

# GRESHAM REDEVELOPMENT COMMISSION AGENDA

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## COMMISSION CHAIR TRAVIS STOVALL

COMMISSION VICE CHAIR DINA DINUCCI  
COMMISSION ACTING CHAIR JERRY HINTON  
COMMISSIONER JANINE GLADFELTER

COMMISSIONER VINCENT JONES-DIXON  
COMMISSIONER EDDY MORALES  
COMMISSIONER SUE PIAZZA

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## GRESHAM REDEVELOPMENT COMMISSION April 4, 2023

OPEN SESSION – 2:30 P.M.

Gresham Civic Center, Public Safety & Schools Building, Council Chambers  
1331 NW Eastman Parkway, Gresham, Oregon

### **PLEASE NOTE**

The Gresham Redevelopment Commission is transitioning back to in-person meetings. Members of the public are now welcome to attend in-person in the Council Chambers. This meeting will also be broadcast live at [GreshamOregon.gov/Agendas](https://greshamoregon.gov/Agendas) and via Zoom, an online meeting platform.

The City's business hours are Monday through Friday from 8:00 a.m. to 5:00 p.m.

Persons who desire to access the meeting and are unable to access the meeting via the livestream at [GreshamOregon.gov/Agendas](https://greshamoregon.gov/Agendas) or via Zoom are encouraged to contact Johntae Ivory, Administrative Assistant II, by calling 503-618-2473 or emailing [johntae.ivory@greshamoregon.gov](mailto:johntae.ivory@greshamoregon.gov) by 5:00 p.m. two (2) business days before the meeting, so that the City can provide alternate arrangements.

Persons who desire translation services for this meeting must notify Johntae Ivory, Administrative Assistant II, by calling 503-618-2473 or emailing [johntae.ivory@greshamoregon.gov](mailto:johntae.ivory@greshamoregon.gov) by 5:00 p.m. three (3) business days before the meeting, so that the City can make arrangements for translation services.

### **ZOOM ACCESS LINK AND CALL-IN NUMBERS FOR THIS MEETING**

Click the link below to join the webinar:

<https://greshamoregon.zoom.us/j/87895316107?pwd=YTIJZFJrcTV5SU8xa1NoVWdXWXhsZz09>

Passcode: 4xERZB5sqX

**Or One Tap Mobile:**

US: +16699006833,,87895316107#,,,,\*4983688933# or +12133388477,,87895316107#,,,,\*4983688933#

**Or Telephone:**

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 213 338 8477 or +1 253 215 8782 or +1 646 876 9923

Webinar ID: 878 9531 6107

Passcode: 4983688933

International numbers available: <https://greshamoregon.zoom.us/j/87895316107?pwd=YTIJZFJrcTV5SU8xa1NoVWdXWXhsZz09>

### **PLEASE NOTE**

Instructions for signing up for **written or oral testimony** are provided on this agenda under section A (2): Instructions to Citizens on Signing Up for Public Testimony Regarding Agenda and Non-Agenda Items.

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**TIME ESTIMATE (Minutes)**

<b>A.</b>	<b>CALL TO ORDER BY PRESIDING OFFICER</b>	<b>5</b>
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1. ROLL CALL OF THE GRESHAM REDEVELOPMENT COMMISSION
2. INSTRUCTIONS TO CITIZENS FOR TESTIFYING ON AGENDA AND NON-AGENDA ITEMS

**Written Testimony** must be received by 2:30 p.m. on Monday, April 3, 2023 via email to Johntae Ivory, Administrative Assistant II, at [johntae.ivory@greshamoregon.gov](mailto:johntae.ivory@greshamoregon.gov)

**Oral Testimony:** Persons wishing to provide oral testimony must register their request to Johntae Ivory, Administrative Assistant II, by calling 503-618-2473 or emailing [johntae.ivory@greshamoregon.gov](mailto:johntae.ivory@greshamoregon.gov) by 2:30 p.m. on Monday, April 3, 2023 and include their name, email address, phone number, and subject matter of the oral testimony. *Mr. Ivory will send persons who wish to provide oral testimony via Zoom a Zoom link to use to provide the oral testimony.*

<b>B.</b>	<b>CITIZEN AND COMMUNITY GROUP COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS</b>	<b>10</b>
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1. CITIZEN AND COMMUNITY GROUP COMMENTS

<b>C.</b>	<b>CONSENT AGENDA</b>	<b>5</b>
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None.

<b>D.</b>	<b>PUBLIC HEARING</b>	
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None.

<b>E.</b>	<b>COMMISSION BUSINESS</b>	
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1. **SUNRISE SITE / ROCKWOOD B188: DEVELOPMENT UPDATE** **50**  
Staff will be presenting an update on the development activities related to the Sunrise Site for review and discussion, including refinements to the project program and site plan.

<b>F.</b>	<b>COMMISSION MEASURES AND PROPOSALS</b>	
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None.

<b>G.</b>	<b>ADJOURNMENT OF MEETING</b>	
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**TOTAL ESTIMATED TIME (MINUTES): 70**

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**MEETING BROADCAST AND REPLAY SCHEDULE**

**Live Broadcast**

- Comcast Channel 22 (322 HD) or Frontier Channel 33
- City of Gresham website: [GreshamOregon.gov/Videos](https://GreshamOregon.gov/Videos). (Under “Upcoming Events,” select the Redevelopment Commission “Agenda.” An active link to the Zoom meeting is posted on page 1 of the Agenda. Phone numbers are also posted for the option of attending the meeting by phone.)

**Replays**

- 4<sup>th</sup> Monday of the same month at 6:00 p.m. on Comcast Channel 30 (330 HD)
- 1<sup>st</sup> Friday of the following month at 11:30 p.m. on Comcast Channel 30 (330 HD)
- Any time after 72 hours following the meeting: [GreshamOregon.gov/Videos](https://GreshamOregon.gov/Videos)

# GRESHAM

## REDEVELOPMENT COMMISSION

### AGENDA ITEM TYPE: DISCUSSION

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#### Sunrise Site / Rockwood B188: Development Update

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**Meeting Date:** April 4, 2023

**Agenda Item Number:** E-1

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#### REQUESTED COMMISSION ACTION

Staff will be presenting an update on the development activities related to the Sunrise Site for review and discussion, including refinements to the project program and site plan.

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#### PUBLIC PURPOSE AND COMMUNITY OUTCOME

A private developer partner will provide capital and resources in the design, permitting, construction, tenant selection, and operations of the Sunrise Site.

Redevelopment of the Sunrise Site furthers the following Rockwood-West Gresham Urban Renewal Plan Goals: Goal 1 (Public Involvement), Goal 2 (Improve Rockwood Town Center), Goal 3 (Increase Availability of Quality Housing), Goal 4 (Help Create and Retain Family Wage Jobs by Improving Industrial and Commercial Areas), Goal 7 (Improve Transportation), and Goal 8 (Promote Quality Development).

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#### BACKGROUND

On May 17, 2022 the Gresham Redevelopment Commission (GRDC) directed the Executive Director to proceed with a non-binding Exclusive Negotiation Agreement (ENA) with HMS Development for the redevelopment of the Sunrise Site. Today's meeting is an opportunity to review the work of HMS Development to date, including refinements to the site program and plan.

On September 26, 2022, the Executive Director entered into the ENA to proceed with due diligence work and project refinements. This has included tasks such as title review, environmental and soils reports, market and marketing study, land use review and initial schematic design. HMS has proceeded with these tasks consistent with the ENA, in anticipation of future negotiation of a development agreement and disposition of the property. The HMS team has been meeting weekly with GRDC staff.

HMS Development is a real estate development company focused on mixed-use development projects that support the community. It was founded by developer and professional football player Ndamukong Suh and his longtime friend and business partner Joel Andersen, CEO of Andersen Construction. Both men call Portland home and are committed to actively improving the City and surrounding metropolitan area through community development. Hart Development, HMS Development partner, has spent over 35 years in the architectural practice in the region. Bill Hart's work is centered on commercial projects and affordable housing projects. In 2018, he established Hart Development to dedicate his time to assisting other Black Americans create

wealth through real estate development. Several factors caused HMS Development to be the preferred developer for the Sunrise Site, including development experience, financial capacity, understanding of Rockwood, commitment to economic/racial justice, equity and diversity, and in-house resources.

HMS Development is using the name “Rockwood B188” for this new investment during the development process. This is in reference to the location at Burnside and E 188<sup>th</sup>. This name will change as the project proceeds to construction and opening.

### **Site history**

The GRDC approved the purchase of the following two sites on September 6, 2016:

- Asia Kitchen Restaurant: 18801 E. Burnside St.
- Sunrise Center: 18901 E. Burnside St.

The parcels are located to the northeast of the Rockwood Rising Catalyst Site and immediately east of the Rockwood/E. 188th Ave. MAX light rail station and together, they constitute one of the largest sites in the Rockwood Town Center. The GRDC is the legal owner of these locations. As owner, the GRDC may assess potential uses for the assembled 2.0-acre Sunrise Site to determine the best use for the urban renewal program and more importantly, the Rockwood-West Gresham community.

Over the course of 2021 and 2022, staff prepared the Sunrise Site Development Strategy and Request for Proposals (RFP) process based on feedback from the GRDC, Gresham Redevelopment Commission Advisory Committee (GRDCAC) and the community. Staff coordinated a series of community conversations, conducted informational interviews with technical advisors, and released an RFP to develop the Sunrise Site. The GRDC released RFP No. 22-20 on Tuesday, November 19, 2022. HMS Development was selected as the preferred development partner after two rounds of interviews by the review committee, GRDC Advisory Committee review, and GRDC review.

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### **RECOMMENDATION and ALTERNATIVES**

HMS Development will be presenting three alternatives for the site plan for review and discussion.

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### **BUDGET / FINANCIAL IMPACT**

Funding for the pre-development work that is stipulated within the ENA is budgeted for in the Urban Renewal Capital Improvement Program, Sunrise Site: CIPUR00004.

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### **PUBLIC INVOLVEMENT**

The March 16, 2023 Gresham Redevelopment Commission Advisory Committee included a public workshop to review and comment on the proposed project program and site plan. Staff presented to the Rockwood Neighborhood Association on Monday, March 20, 2023. There is currently an online survey available for community feedback through mid-May, and the project team is continuing with community conversations with residents and business owners.

The HMS Development team has conducted interviews with former tenants of the Sunrise Center and has developed a scope of work for public engagement through the calendar year in preparation for future design review and land use approvals.

**NEXT STEPS**

Based on Commission and community feedback, staff will present an updated site plan and program for Commission consideration on May 16, 2023. Agreement on the site plan and program will allow staff to proceed with negotiation and completion of a draft development agreement for GRDC's review later this calendar year.

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**ATTACHMENTS**

Attachment A: Project Fact Sheet  
Attachment B: Site Plan Options

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**FROM**

Brian Monberg, GRDC Executive Director

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**REVIEWED THROUGH**

Sharron Monohon, Budget and Finance Director  
Eric Schmidt, Assistant City Manager

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**FOR MORE INFORMATION**

Staff Contact: Brian Monberg  
Telephone: 503-618-2418  
Staff E-Mail: [Brian.Monberg@GreshamOregon.gov](mailto:Brian.Monberg@GreshamOregon.gov)  
Website: [www.GreshamOregon.gov/UrbanRenewal](http://www.GreshamOregon.gov/UrbanRenewal)