

**A. CALL TO ORDER BY PRESIDING OFFICER**

**Chair Travis Stovall** called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, April 18, 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 Chair Travis Stovall  
Commission Vice Chair Dina DiNucci  
Commissioner Acting Chair Jerry Hinton  
Commissioner Janine Gladfelter  
Commissioner Vincent Jones-Dixon  
Commissioner Eddy Morales  
Commissioner Sue Piazza

COMMISSION ABSENT: None

STAFF PRESENT: Corey Falls, Deputy City Manager  
Kevin McConnell, City Attorney  
Eric Schmidt, Assistant City Manager  
Sharron Monohon, Budget & Finance Director  
Johntae Ivory, Administrative Assistant II

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

**Chair Travis Stovall** 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 reported we have one written testimony submitted and available online. One public testimony will speak today.

*Note: Online technical issues prevented recording the presentation & discussion.*

**C. CONSENT AGENDA**

**1. APPROVAL OF CONSENT TO TRANSFER 312 NE 165TH FROM LATINO NETWORK TO LATINO NETWORK SUPPORT CORPORATION**

**Chair Stovall** read the Consent Agenda and called for a motion to approve the Consent Agenda. No Commissioners had any questions.

**Chair Stovall** called for a motion on the Consent Agenda.

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

**Chair Stovall** asked if there was any discussion on the Consent Agenda or motion.

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

Commission Chair Travis Stovall	YES
Commission Vice Chair Dina DiNucci	YES
Commissioner Janine Gladfelter	YES
Commissioner Jerry Hinton	YES
Commissioner Eddy Morales	YES
Commissioner Sue Piazza	YES
Commissioner Vincent Jones-Dixon	ABSTAINED (Technical Issues)

#### **D. PUBLIC HEARING**

None.

#### **E. COMMISSION BUSINESS**

##### **1. RESOLUTION NO. 51 APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF GRESHAM AND GRESHAM REDEVELOPMENT COMMISSION FOR CREDIT FACILITY SERVICES**

**Sharon Monohon**, Budget & Finance Director, presented the staff report.  
(PowerPoint presentation attached as Exhibit A.)

**Chair Stovall** called for discussion on the motion.

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

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

Commission Chair Travis Stovall	YES
Commission Vice Chair Dina DiNucci	YES
Commissioner Janine Gladfelter	YES
Commissioner Jerry Hinton	YES
Commissioner Eddy Morales	YES
Commissioner Vincent Jones-Dixon	YES
Commissioner Sue Piazza	YES

**Commission Vice Chair DiNucci** asked if she could explain more about overnight borrowing.

**Ms. Monohon** explained it's a way to comply with the requirement that Urban Renewal is founded on the use of debt and there needs to be a use of a borrowing mechanism.

## **2. DRAFT URBAN RENEWAL CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2023/24 – 2027/28**

**Eric Schmidt, Assistant City Manager**, presented the staff report.  
(PowerPoint presentation attached as Exhibit B.)

**Commission Vice Chair DiNucci** asked for clarification about the timeline of approving projects.

**Mr. Schmidt** noted we will bring forward to the Commission in May or June about the 2029 Framework regarding future projects for the next 6 years.

**Commission Vice Chair DiNucci** asked if that feeds into the written testimony they received from the Rockwood president asking about incorporating a public input process moving forward.

**Mr. Schmidt** acknowledged we have public surveys in place on the Urban Renewal webpage and should last through mid-May. We will compile the data and submit it to the Commission as part of the 2029 Framework.

**Mr. Ivory** noted we have promoted it on our social media sites and will add more posts regarding our surveys.

**Commissioner Morales** asked if we are promoting our new police station on 182<sup>nd</sup> or investments in a new training facility for the fire department?

**Mr. Schmidt** said the survey covers different categories that Urban Renewal funds can be used for including public safety.

**Commissioner Morales** said to make sure the language used for public safety is aligned with the language we are using for the Levy.

**Chair Stovall** asked, what is the remaining indebtedness for the totality of the URA?

**Ms. Monohon** believes we have 20 plus or so million dollars to use.

**Commission Gladfelter** asked if the \$2.5 million dollars for property acquisitions is open to any new properties we want to consider?

**Mr. Schmidt** said yes.

## **F. COMMISSION MEASURES AND PROPOSALS**

**Commissioner Piazza** wanted answers from the March meeting discussions regarding tenant support fund & business expansion grant. She was expecting a discussion on both subjects today. We need this done sooner rather than later.

**Commission Morales** agreed with Commissioner Piazza and noted it was a discussion around \$5,000 grants or loans. Not in favor of loans but asked if we could set a policy on rent hikes.

**Kevin McConnell**, City Attorney, said we have to take a look at what the council's powers are regarding rent.

**Mr. Schmidt** noted when the council used that policy it was during Covid, and we had a declaration of emergency in place.

**Commissioner Morales** said he would like us to look at a policy regarding Urban Renewal areas.

**Mr. Schmidt** will look into it with our city attorney's office and outside council.

**Chair Stovall** acknowledged he wasn't at the last GRDC meeting but will follow up with staff to make sure things move forward quickly.

**Commissioner Piazza** would like us to follow up with Roy Kim, RKM Management, because it shouldn't be only the GRDC responsibility. She hopes we will have discussions with them to put together a grant process and what they're willing to do to help. There is help needed on both sides not living up to expectations given to everyone.

**Commission Vice Chair DiNucci** asked if Mr. Ivory could talk about the upcoming events in April.

**Mr. Ivory** spoke about a couple of events coming up.

**April 22nd** – Big Plant Sales Event hosted by The Other Side Nursery, from 10-5pm with over 40 vendors, craft, crystals, and plant supplies for sale.

**April 29th** – Latino Network is having a groundbreaking ceremony called La Plaza Esperanza from 12-3pm in Rockwood.

**G. ADJOURNMENT OF MEETING**

Hearing no further business, Chair Stovall adjourned the meeting at 3:38 p.m.

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TRAVIS STOVALL  
CHAIR

Respectfully submitted,

/s/ Johntae Ivory  
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Johntae Ivory  
Recording Secretary