

# 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 January 23, 2024

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, Program Technician, 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, Program Technician, 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.

**GRESHAM REDEVELOPMENT COMMISSION AGENDA - REVISED  
JANUARY 23, 2024 – PAGE 2**

		<b>TIME ESTIMATE (Minutes)</b>
<b>A.</b>	<b>CALL TO ORDER BY PRESIDING OFFICER</b>	<b>5</b>
1.	<b>ROLL CALL OF THE GRESHAM REDEVELOPMENT COMMISSION</b>	
2.	<b>INSTRUCTIONS TO CITIZENS FOR TESTIFYING ON AGENDA AND NON-AGENDA ITEMS</b>	
	<p><b>Written Testimony</b> must be received by 3:00 p.m. on Monday, January 22, 2024, via email to Johntae Ivory, Program Technician, at <a href="mailto:johntae.ivory@greshamoregon.gov">johntae.ivory@greshamoregon.gov</a></p> <p><b>Oral Testimony</b>: Persons wishing to provide oral testimony must register their request to Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing <a href="mailto:johntae.ivory@greshamoregon.gov">johntae.ivory@greshamoregon.gov</a> by 3:00 p.m. on Monday, January 22, 2024 and include their name, email address, phone number, and subject matter of the oral testimony.</p> <p><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></p>	
<b>B.</b>	<b>CITIZEN AND COMMUNITY GROUP COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS</b>	<b>10</b>
1.	<b>CITIZEN AND COMMUNITY GROUP COMMENTS</b>	
<b>C.</b>	<b>CONSENT AGENDA</b>	<b>5</b>
	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.	<b>GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES</b> Commission approval of this item will approve the minutes of the Commission meeting of November 21, 2023.	
<b>D.</b>	<b>PUBLIC HEARING</b>	
	None.	
<b>E.</b>	<b>COMMISSION BUSINESS</b>	<b>45</b>
1.	<b>2029 COMMUNITY INVESTMENT FRAMEWORK: PROJECT DEVELOPMENT</b> Staff will be presenting an updated proposal for programming the priority projects over the next five years. The framework provides guidance for decisions to be made in the upcoming budget cycle and will be reviewed annually.	
<b>F.</b>	<b>COMMISSION MEASURES AND PROPOSALS</b>	<b>5</b>
1.	<b>ELECTION OF OFFICERS</b> Per Commission bylaws, the Vice Chair and Acting Chair shall be elected annually by the Commissioners from among their members at the first regular meeting of the Commission each year.	
<b>G.</b>	<b>ADJOURNMENT OF MEETING</b>	
<b>TOTAL ESTIMATED TIME (MINUTES):</b>		<b>70</b>

**GRESHAM REDEVELOPMENT COMMISSION AGENDA - REVISED  
JANUARY 23, 2024 – PAGE 3**

---

**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) or Frontier Channel 38
- 1<sup>st</sup> 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://GreshamOregon.gov/Videos)

# GRESHAM

## REDEVELOPMENT COMMISSION

### AGENDA ITEM TYPE: DECISION

---

### Gresham Redevelopment Commission Meeting Minutes

---

**Meeting Date:** January 23, 2024

**Agenda Item Number:** C-1

---

#### REQUESTED COMMISSION ACTION

Move to approve minutes from the Gresham Redevelopment Commission meeting of November 21, 2023.

---

#### ATTACHMENTS

A. Meeting Minutes: November 21, 2023

---

#### FROM

Johntae Ivory, Program Technician

---

#### REVIEWED THROUGH

Brian Monberg, Executive Director of the Gresham Redevelopment Commission

---

#### FOR MORE INFORMATION

Staff Contact: Johntae Ivory, Program Technician

Telephone: (503) 618-2473

Staff E-Mail: [Johntae.Ivory@GreshamOregon.gov](mailto:Johntae.Ivory@GreshamOregon.gov)

Website: [GreshamOregon.gov/Urban-Renewal](http://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, November 21, 2023, at 3:12 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 Janine Gladfelter  
Commissioner Eddy Morales  
Commissioner Vincent Jones-Dixon

COMMISSION ABSENT: Commissioner Acting Chair Jerry Hinton  
Commissioner Sue Piazza

STAFF PRESENT: Helen Toloza, Interim City Attorney  
Eric Schmidt, Assistant City Manager  
Brian Monberg, Gresham Redevelopment Commission Executive Director  
Johntae Ivory, Program Technician

**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 we have 1 public testimony today:

- Patrik McDade – Founder & Director for People-Place-Things

One written testimony submitted:

- Patrik McDade - Founder & Director for People-Place-Things

**C. CONSENT AGENDA**

**1. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES**

Commission approval of this item would approve the minutes of the Commission meetings of November 21, 2023.

**2. APPROVAL OF LEASE OF 18430 E BURNSIDE**

The purpose of this action is to approve the lease of 18430 E Burnside to the current tenant on the property.

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

Motion was made by **Commissioner DiNucci** and seconded by **Commissioner Gladfelter** APPROVE CONSENT AGENDA ITEM C-1 & 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 Gladfelter	YES
Commissioner Vincent Jones-Dixon	YES
Commissioner Eddy Morales	YES

**D. PUBLIC HEARING**

None

**E. COMMISSION BUSINESS**

None

**F. COMMISSION MEASURES AND PROPOSALS**

None

**G. ADJOURNMENT OF MEETING**

Hearing no further business, Chair Stovall adjourned the meeting at 3:33 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: Project Development

---

**Meeting Date:** January 23, 2024

**Agenda Item Number:** E-1

---

#### REQUESTED COMMISSION ACTION

Staff will be presenting an updated proposal for programming the priority projects over the next five years. The framework provides guidance for decisions to be made in the upcoming budget cycle and will be reviewed annually.

---

#### 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 proposal to program priority projects over the next five fiscal years. 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 framework provides guidance for decisions to be made in the upcoming budget cycle and will be reviewed annually.

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.

On September 19, 2023, staff presented a draft proposal for the 2029 Community Investment Framework to the GRDC for review and comment. It included the following priorities:



<b>Housing</b>	Increase available ownership housing
<b>Community Safety</b>	Invest in Fire Station; invest in Yamhill improvements
<b>Economic Opportunity</b>	Grant programs for new industries and storefront; increase retail space and workforce opportunity
<b>Transportation</b>	Yamhill improvements; coordinate transit capital improvements; parking assessment; pedestrian safety within Rockwood town center
<b>Community Vibrancy</b>	1-2 more development sites for cultural, wellness, economic investment; park/recreation investment

As part of this discussion, staff will be presenting options to proceed with community safety investments.

**RECOMMENDATION and ALTERNATIVES**

None at this time. Staff is requesting Commission feedback on the proposal for programming priority projects.

**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. Funding for specific projects within the 2029 Framework will be decided as part of the annual budget cycle.

**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. Staff presented to the Rockwood Neighborhood Association on November 20, 2023.

**NEXT STEPS**

Based on Commission review and feedback, staff will proceed with preparing a draft budget for Fiscal Year 2024-25 that reflects the priority projects.

**ATTACHMENTS**

None.

**FROM**

Brian Monberg, GRDC Executive Director

**REVIEWED THROUGH**

Eric Schmidt, Interim City Manager

---

**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)

# GRESHAM

## REDEVELOPMENT COMMISSION

### **AGENDA ITEM TYPE: ACTION**

---

#### **Election of Officers**

---

**Meeting Date:** January 23, 2024

**Agenda Item Number:** F-1

---

#### **REQUESTED COMMISSION ACTION**

Elect a Vice Chair and Acting Chair for calendar year 2024.

---

#### **PUBLIC PURPOSE AND COMMUNITY OUTCOME**

The Vice Chair provides leadership to the Gresham Redevelopment Commission (GRDC) in the Chair's absence. The Acting Chair provides leadership to the GRDC in the absence of both the Chair and Vice Chair.

---

#### **BACKGROUND**

Per the GRDC By-Laws, the Mayor of the City of Gresham serves as Chair of the GRDC. The Vice-Chair and Acting Chair shall be elected annually by the GRDC from among their members at the first regular meeting of the GRDC in January of each year.

The Vice-Chair performs the duties of the Chair in the absence or incapacity of the Chair. The Acting Chair performs the duties of Chair in the absence or incapacity of both the Chair and Vice Chair.

For calendar year 2023, Commissioner Dina DiNucci served as Vice Chair and Commissioner Jerry Hinton served as Acting Chair.

---

#### **RECOMMENDATION AND ALTERNATIVES**

Not applicable.

---

#### **BUDGET / FINANCIAL IMPACT**

Not applicable.

---

#### **PUBLIC INVOLVEMENT**

Not applicable.

---

**ATTACHMENTS**

None

---

**FROM**

Johntae Ivory, Program Technician

---

**REVIEWED THROUGH**

Brian Monberg, Gresham Redevelopment Commission Executive Director

---

**FOR MORE INFORMATION**

Staff Contact: Johntae Ivory, Program Technician

Telephone: (503) 618-2473

Staff E-Mail: [Johntae.Ivory@GreshamOregon.gov](mailto:Johntae.Ivory@GreshamOregon.gov)

Website: [GreshamOregon.gov/UrbanRenewal](http://GreshamOregon.gov/UrbanRenewal)