



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: TOD Steering Committee  
Date: September 22, 2021  
Time: 2:00 – 3:00 p.m.  
Place: Virtual meeting

## **Members**

Mark Ellsworth, John Southgate, Guy Benn, Councilor Gerritt Rosenthal, Derek Abe, Madeline Baron. Tai Dunson-Strane arrived at 2:24 pm. John Southgate left the meeting at 2:30 p.m.

## **Staff**

Joel Morton, Patrick McLaughlin, Megan Gibb, Andrea Pastor, Anne Buzzini, Laura Dawson Bodner

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

Chair Mark Ellsworth called the meeting to order at 2:03 p.m. and welcomed committee members and guests.

Megan welcomed Councilor Rosenthal as the new council representative to the committee. She asked Laura to circulate a card for Councilor Stacey. Megan welcomed Andrea Pastor, recently hired as a senior project development manager on the TOD team.

## **II. APPROVAL OF MEETING SUMMARY: JULY 28, 2021**

Chair Ellsworth asked if there were any changes to the meeting summary for July 28, 2021. Hearing none, he asked for a motion to approve. John Southgate moved to approve the July 28 meeting summary. The motion was seconded by Councilor Gerritt Rosenthal. The motion was **approved** with one abstention.

## **III. 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 Terrace Glen project.

**Members present:** Mark Ellsworth, John Southgate, Guy Benn, Councilor Gerritt Rosenthal, Derek Abe, Madeline Baron

Tai Dunson-Strane arrived at 2:24 pm. John Southgate left the meeting at 2:30 pm.

**Staff present:** Joel Morton, Patrick McLaughlin, Megan Gibb, Andrea Pastor, Laura Dawson Bodner, Anne Buzzini

**Time executive session started: 2:10 p.m.**

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

## **IV. ACTION ITEM: TERRACE GLEN**

Chair Ellsworth asked if there is was a motion to recommend \$ 500,000 in TOD program funding for Terrace Glen with the following conditions:

1. Two four-story buildings
2. 144 affordable housing units regulated at 60% AMI or less
3. Not to exceed 142 parking spaces
4. Funding award subject to confirmation of continued financial need following final approval of Regional Housing Bond allocation.

**Action:** Tai Dunson-Strane moved that the TOD Steering Committee recommend \$ 500,000 in TOD program funding for Terrace Glen. Madeline Baron seconded the motion. The motion was **approved** unanimously.

**V. STAFF UPDATES**

The November meeting will be rescheduled to November 17<sup>th</sup>. Laura will follow up with an email. Pat McLaughlin said that an ENA with REACH CDC for Elmonica is underway. REACH will present to this committee in early 2022.

Councilor Rosenthal noted that the affordable housing project in Gresham is accepting tenants and was completed ahead of the Mary Ann in Tigard.

Megan Gibb said the RailVolution conference takes place third week in October. Conference information highlights a podcast about the Orchards on 82<sup>nd</sup>.

Madeline Baron shared that the Up for Growth virtual conference has started.

Tai Dunson-Strane said that OHCS is hiring.

Megan Gibb said that Casey Baumann has taken a position in the private sector and will continue to participate on the committee. She said she is in the process of recruiting additional steering committee members.

**VI. ADJOURN**

Chair Ellsworth adjourned the meeting at 2:45 p.m.

Respectfully submitted by-  
Laura Dawson Bodner