



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee & Executive Session
Date: June 11, 2024
Time: 3:00 – 4:30 p.m.
Place: Hybrid – MRC and Zoom

Members: Chair Mark Ellsworth, Guy Benn, Bob Hastings, Victor Caesar, Councilor Gerritt Rosenthal, Madeline Miller (online), Rebecca Small (online)

Staff and Guests: Eryn Kehe, Miriam Hanes, Andrea Pastor, Pat McLaughlin, Eduardo Ramos, Eva Goldberg, Liam Anthony (public, joined at 3:19p), Joel Morton (joined at 3:57p)

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth called the meeting to order at 3:06 pm.

II. APPROVAL OF MAY 14 MEETING SUMMARY

Chair Ellsworth asked if there were any changes to the May 14 meeting summary. Hearing none, he asked for a motion to approve the meeting summary.

Action: Bob Hastings moved to approve the May 14 meeting summary. Victor Caesar seconded the motion. The motion was **approved** unanimously.

III. DISCUSSION: BUDGET SET-ASIDE FOR SITE ACQUISITION

The TOD team followed up on discussions with the Steering Committee in December and January proposing the establishment of a Site Acquisition line item to put aside money year-to-year to build a fund allowing for more control over what happens in a development, in alignment with the vision and mission of the Strategic Plan.

The proposal is \$1,500,000 total for 2024-2025: \$1,000,000 from the Urban Living Infrastructure (ULI) Fund and \$500,000 from the unrestricted TOD grant fund.

ULI focuses on funding ground floor commercial and community-serving space. Most affordable projects the program is funding does not include this, so there's less application for ULI. Complete communities warrant amenities for people, not just transit, community uses.

- Guy asked about the approximately \$500,000 in federal funding showed on the budget slide. Eryn said that they're looking for an opportunity to put it into an already federalized project. Pat noted that we're currently working on \$5 million from the state for land acquisition on 82nd Avenue. The \$1.5 million won't buy much, but it will augment other funding and will be added to over the years.
- Victor confirmed that this is separate from 82nd Avenue.
- Guy asked if this is an evergreen fund. The team confirmed that this is a start of a deliberate effort to put aside money for acquisition. The intent is to extend the life of the fund by thinking about ways to make the money go further by finding ways to get it back, with loans and other programs. It will take some time to save enough to start properties with these funds. This isn't acting on a legislative effort like 82nd Avenue, this is putting funds in a savings account.

- Bob noted that there are other areas in Metro that are doing acquisition for parks and wildlife and asked if this is specifically TOD. Eryn said that it was and that it's not intended to do an acquisition with just \$1.5 million. The money will just be going into a savings account at this point and any decision about acquiring a property would come back to the Steering Committee.
- Victor asked if we put funds in high interest earning accounts. Pat noted that TOD funds earn interest and that the source of ULI funds are interest earnings.
- Madeline commented that \$1.5 million isn't a lot and asked how far \$1.5 or 2 million goes. Eryn noted that Aloha was a 3-acre wetland with 2 acres of it developable for \$2.7 million, mentioned Glisan, that Lake Oswego was \$2.5 million, and Elmonica was a while ago.

ACTION: BUDGET SET-ASIDE FOR SITE ACQUISITIONS

Action: Bob Hastings moved to Authorize TOD staff to set aside \$1,000,000 from the ULI budget line item and \$500,000 from the unrestricted TOD budget line item to create a \$1,500,000 site acquisition fund in the FY 2024-2025 budget.

Rebecca Small seconded the motion. The motion was **approved unanimously**.

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 project: PCC SE Campus Affordable Housing.

Members present: Chair Mark Ellsworth, Guy Benn, Bob Hastings, Victor Caesar, Gerritt Rosenthal, Madeline Miller (online), Rebecca Small (online)

Staff present: Eryn Kehe, Andrea Pastor, Patrick McLaughlin, Eva Goldberg, Miriam Hanes, Eduardo Ramos

Time executive session started: 3:22 p.m.

Time executive session ended: 3:42 p.m.

Coming out of Executive Session it was noted that Buy America is going to be a requirement for projects with federal funding going forward and may be something to revisit. Guy noted that Trimet participated in the RFP process with the City of Wilsonville and there were some comments about parking within the RFP, but attractions were that it came with the transit information sharing space and this was an ideal location for it.

V. ACTION: WILSONVILLE TRANSIT CENTER DEVELOPMENT

Action: Bob Hastings moved to Authorize \$250,000 in TOD Program funding for Wilsonville Transit Center Development with the following conditions:

1. One five-story building.
2. 120 affordable housing units restricted to households earning 30% to 80% percent AMI or below, plus one unregulated manager's unit.
3. Approximately 5,830 square feet of commercial ground floor space.
4. 14 on-site parking spaces.

Gerritt Rosenthal seconded the motion. With Guy Benn abstaining from the vote, the motion was **approved unanimously**.

VI. STAFF UPDATES

- There will not be an August TOD Steering Committee meeting.
- Pat noted that we still have signed LOI out for property on 82nd Avenue, he's working with the lawyers and should have an update at the next meeting.
- The Discount to Market discussion was moved to July so Jon could participate.
- Councilor Rosenthal recommended that it may be time to start looking at sites along TV Highway. Eryn noted that we're working with Washington County on a property at 209th, right behind TV Highway, that was purchased through the housing bond.
- Guy updated group about Trimet's work at 122nd and Burnside and 181st and Burnside. Trimet has hired a consultant and have engaged a technical advisory group to conduct some community outreach. They will be attending local fairs and events to let them know they're doing some planning. Guy is available to answer questions if anyone's interested in participating. Bob asked about funding. It was an FTA grant and they are putting in an application for more to do design work for a Gateway project, a new bike ped connection between Gateway and 102nd, through the middle of the shopping area. They're going for a \$2 million planning grant. Mark asked about the bike park in the area and Guy said it's still there and super successful. They're looking to bring the old velodrome to Gateway and there's a potential site. Guy recommended checking out the Timberview project when it opens. It's mass timber, radiant heat, has a food hall, and may be open by the end of the year. The TOD team had a [video](#) to share about the project.

VII. ADJOURN

Chair Ellsworth adjourned the meeting at 3:57 p.m.