

A. CALL TO ORDER BY PRESIDING OFFICER

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, January 23, 2024, at 2:35 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 Acting Chair Jerry Hinton
Commissioner Eddy Morales
Commissioner Sue Piazza
Commissioner Vincent Jones-Dixon

COMMISSION ABSENT: None

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

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:

Catherine Nicewood – Rockwood Neighborhood Association President

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.

Chair Stovall called for a motion on the Consent Agenda.

Motion was made by **Commissioner Gladfelter** and seconded by **Commissioner Hinton** 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
Commissioner Eddy Morales	YES
Commission Acting Chair Dina DiNucci	YES
Commissioner Janine Gladfelter	YES
Commissioner Jerry Hinton	YES
Commissioner Sue Piazza	YES
Commissioner Vincent Jones-Dixon	YES

D. PUBLIC HEARING

None

E. COMMISSION BUSINESS

1. 2029 COMMUNITY INVESTMENT FRAMEWORK: PROJECT DEVELOPMENT

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.

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

Commissioner Gladfelter appreciates the thoughtfulness and is glad he's waiting to get the information on the funds before proceeding and getting the fire department involved with the discussions. She is all for the new plan.

Commissioner Hinton agrees with **Commissioner Gladfelter** and is happy we are showing good faith to our fire station and firefighters that we want to try and remedy the shortfalls that we have in our stations. He believes this is a good start in principle but there is so much more to be done. He asked if there's any short-term transfers that need to be done for the budget.

Mr. Monberg said no budget transfers were needed.

Commission Vice Chair DiNucci asked **Mr. Monberg** to remind her again about what the Urban Renewal budget we expect of the remaining funds and how much would it cost for the schematic designs for the station 74 fire station.

Mr. Monberg said approximately 21-23 million dollars of discretionary capital funds would be available for capital improvement projects or technical assistance programs. He explained the scope of work over the next 6 months could cost around \$200,000 and we have identified funds within this year's budget to allow for that schematic design.

Commission Vice Chair DiNucci asked if the new fire station would have any uses for training or other uses.

Scott Lewis, Gresham Fire Chief explained the adjacent Fire training center belongs to Fire station 10. We have a land use agreement as part of the contract with them. We will continue to use station 10 for training. He believes we may need a bigger lot size for Fire station 74 and is open to a lot line adjustment for more space.

Commissioner Piazza is in favor of the new fire station plan. She asked if there's been discussions about the potential for a community center or spaces for future use.

Mr. Monberg said there could be an opportunity to develop our existing property or and future property for additional community recreational uses. Contained within the Urban Renewal plan, staff can find where those opportunities are and the highest investment as we proceed. He acknowledged there was a city-based study done a few years ago and it would exceed the remaining funds we have available, but we want to make sure we can manage in terms of what we can achieve through the remaining investments.

Commissioner Piazza said she had discussions with people who would love to see more business that provides to the economy or recreation like pickleball and indoor courts for the residents to do with tournaments that will bring people and help provide to the local economy. She suggested in the future we look into public-private partnerships.

Commission Vice Chair DiNucci asked if there have been any partnerships we have considered in funding a community center or programs. She suggested we could partner with other organizations and get resources to do the same things as a community center.

Chair Stoval is very supportive of everything outlined today and is ready to move forward with the RFP for a new fire station for station 74 with urgency. He believes the investments laid out today are critical components that we need to make in the Urban Renewal district, and we should continue to generate what we have already accomplished so far with the economic engine, vibrancy, and safety.

Commissioner Jones-Dixon is supportive of everything presented today. He asked about the housing capacity and noticed it's not on the radar until 4-5 years from now.

Mr. Monberg explained the housing investment is scalable and we want to make sure we have a good cost estimate for the contribution of some of the other more intensive capital investments like a fire station before we go all in. We could proceed in the sooner fiscal years with a housing plan. With the direction from the council today, staff will proceed with the 2029 Community Investment Framework: Project Development.

Chair Stoval is looking forward to seeing some outcomes moving forward.

F. COMMISSION MEASURES AND PROPOSALS

1. ELECTION OF OFFICERS

Chair Stovall explained that every year we elect a Vice Chair and Acting Chair. Our previous Vice Chair was Commissioner DiNucci, and our previous Acting Chair was Commissioner Vincent-Jones Dixon. The purpose of the Vice Chair is to take over the duties of the Chair if the Chair is not available, and the purpose of the Acting Chair is to take over the duties of Chair or Vice Chair if they are not available.

Chair Stovall called for nominations for Vice Chair.

Commissioner Jones-Dixon nominated **Commissioner DiNucci** for Vice Chair because she's a strong advocate for the community and has a lot of great relationships within the community.

There were no additional nominations.

Chair Stovall called for the vote.

The election of **Commissioner DiNucci** to serve as Vice Chair for calendar year 2024 passed as follows:

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

Chair Stovall called for nominations for Acting Chair.

Commissioner Piazza nominated **Commissioner Hinton** for Acting Chair

There were no additional nominations.

Chair Stovall called for the vote.

The election of **Commissioner Hinton** to serve as Acting Chair for calendar year 2024 passed as follows:

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

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Commissioner Gladfelter acknowledged the Fire department that was in attendance and thanked them for all the work they put out and during the storms it didn't go unnoticed.

Chair Stoval said the entire commission is very much in support of what Commissioner Gladfelter said and noted he's received plethora of accolades from community members about the services of our response teams. He thanked them for their service to the community.

Commissioner Jones-Dixon as a follow up question about the testimony earlier asking if we have a work source center in the new Rockwood building.

Chair Stoval explained that it's more of an employment department with limited job training capacity but acknowledges there's phenomenal workforce training right in Rockwood lead by the Oregon Tradeswomen and is a huge proponent to expand workforce training efforts.

Commission Vice Chair DiNucci asked if any of the proگرامing related to the downtown Rockwood project that was left off could be considered for future use. She also would like updates on the Downtown Market Hall.

Mr. Monberg explained we're certainly looking for investments that would increase skills, training, workforce training, and the desire for a maker's space type facility. Our staff is actively pursuing the kind of partnerships that would be needed to have a third party able to operate a resource like that within the community. He acknowledged the Market Hall has close to 100% occupancy in the ground floor space. He is very excited about the restaurant space demand and the new vendors that will round out the very diverse set of offerings that we currently have on the property.

Commission Vice Chair DiNucci asked us to encourage people to get to the Market Hall and support the vendors, especially during rough times like the winter storm that just hit.

G. ADJOURNMENT OF MEETING

Hearing no further business, Chair Stovall adjourned the meeting at 3:41 PM

TRAVIS STOVALL
CHAIR

Respectfully submitted,

/s/ Johntae Ivory
Johntae Ivory
Recording Secretary