

GRESHAM REDEVELOPMENT COMMISSION AGENDA

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

GRESHAM REDEVELOPMENT COMMISSION September 19, 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.

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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):

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Webinar ID: 878 9531 6107

Passcode: 4983688933

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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)

A.	CALL TO ORDER BY PRESIDING OFFICER	5
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 6:00 p.m. on Monday, September 18, 2023, via email to Johntae Ivory, Program Technician, at johntae.ivory@greshamoregon.gov	
	Oral Testimony: Persons wishing to provide oral testimony must register their request to Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing johntae.ivory@greshamoregon.gov by 6:00 p.m. on Monday, September 18, 2023 and include their name, email address, phone number, and subject matter of the oral testimony. <i>Mr. Ivory will send persons who wish to provide oral testimony via Zoom a Zoom link to use to provide the oral testimony.</i>	
B.	CITIZEN AND COMMUNITY GROUP COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS	10
1.	CITIZEN AND COMMUNITY GROUP COMMENTS	
C.	CONSENT AGENDA	5
	Commission actions are taken in one motion on Consent Agenda items; however, Commission members can remove items from the Consent Agenda to be addressed separately.	
1.	GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES Commission approval of this item will approve the minutes of the Commission meeting of July 18, 2023.	
D.	PUBLIC HEARING	0
	None	
E.	COMMISSION BUSINESS	45
1.	2029 COMMUNITY INVESTMENT FRAMEWORK: PROPOSED PRIORITIES AND PROJECTS Staff will be presenting the draft 2029 Community Investment Framework proposed priorities and projects for Commission consideration and discussion.	
F.	COMMISSION MEASURES AND PROPOSALS	
G.	ADJOURNMENT OF MEETING	

TOTAL ESTIMATED TIME (MINUTES): 65

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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://www.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

- 4th Monday of the same month at 6:00 p.m. on Comcast Channel 30 (330 HD) or Frontier Channel 38
- 1st Friday of the following month at 11:30 p.m. on Comcast Channel 30 (330 HD) or Frontier Channel 38
- Any time after 72 hours following the meeting: [GreshamOregon.gov/Videos](https://www.greshamoregon.gov/Videos)

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DECISION

Gresham Redevelopment Commission Meeting Minutes

Meeting Date: September 19, 2023

Agenda Item Number: C-1

REQUESTED COMMISSION ACTION

Move to approve minutes from the Gresham Redevelopment Commission meeting of July 18, 2023.

ATTACHMENTS

A. Meeting Minutes: July 18, 2023

FROM

Johntae Ivory, Administrative Assistant II

REVIEWED THROUGH

Brian Monberg, Executive Director of the Gresham Redevelopment Commission

FOR MORE INFORMATION

Staff Contact: Johntae Ivory, Administrative Assistant II

Telephone: (503) 618-2473

Staff E-Mail: Johntae.Ivory@GreshamOregon.gov

Website: GreshamOregon.gov/Urban-Renewal

A. CALL TO ORDER BY PRESIDING OFFICER

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, July 18, 2023, at 2:30 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 Vincent Jones-Dixon
Commissioner Eddy Morales
Commissioner Sue Piazza

COMMISSION ABSENT: Commissioner Janine Gladfelter

STAFF PRESENT: Helen Tolaza, Interim City Attorney
Eric Schmidt, Assistant City Manager
Nina Vetter, City Manager
Brian Monberg, Gresham Redevelopment Commission Executive 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 that no citizens signed up to provide oral testimony or submitted written testimony.

C. CONSENT AGENDA

1. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES

Commission approval of this item would approve the minutes of the Commission meetings of July 18, 2023.

2. AWARD TO PRIVATE BUSINESS: DEMOLITION OF 18801 AND 18901 E BURNSIDE

Chair Stovall called for a motion on the Consent Agenda.

Motion was made by **Commission Vice Chair DiNucci** and seconded by **Commissioner Piazza**
APPROVE CONSENT AGENDA ITEMS C-1 and C-2.

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 Acting Chair Jerry Hinton	YES
Commissioner Eddy Morales	YES
Commissioner Sue Piazza	YES
Commissioner Vincent Jones-Dixon	YES

D. PUBLIC HEARING

None

E. COMMISSION BUSINESS

1. APPROVAL OF PROPERTY ACQUISITION: 18428-18432 E BURNSIDE

Commission approval of this item will authorize the Director to complete the purchase of 18428-18432 E Burnside.

Brian Monberg, Gresham Redevelopment Commission Executive presented the staff report.
(Power Point presentation attached as Exhibit A.)

Commissioner Hinton asked how many acres is the property?

Mr. Monberg said 0.6 acres.

Commissioner Hinton noted on behalf of Katherine Nicewood, the president of the Rockwood Neighborhood Association asked, why aren't we using these funds to build a fire station?

Mr. Monberg explained there is an effort to identify the investments that would be inclusive of all the remaining funds that the Commission has to invest between now and 2029. This investment does not preclude any future investments in a fire station or other public safety improvements that can happen in this district.

Commissioner Hinton asked about the revenue stream of the current tenants' leases and when do they expire?

Mr. Monberg said the gross income stream is about \$110,00 dollars per year. Two of those leases expire in about 3 years. Classic Heat Source lease is up for renewal, and we would be recommending a lease renewal that would be in a similar timeline to expire in 3 years.

Commissioner Piazza asked if the city could be in any legal liability because of the lottery gambling that is done in one of the buildings.

Mr. Monberg explained the staff is working with outside legal counsel and we requested a review. Based off the review, no specific limitations on the current uses.

Commission Vice Chair DiNucci asked, with the GRDC acting as the landlords, did we consider repairs when we decided to purchase the property? Do we have the staff capacity to effectively manage the properties for the tenants?

Mr. Monberg acknowledged we have the staff capacity to manage the properties, and in addition to that, we have the ability to explore a third-party company to manage the properties.

Commission Vice Chair DiNucci asked if there's an opportunity to use the parking on the new property to help with the downtown Market Hall?

Mr. Monberg said it's something staff can explore, and it's something we can look at in the long term for development. As of right now, most of the parking is accounted for but we can have a discussion with the current tenants about business hours and weekend availability.

Chair Stovall asked about the timing of the property acquisition the current URA timeline.

Mr. Monberg said if we were looking at potential redevelopment of this property, it could be done after the leases expire. He explained, it could give us ample time for the commission to issue an RFP for future redevelopment of the property. Any future property we purchase for redevelopment, we would try to achieve before the URA ends in 2029, should be purchased by the end of this year.

Commissioner Hinton asked about the criteria we use when we purchase properties.

Mr. Monberg explained we look at properties consistent with the Urban Renewal plan. Our intent is to redevelop strategic locations that are consistent with our goals. Specific to our goals, there's a lot of interest to focus on redevelopment adjacent to the Rockwood triangle, Rockwood Town center by the TriMet Max station.

Chair Stovall called for a motion on the Commission Business E1.

Motion was made by **Commissioner Hinton** and seconded by **Commissioner Piazza** APPROVE of the property acquisition of 18428-18432 E Burnside Street.

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 Acting Chair Jerry Hinton	YES
Commissioner Sue Piazza	YES
Commissioner Vincent Jones-Dixon	YES

2. 2029 COMMUNITY INVESTMENT FRAMEWORK: PUBLIC ENGAGEMENT FINDINGS

Mr. Monberg, Ana Munos, Latina Network and **Irene Kim**, Cascadia Partners, presented the staff report.
(Power Point presentation attached as Exhibit A.)

Commissioner Hinton asked for clarification about the community preference to have less affordable housing if it means they're available to own.

Ms. Kim explained that land is hard to come by and we want to make sure we get the most use of that asset. She explained that overwhelmingly people would rather have less housing units if it meant they could own a home.

Commission Vice Chair DiNucci asked if we could consider developing a program like Meds and Ed's to help with medical education and development. She also talked about a program that Portland is supporting the community with lawyers and staff to help with the legal assistance with evictions. She said we could look at those options again and take them a step further.

Ms. Munos acknowledged there's a community need for culturally specific health care support, but she understands there's a shortage in the workforce. She believes we can create opportunities within our community for adults and youth that can go through training and seminars. Creating pathways for careers in the medical field and other kinds of workforce training has come up. She gave examples of the issues tenants face in the community with property management like noise complaints, structural issues, and evictions.

Chair Stovall explained our struggles are resource allocation, the lack of resources as a city, and what the Government's, community, and nonprofit role is with the complexity of affordable housing. He believes if we could solve the issue today, we all would. We want to get to a point where we can address all the issues we face in this dense area of Rockwood and what we are looking to accomplish. He said, we must use partnerships with community-based organizations, nonprofit organizations, and health care organizations. We must figure out ways to leverage those relationships to ensure that we're able to deliver on the comprehensive things and challenges we face with all of the restrictions and resources. He asked, how do we ensure ways that we can engage the community that begins to specifically help the areas we talked about today. He appreciated the insight today and would like us to identify the highest priorities where we can eventually make significant contributions to address the vital needs of the community. He concluded with work force training and education is foundational and we want to continue bi-directional opportunities for dialogue as we continue to move forward.

Ms. Munos said they made an effort to reach out to the community leaders who represent their communities. She gave an example of a leadership academy she runs that helps teach about the local government structure, school board, and issues in the community. They identify projects to work on to help the community. She believes we can find creative ways like her academy to lead people to get our community to trust the government and make a positive impact.

Ms. Kim said building people's civic capacity to be engaged in the community is vital and working with community leaders has been a huge asset and they cannot do engagement without them. The more we can cultivate with the community leaders the faster we can accomplish the goals. We need to continue to have programs that build these community leaders. If we explain to the community why things are happening, it will have a huge and positive impact moving forward.

Chair Stovall said having that bi-directional communication is critical and it's going to take an

oversized investment in Gresham to have the positive impacts that we need. He acknowledged Representative **Ricky Ruiz** was in attendance and said he's a champion for Gresham down in Salem and thanked him for his work. He believes we can solve some of the issues, but it will take a concerted effort to fix the challenges that exist. Finding ways to rebuild trust is consistent both regionally, statewide, and nationally.

Mr. Monberg appreciated all of the dialogue and work over the last few months as part of this public engagement phase. We don't want to duplicate the engagement that already has been done over the past years. All of recent engagements have complimented all the work over the years with all the departments in the city and partnerships with multiple organizations. Next step the team will put together a report from all the survey responses especially around public safety and fire investment. We will work to identify a path forward on those. As part of the 2029 framework, we will draft some key priorities with strategies for how we would pursue those in terms of dollars and staff time with the resources we have. We will look for ways that our redevelopment funds could really invest in the needs we heard from the community.

Commissioner Morales thanked everyone for the presentation and all the work that went into it. He asked about our previous discussions about making funds available for repairs or construction of a new fire station.

Mr. Monberg said were in active dialogue with Gresham Fire about scoping out a potential investment in the future with Urban Renewal funds. He anticipates coming back to the Commission in a future meeting with details as early as this fall.

F. COMMISSION MEASURES AND PROPOSALS

G. ADJOURNMENT OF MEETING

Hearing no further business, Chair Stovall adjourned the meeting at 3:45 P.M.

TRAVIS STOVALL
CHAIR

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory
Recording Secretary

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DISCUSSION

2029 Community Investment Framework: Proposed Priorities and Projects

Meeting Date: September 19, 2023

Agenda Item Number: E-1

REQUESTED COMMISSION ACTION

Staff will be presenting a proposal for priorities and projects regarding the 2029 Community Investment Framework for Commission consideration and discussion.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

Between now and the year 2029, the GRDC will be making decisions to invest in projects within the Rockwood-West Gresham Urban Renewal District. The 2029 Community Investment Framework will provide guidance to prioritize investments. This work will further all the Goals within the Rockwood-West Gresham Renewal Plan.

BACKGROUND

The presentation today will provide a draft proposal of priorities and projects for the GRDC to invest in between now and the year 2029. This draft proposal is reflective of the urban renewal plan, and based on planning work, public engagement, and advisory committee review over the last year.

The 2029 Community Investment Framework is a planning process to support GRDC decision making for future investments. The GRDC has an opportunity to invest over the next six years in new projects. This includes the potential of more housing options; more job opportunities; transportation upgrades; parks and recreation; and small business support. Future investments are typically identified as part of the Urban Renewal Capital Improvement Program (CIP) and budgeting process.

On October 18, 2022, staff presented an overview of the 2029 Community Investment Framework to the GRDC. This was followed with a financial analysis discussion at the December 14, 2022 GRDC meeting. Since that time, staff and a consultant team conducted community engagement work and planning work to assess priorities for future investment. The consultant team presented public engagement findings at the July 18, 2023 meeting. Staff has also conducted planning work in reviewing the Urban Renewal Plan as well as the City Strategic Plan in order to inventory potential projects, identify successes, and explore feasibility of various investment types. This work is the basis for draft proposal for Commission consideration.

RECOMMENDATION and ALTERNATIVES

None at this time. Staff is requesting Commission feedback on the draft proposal. Final approval of the report is anticipated later this calendar year.

BUDGET / FINANCIAL IMPACT

Funding for consultant work to conduct community engagement was included in the fiscal year budget allocation for 2022-23 for \$50,000.

PUBLIC INVOLVEMENT

A consulting team led by Latino Network and Cascadia Partners conducted engagement in the spring of 2023, which included a community collaborative team, focus groups, and a survey.

Presentations to the Gresham Redevelopment Advisory Committee on the 2029 Community Investment Framework were done at the December, January, June, August and September 2023 meetings.

NEXT STEPS

Based on Commission review and feedback, staff will prepare a final report for public and review and feedback, with the intent for the Commission to approve a final report this fall.

ATTACHMENTS

None.

FROM

Brian Monberg, GRDC Executive Director

REVIEWED THROUGH

Eric Schmidt, Assistant City Manager

FOR MORE INFORMATION

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