

**Coalition of Gresham Neighborhood Associations
January 13, 2026 – Remotely Held (Zoom)
Meeting Minutes**

NEIGHBORHOOD	ATTENDEES	NEIGHBORHOOD	ATTENDEES
Centennial		North Central	INACTIVE
Central City	INACTIVE	Northeast	INACTIVE
Gresham Butte	Stephen Estes, Jim Buck	North Gresham	Annette Gutierrez
Gresham Pleasant Valley		Northwest	Kat Todd, John Bildsoe
Historic Southeast	INACTIVE	Powell Valley	Stella Butler
Hogan Cedars	INACTIVE	Rockwood	Catherine Nicewood, Jason Naumann, Anthony Crossman
Hollybrook		Southwest	Kathy Gardenhire, Dana Duval
Kelly Creek	Charles Teem, Carol Rulla	Wilkes-East	Janet Unruh
Staff & Guests	Terra Wilcoxson, Comprehensive Planning Manager, City of Gresham; Denise Lopez, Climate Action Analyst, City of Gresham; Joe Lagerstrom; Thomas Stanley		

The meeting opened at 7:00 p.m., Carol Rulla, Coalition Co-President presiding.

1. Meeting minutes for November 10, 2025, were approved as written. (No Coalition meeting was held in December).
2. No public comment was presented.
3. Summary of 2025 Legislature's Key Land Use Changes, Terra Wilcoxson presenting: A short overview of the comprehensive planning team process for monitoring legislative compliance was given. The topics of cottage clusters, single-room occupancy, childcare siting, concurrent review of land division (traditional and middle housing), tree removal standards and rulemaking for House Bill (HB) 2138 legislation were presented. Questions and discussion followed.
4. Gresham's Heat Action Plan, Denise Lopez presenting: 56 heat-related action items were identified through city code and plan audits with the goal being to figure out where a heat strategy could fit into existing plans and rules and to make sure that it's something that can really be used to drive the work forward. Internal strategies, residents safety, community care and innovation topics were discussed.
5. Coalition Board Elections: There was some discussion on maybe having a member-at-large for special projects and a co-vice president position. Jason Naumann indicated that he would be willing to act as co-vice president with John Bildsoe. Charles Teem,

KCNA, nominated the existing board (Co-Presidents Carol Rulla and Jim Buck, Vice President John Bildsoe, and Secretary-Treasurer Dana Duval) and the addition of Jason Naumann as Co-Vice President. The nomination was accepted unanimously.

5. Neighborhood and City News and Reports:

a. Neighborhood Services Report: Lina Sizmin was not present. Carol Rulla made the following announcement on her behalf: Some neighborhood associations (NA) had expressed a concern over the NA tax status. Lina is checking with the city to see if they will pay for a tax professional to provide advice the NAs on this subject. Discussion concerning NA tax status followed.

b. Co-President Report.

1) Carol Rulla made the following announcement: We're going to be talking to the city manager about support for neighborhood associations, given that there is no manager for Neighborhood Services

2) Jim Buck raised the concern that the "Gresham Lumberjack" is once again randomly cutting down trees in the Gresham area. About 3 years ago he cut down around 700 trees along the Springwater corridor. He was apprehended but not prosecuted, partly because he has a disability and there was no follow-through from the city for restitution or compensation for the damage. After some discussion, Jim Buck made a motion that we ask the city manager, as a coalition, to direct the city's legal department to take immediate action to determine what recourse the city has to seek appropriate restitution for the environmental damage caused by this person's behavior. Stephen Estes, GBNA, seconded the motion. Motion carried unanimously.

c. NA Reports and Concerns. No reports.

Meeting adjourned at 8:58 p.m.

Minutes prepared by Dana Duval – Coalition Secretary-Treasurer

Next meeting: Tuesday, February 10th
