

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE (GRDCAC)  
JANUARY 10, 2024 MEETING MINUTES**

**MEETING LOCATION**

Online meeting via Zoom Conference Call US: +12532158782, Webinar ID 831 0627 2675, or  
<https://greshamoregon.zoom.us/j/83106272675>

COMMITTEE PRESENT: Jack Hollis, Chair  
Celso Naranjo, Vice Chair  
Ibrahim Moustafa  
Marissa Clarke  
Jennifer McMillian  
Gregory Schroeder  
Dimitrios Zourkos

COMMITTEE ABSENT: None

COMMISSION  
LIAISON PRESENT: None

STAFF PRESENT: Brian Monberg, Gresham Redevelopment Commission Executive Director  
Michael Gonzales, Gresham Redevelopment Program Coordinator  
Johntae Ivory, Program Technician, Recording Secretary

**A. CALL TO ORDER**

**Chair Jack Hollis** called the meeting to order at **6:04 P.M.**

**1. ROLL CALL**

**Chair Hollis** called the roll.

**2. ANNOUNCEMENTS**

**Brian Moberg, Gresham Redevelopment Commission Executive Director** introduced, **Michael Gonzales, Urban Renewal's new Project Coordinator**. He's really excited about our new addition and he's going to make an important contribution to all the project development work that we have underway this year.

**Mr. Gonzales** thanked Mr. Monberg and gave his introduction.

**3. INSTRUCTIONS TO CITIZENS FOR TESTIFYING ON AGENDA AND NON-AGENDA ITEMS**

**Chair Hollis** read the instructions.

**4. PUBLIC COMMENT**

**Mr. Ivory** reported that no citizens signed up to provide oral testimony or submitted written testimony.

**5. ECONOMIC DEVELOPMENT GRANTS: STOREFRONT IMPROVEMENT PROGRAM**

**Johntae Ivory, Program Technician & Mr. Monberg** to present the PowerPoint presentation. (PowerPoint presentation attached as Exhibit A.)

**Ibrahim Moustafa** asked if we considered a Zoom webinar or flyers to provide information about the program. He also mentions having a list of contractors and graphic designers would be helpful.

**Mr. Ivory** agrees with the ideas, and he will look into a way to incorporate those into the program.

**Chair Hollis** agrees with having a list of Certification Office for Business Inclusion and Diversity, (COBID) resources available to help with people who don't understand the process or where to look for those contractors.

**Mr. Ivory** agrees with the ideas and he's working with staff to have a full list of available COBID contractors.

**Chair Hollis** agrees with the payment incentive to hire COBID contractors. He believes it is an easy way to encourage choosing those COBID businesses.

**Ms. McMillan** agrees with Ibrahim comments, and she asked how much is earmarked for this grant program.

**Mr. Ivory** noted its \$250,000 total.

**Mr. Monberg** said that is a good estimate.

**Ms. McMillan** asked if ineligible repairs a business needed to complete would affect the overall cost of the eligible repairs.

**Mr. Monberg** explained that is a great question and something we could do more research on and come back with a response.

**Ms. McMillian** suggested having community meetings and online meetings. She agrees with the COBID contractors.

**Mr. Naranjo** said he likes the COBID idea, and he would consider expanding who can receive the grant to more businesses in the area while still prioritizing the main arterial routes in Rockwood. He would like to see a lower threshold in the range of around 5,000. If the improvement is only for 5,000, he believes they should still be able to receive some kind of help.

**Mr. Monberg** said he raised a good point, and he heard there's need after the pandemic that businesses are looking for investments that could address things like graffiti, broken windows, and other general damage. Even though these storefront grants typically contemplate larger capital investments because of the good return, there could potentially be opportunities for smaller investments for those type of repairs. We could refine our grant program to address the minor improvements as well.

**Chair Hollis** said the \$20,000 threshold is a high, but he wanted to see if we could set up a smaller process to account for the lower amount for repairs without requiring all the additional steps. This will help businesses to fix broken windows or other small repairs.

**Ms. McMillan** said we should consider helping nonprofit organizations as part of the storefront improvement.

**Mr. Hollis** agrees about providing the storefront grants for the nonprofit organizations.

**Mr. Monberg** explains historically these storefront grant programs have been focused on visual improvements to induce private investments and have been a important characteristic of the overall program admission of the Redevelopment Commission. Historically storefront investments have been focused on businesses with the intent to leverage that private investment. That is why we wanted to have these discussions today and recognize it's a fine policy balance to make that part of the program. We certainly want to get that feedback about that balance.

**Mr. Naranjo** asked about how many applicants applied when it was launched years ago, and he also agrees with having a storefront website for all the central information. He believes people are more comfortable now using websites to seek information than in the past.

**Mr. Ivory** noted he would have to find that information for him because he doesn't have those statistics with him tonight.

**Mr. Moustafa** suggested we set aside some of the overall grant money for smaller improvements like painting or fixing windows. You can cap it so I wouldn't involve a lot of extra work the larger storefront grants could have.

**Chair Hollis** agreed with money set aside for smaller projects for repairs but suggested having staff approve the smaller upgrades and the Commission approve the larger grants.

**Mr. Gonzales** explained other resources that could be helpful for smaller projects that provide upgrades for the community. We can redirect them to other grant programs the city provides if it doesn't fall under the specific program requirements.

**Mr. Ivory** explained the next steps in the process and will use the information discussed tonight to refine the storefront program. Thanked everyone for their input.

## **6. MEETING MINUTES:**

**Chair Hollis** announced that it's time to approve the minutes of **December 6, 2023**. Members who were not in attendance at the meetings being voted on should abstain from voting on those minutes. Additionally, for each meeting being voted on, a majority of members in attendance at that meeting must be in attendance tonight in order to be able to take a vote on those minutes or the vote will be tabled to the next meeting. Therefore, we will vote on the minutes for each meeting separately.

### **DECEMBER 6, 2023 MINUTES**

Motion was made by **Dimitrios Zourkos** and seconded by **Jennifer McMillian TO APPROVE THE MINUTES OF December 6, 2023**. The motion passed as follows:

Marissa Clarke	YES
Jack Hollis	YES
Jennifer McMillian	YES
Ibrahim Moustafa	YES

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Celso Naranjo	YES
Gregory Schroeder	YES
Dimitrios Zourkos	YES

**9. GOOD TO THE ORDER:**

Mr. Naranjo thanked the members and staff for everything and is looking forward to working with Mr. Gonzales.

**B. ADJOURNMENT OF MEETING**

Hearing no further business, **Chair Hollis** adjourned the meeting at 7:03 P.M.

Respectfully submitted,

/s/ Johntae Ivory

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Johntae Ivory  
Recording Secretary