

A. CALL TO ORDER BY PRESIDING OFFICER

Commission Vice Chair Dina DiNucci called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, March 21, 2023, at 2:37 p.m. via Conference Call +1 253 215 8782, Meeting ID 878 9531 6107 or <https://greshamoregon.zoom.us/j/87895316107>

1. ROLL CALL OF THE GRESHAM REDEVELOPMENT COMMISSION

Chair Stovall called the roll.

COMMISSION PRESENT: Commission Vice Chair Dina DiNucci
Commissioner Vincent Jones-Dixon
Commissioner Eddy Morales
Commissioner Sue Piazza

COMMISSION ABSENT: Commission Chair Travis Stovall
Commissioner Janine Gladfelter
Commissioner Jerry Hinton

STAFF PRESENT: Brian Monberg, Director of Urban Renewal
Kevin McConnell, City Attorney
Nina Vetter, City Manager
Eric Schmidt, Assistant City Manager
Johntae Ivory, Administrative Assistant II

2. INSTRUCTIONS TO CITIZENS ON SIGNING UP FOR PUBLIC TESTIMONY REGARDING AGENDA AND NON-AGENDA ITEMS

Commission Vice Chair Dina DiNucci read the instructions.

B. CITIZEN AND COMMUNITY GROUP COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS

1. CITIZEN AND COMMUNITY GROUP COMMENTS

Johntae Ivory, Recording Secretary, said we have one written testimony and two public comments speaking today.

C. CONSENT AGENDA

1. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES Commission approval of this item will approve the minutes of the Commission meetings of March 21, 2023.

Commission Vice Chair Dina DiNucci read the Consent Agenda and asked if any questions regarding the minutes on March 21, 2023

No Commissioners had any questions.

Commission Vice Chair Dina DiNucci called for a motion on the Consent Agenda.

Motion was made by Commissioner Morales and seconded by Commissioner Piazza **APPROVE CONSENT AGENDA ITEM C-1.**

Commission Vice Chair Dina DiNucci asked if there was any discussion on the Consent Agenda or motion.

Hearing none, **Vice Chair Dina DiNucci** called for the vote. The motion passed as follows:

Commission Vice Chair Dina DiNucci	YES
Commissioner Eddie Morales	YES
Commissioner Vincent Jones-Dixon	YES
Commissioner Sue Piazza	YES

D. PUBLIC HEARING

None.

E. COMMISSION BUSINESS

1. ROCKWOOD MARKET HALL: 2023 UPDATE

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

Agenda Item E-1 - PowerPoint Presentation

Commissioner Morales is aware of some of the issues raised at the market hall and has firsthand experience of how cold it is inside. He asked multiple clarifying questions:

- How much money is for each grant proposal?
- Where would the grant funds come from?
- Were there any market research requirements before they started?

Mr. Monberg said the proposal for merchant support is up to \$15,000 total as part of the grant program for future discussion at the next Commission meeting. The money will be provided from our small business grant budget we have available. The idea is to work with a variety of business supports, and staff is working through review of finalizing the scope of that. We want to have a community of business owners meeting, working, engaging, and just having discussions with vendors there about needs and opportunities. We will come back in April and further elaborate about the whole financial ecosystem and how all of these funding opportunities will fit.

Vice Chair DiNucci asked, what is the difference between forgivable loans and grants?

Mr. Monberg explained its an important distinction. The forgivable loan intent is to use the funds to work with third party organizations that will continue to help the tenants at the market hall. The loan will be forgiven essentially forgiven if the services are used correctly. The grant would help support the tenants with a variety of business support and we should have a proposal has soon as May.

Commissioner Jones-Dixon asked what is the role and function of Micro Enterprise Services of Oregon (MESO) now?

Mr. Monberg said MESO is actively working with several of the tenants on site now with a variety of offerings.

Commissioner Jones-Dixon asked, what is the plan moving forward with the communication issues that were raised?

Mr. Roy Kim, RKM Development, explained a lot of the communication issues have been with the tenants directly. We let MESO talk to them. We want to set up a meeting with MESO to help streamline communication.

Commissioner Morales asked a second follow up question about the size of the grant for the second grant you proposed to help with the tenants.

Mr. Monberg said this is something we are working on, but possible \$100,000 for the program. We must figure out how funding could be applied to the direct grant or for direct funding to the tenants. Active discussions around business development and technical support and other needs would be addressed to finance all of that. I think the distinction that we would be trying to propose, is to make sure that the current business and work that they're doing as part of the plan is successful, but then have additional funds to think about how that business plan could grow into additional product offerings. In April we can come back and explain the full ecosystem, and how that all works.

Mr. Morales wanted information about the market research and marketing requirements for the tenants at the downtown Market Hall.

Mr. Kim said as part of negotiations, all tenants were required to make a business plan with market research included in the plan. We didn't have any added requirements but wanted to make sure they looked at it and understood it.

Commissioner Morales recommended we look at the market research going forward because we don't want to set up business and not have a customer base.

Vice Chair DiNucci asked **Kevin McConnell**, City Attorney, if we should answer the questions on the Zoom dialogue box?

Mr. McConnell noted the comment section shouldn't be turned on during public meetings. He would advise that we disregard those comments at this time.

Vice Chair DiNucci said those who have posted the comments or questions could reach out to our GRDC staff. She asked about the business structure of the downtown Market Hall including everyone's role.

Mr. Monberg explained there are 3 entities overall: GRDC, own the property and has a lease with the Rockwood Market Hall, that oversees the building. The Board represents the hall and RKM Management. The Market Hall has an agreement that oversees the day-to-day operations of the property.

Vice Chair DiNucci asked, what does communication look like with the tenants regarding needs and issues at the market hall?

Mr. Monberg said we have on-going meetings with the tenants over the course of the year, and certainly a need to have those meetings evolve and have additional conversations. I think there is an opportunity to have frequent dialogue to see those things respond over the coming year. We are working closely to refine the current meeting structure and ensure that there are regular communication meetings between the tenants and the broader community.

Commissioner Piazza asked for clarification about who is on the board for the downtown Rockwood Market Hall.

Mr. Monberg acknowledged the board members are Roy Kim, Amelia Salvador, and Brian Monberg.

Commissioner Piazza asked why were these businesses put in these positions? Why MESO or others haven't acknowledged that the system is not working? She noted It's hard-to-find parking, no signage to help navigate and the business are failing. We have dropped the ball on all levels and now you're coming to the city asking for more money. She believes these people deserve better and they put their whole investment just to give them a grant to pay only for a year. We have to change the process and change how they're doing business or even figure out if this is not the right business for them. \$15,000 is a lot of money for a potential forgivable loan that they might have to pay back. The system is a problem, and she is curious to know where the person is who has a good business sense. The tenants are stressed, and the bigger problem was not structuring this right from the beginning and making sure the businesses were in the right business. It upsets her that the organizations did not do well with these people and now you want the city to bail you out with no plan in place to bail them out.

Mr. Monberg appreciated feedback. He acknowledges the purpose of having conversations like today in a public setting is to have the opportunity to have this dialogue to really explore where changes can be made. He said, there are a lot of good processes in place, and just want to acknowledge the feedback and the challenges that we face. We really need some refinements to those issues to really ensure that we're successful over the coming years.

Vice Chair DiNucci said when this all started our focus was for advocating them and making sure that they thrived. They were given a lot of ideas of what their space was going to be like with grocery store, our produce, or other things that we're going to bring business to them. The first year they really didn't have much of any of that and she wished the tenants were more empowered as a whole and we involved their marketing visions.

Commissioner Morales recommended we have someone who is directly involved with the market hall on the board, so you have that voice that's close to the situation. Recommends a GRDC member on the board, so they're in the loop.

Commissioner Jones-Dixon asked if the board could be refined based off the committee's requests and when?

Mr. Monberg acknowledged there is certainly an opportunity to look at refinements to the structure of the board and he plans to bring it back to the Commission as part of the agreements we have in place.

Eric Schmidt, Assistant City Manager said given the feedback from today, He will work with Brian and come back hopefully in April with options to discuss further in a work session.

Commissioner Jones Dixon asked for clarification regarding the small work groups to address signage and other issues that have been voiced in the public testimonies.

Mr. Monberg explained there have been meetings between the management team, staff and the tenants and they have certainly expressed the issues regarding signage, climate, and parking. There is an opportunity to revisit how often we have those meetings and I'll come back to you with a proposal that the Commission feels confident about those meetings in the coming months.

Commissioner Morales said he hasn't heard any response about maintenance of the building and appeal. The bathroom situation has been difficult to gain access for use. Is there another system that works?

Mr. Kim explained we put the code system in place because someone stole the hair dryer, but he will look into that process again.

Vice Chair DiNucci ended by saying, she hopes all the issues get resolved and especially the temperature issues quickly. She knows there's been a lot of hard work and dedication in putting this all together. If we want this to be a positive place. We're going to have to have the vendors believe that we're all going to work together, and the city believe we're all going to work together and start finding a way to move forward together because continuing having negative comments will never bring that market hall to a happy place, we want it to be. She believes it's a matter of finding a way for all of us to commit to working together on the issues instead of talking past one another. She acknowledges it's a complicated system, but she asked, what guarantees can we give the tenants to help them get through the challenges and encourage them to stay?

Mr. Kim said he appreciate the Vice Chair comments and with the whole community rolling in the same direction will help this succeed and he will commit to improving communication on our end and other areas.

Commissioner Jones-Dixon asked about the number of apartment units at the new downtown Rockwood Aiva Apartments.

Mr. Kim said 108 units with over 100 parking spots. The apartment community won't have access during business hours.

Commissioner Jones-Dixon asked if we all could respond to the issues in the written testimonies.

Commissioner Morales said this project can't fail. From the beginning the community was sold a dream, the council was sold a dream. This is a community who constantly sees things fail. This can't fail. He committed to working hard so the business doesn't fail. He believes the market research is important and we will have to be really diligent moving forward and have honest conversions with the tenants to make sure it's the right spot for them.

F. COMMISSION MEASURES AND PROPOSALS

G. ADJOURNMENT OF MEETING

Hearing no further business, **Commission Vice Chair Dina DiNucci** adjourned the meeting at 3:34 p.m.

**GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES
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/S/ Dina DiNucci

Commissioner Dina DiNucci
Vice Chair

Respectfully submitted,

/S/ Johntae Ivory

Johntae Ivory
Recording Secretary