.**

**Time executive session ended: 3:04 p.m.**

#### **V. ACTION ITEM: ELMONICA STATION ENA**

Chair Ellsworth asked if there was a motion to recommend that the TOD Steering Committee authorize Metro's Chief Operating Officer to enter into an Exclusive Negotiating Agreement with REACH CDC to develop the Elmonica Station property.

**Action:** John Southgate moved to recommend that the TOD Steering Committee authorize Metro's Chief Operating Officer to enter into an Exclusive Negotiating Agreement with REACH CDC to develop the Elmonica Station property. Derek Abe seconded the motion. The motion was **approved** with Tai Dunson-Strane abstaining.

#### **VI. ACTION ITEM: 32<sup>ND</sup> AVENUE MILWAUKIE**

Chair Ellsworth asked if there was a motion to recommend \$ 250,000 in TOD funding for the 32<sup>nd</sup> Avenue Milwaukie project with the following conditions:

1. Five-story building.
2. 72 residential units including 71 regulated at 30% of Area Median Income and one manager's unit.
3. Not to exceed 17 off-street on-site parking spaces.

**Action:** John Southgate moved to recommend authorization of \$ 250,000 in TOD funding for 32<sup>nd</sup> Avenue Milwaukie. Casey Baumann seconded the motion. The motion was **approved** unanimously.

**VII.     STAFF UPDATES**

Megan Gibb said that Alisa Pyszka has decided to leave the committee due to work commitments. Megan announced that recruitment is open for a new senior project manager position for the TOD team. She confirmed that this is an addition to the team, not a replacement. She noted that Derek Abe was an intern for the TOD program several years ago.

Jon Williams reported that the RFQ/NOFA for 74<sup>nd</sup> and Glisan is going out in next two weeks. He asked the committee to get word out and encouraged them to read about the engagement work about this project.

Madeline Baron noted that she will be taking a couple of months off from the committee and plans to return in August.

Megan said she will provide a follow up on recruitment of new TOD Steering Committee members.

**VIII.    ADJOURN**

Chair Ellsworth thanked the committee members and staff and adjourned the meeting at 3:45 p.m.

Respectfully submitted by-  
Laura Dawson Bodner