

Rockwood Market Hall: 2023 Update

Gresham Redevelopment Commission discussion

March 21, 2023



Brian Monberg, Executive Director

Roy Kim, Rkm

Today's Purpose

Discussion: Staff is requesting review and feedback from the Gresham Redevelopment Commission (GRDC) regarding the Rockwood Market Hall first year of operations.

Vision

ROCKWOOD MARKET HALL



The Downtown Rockwood Market Hall is an **open-air market** featuring **incubator retail and restaurant spaces, micro-grocers, a commissary kitchen**, rentable cold storage, flagship full-size restaurants, and office space. Our goal is to offer **fresh, healthy food options** to our community along with opportunities for entrepreneurship and vitality.

- Retail and restaurant spaces
- Grocery spaces
- Commissary Kitchen

Market Hall Merchants

ROCKWOOD

MARKET HALL



2022 Update

- Opening: May 2022 and Lease Up
- Community Events and People's Market



2023 Work

- Complete Merchant lease up
- Lease up Grocery spaces
- Lease up Office spaces
- Construction for Aviva Apartments
- Community Events

Property Updates

- Merchant Supports
- Facility Updates
- Events

Merchant Support

- **Tenant Support Fund:** Proposed forgivable-loan assistance to cover rent, payroll, supplies or debt for business. Ready for administration in April with GRDC approval.
- **Business Expansion Grants:** Business grants to expand product offerings, including creating retail products to be sold at groceries and other outlets. Proposed availability in May and managed by Rockwood Market Hall.

Facility Updates

RKm Management:

- **Parking:** More available and accessible parking for market hall customers. Increase availability of offsite parking for employees.
- **Signage:** Request for more prominent signage. There has been increased signage on the property for way-finding and advertising.
- **Building Climate:** The building was designed as an open-air market with a progressive design. There have been a number of changes in the last few months to improve heating and cooling, including more consistent heating throughout the dining areas and installation of fans to help circulate air through the interior of the building.

Events

RKm Management:

- **Market Hall Events:** Market hall has initiated a busy schedule of events available at rockwoodmarkethall.com
- **Partner Events:** Property is available for other organizations for events through event agreement.

Questions

What questions does the GRDC have regarding the Rockwood Market Hall?