



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: TOD Steering Committee  
Date: July 12, 2022  
Time: 3:00 – 5:00 p.m.  
Place: Virtual meeting

## **Members**

Mark Ellsworth, Derek Abe, Tai Dunson-Strane, Bob Hastings, Guy Benn, John Southgate

Tai Dunson-Strane arrived at 3:36 p.m.

John Southgate left at 3:42 p.m.

## **Staff**

Jon Williams, Andrea Pastor, Pat McLaughlin, Laura Dawson Bodner, Eva Goldberg, Joel Morton

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

Chair Mark Ellsworth called the meeting to order at 3:03 p.m. and welcomed committee members and guests.

## **II. APPROVAL OF MEETING SUMMARY: June 14, 2022**

Chair Ellsworth asked if there were any changes to the meeting summary for June 14, 2022. Hearing none, he asked for a motion to approve. Bob Hastings moved to approve the June 14 meeting summary. The motion was seconded by Derek Abe. The motion was approved unanimously.

## **III. STRATEGIC PLAN UPDATE**

The strategic plan update was tabled to a later meeting.

## **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 the 74<sup>th</sup> and Glisan Family Building DDA and Alder 9.

**Members present:** Mark Ellsworth, Derek Abe, Bob Hastings, Guy Benn, John Southgate, Tai Dunson-Strane

Tai Dunson-Strane arrived at 3:36 p.m.

John Southgate left at 3:42 p.m.

**Staff present:** Jon Williams, Andrea Pastor, Pat McLaughlin, Laura Dawson Bodner, Eva Goldberg, Joel Morton

**Time executive session started: 3:06 p.m.**

**Time executive session ended: 3:55 p.m.**

## **V. ACTION: 74TH AND GLISAN FAMILY BUILDING DDA**

Chair Ellsworth asked if there was a motion to recommend that the TOD Steering Committee recommend that Metro's Chief Operating Officer to enter into a Development and Disposition Agreement with the following conditions:

1. Pending appraisal supports land value write-down to as low as one dollar
2. One four story building
3. At least 96 affordable housing units restricted to households earning at or below 60 percent AMI
4. Approximately 59 parking spaces

**Action:** Bob Hastings moved that the TOD Steering Committee recommend that Metro's Chief Operating Officer enter into Development and Disposition Agreement with Related NW authorizing the transfer of the 74th and Glisan Family Building Parcel to Related NW for as low as one dollar and \$500,000 in TOD Program funding. Guy Benn seconded the motion. The motion was **approved** unanimously.

**VI. ACTION: ALDER 9**

Chair Ellsworth asked if there was a motion to approve \$350,000 in TOD Program funding and \$200,000 in ULI Program Funding for Alder 9 with the following requirements:

1. Nine-story building
2. 159 regulated affordable housing units regulated at 30% to 60% of Area Median Income including 25 permanent supportive housing units
3. Not to exceed approximately 62 parking spaces
4. Employment Center of approximately 1,007 square feet programmed to serve both residents and the broader community
5. Arts space of approximately 915 square feet programmed to serve both residents and non-residents

**Action:** Derek Abe moved that the TOD Steering Committee recommend \$350,000 in TOD Program funding and \$200,000 in ULI Program Funding for Alder 9. Bob Hastings seconded the motion. The motion was **approved** unanimously.

**VII. STAFF UPDATES**

Pat said second interviews for the land use and urban development manager will take place next week.

Jon noted the declining fund balance. He said staff are reviewing proposals and looking at how to filter projects and leverage additional resources. Pat added that project strategic planning is taking this issue into consideration.

Bob Hastings asked for clarification on funding. Tai Dunson-Strains said the state can provide more data points if it would be helpful.

**VIII. ADJOURN**

Chair Ellsworth thanked the committee and adjourned the meeting at 4:03 p.m.

Respectfully submitted by  
Laura Dawson Bodner