

**Coalition of Gresham Neighborhood Associations**  
**May 12, 2026 – Remotely Held (Zoom)**  
**Meeting Minutes**

NEIGHBORHOOD	ATTENDEES	NEIGHBORHOOD	ATTENDEES
Centennial		North Central	INACTIVE
Central City	INACTIVE	Northeast	INACTIVE
Gresham Butte	Stephen Estes	North Gresham	
Gresham Pleasant Valley		Northwest	
Historic Southeast	INACTIVE	Powell Valley	Jeff Muceus
Hogan Cedars	INACTIVE	Rockwood	Jason Naumann
Hollybrook		Southwest	Kathy Gardenhire, Dana Duval
Kelly Creek	Carol Rulla, Karin Zachow	Wilkes-East	
Staff & Guests	Terra Wilcoxson, Comprehensive Planning Manager, City of Gresham; Josh Williams, Senior Development Planner, City of Gresham; Austin Ross, Planner II, City of Gresham; Phyllis Steinhauser		

The meeting opened at 7:04 p.m., Carol Rulla, Coalition Co-President presiding.

1. There was no meeting quorum. Approval of meeting minutes for April 14, 2026, was postponed.
2. No public comment was presented.
3. Economic Opportunities Analysis (EOA). Terra Wilcoxson, Josh Williams and Austin Ross presenting. The purpose of the EOA project is to evaluate whether the city has enough land for projected job growth over the next 20 years. This involves assessing the existing economic conditions in Gresham and then planning for the future economic growth and setting policies and goals related to economic development in the Comprehensive Plan. The next step is to have a work session with the city council to verify that they concur with the overall direction of the project and based on their input, finish drafting the EOA and the Comprehensive Plan amendment. Questions and discussion followed.
4. Comprehensive Plan Update. Terra Wilcoxson and Austin Ross presenting. This project is to help improve the usability of the Comprehensive Plan by removing redundancies, reviewing the organization and provide better navigation. All the city departments will be involved in each of their topic areas to make sure that there are no conflicts with what they have underway in their departments and the policies that they're pursuing. Next, a full draft will be completed and published online for both internal and public review. Then finally, we'll move on to adoption hearings by the end of 2026. The

project is intended to be policy neutral although a minor update will be made to the Goal 5 section to address protection of significant groundwater resources.

5. Neighborhood and City News and Reports:

- a. Neighborhood Services Report: no report
- b. Co-President Report.

1) Carol Rulla announced that Teresa Carr has been selected as the new City Manager. Potentially, she could start on June 22<sup>nd</sup>, prior to Eric Schmidt's retirement on June 30<sup>th</sup>.

2) Carol stated that the follow-up questions on the fire service presentation that we had in February were sent to the city manager and the fire chief. They have been busy but Carol plans to follow up with the city manager and the fire chief on those questions within a week or so because we want to get those questions answered before the city manager retires.

3) Last meeting we discussed some of the problems with middle housing on big lots with narrow frontages. Carol announced that we're going to have a small group of coalition members draft a letter to send to our state representatives about this problem. The letter will be brought before the coalition for review before it is sent. We will also provide the letter as public comment to the City Council to make sure they are aware of these issues. Probably next month, this small group will meet with Tara Wilcoxson and some other city staff to discuss the various problems that we could include in the letter.

4) Next meeting, we're going to have Captain Don Livingston with us. The police department wants to assign a lieutenant as a liaison to neighborhood associations but there aren't enough lieutenants to assign one to every neighborhood association. We'll have more on that at our next meeting.

c. NA Reports and Concerns.

1) Kathy Gardenhire, SWNA, stated that she got notice that the directors and officers insurance was expiring and she wanted to know if other neighborhoods have the insurance. She forwarded the notice to Lina and Lina said that she would take care of it.

2) Jeff Muceus, PVNA, had some questions about whom neighborhoods should contact at the city (Anna or Lina). Carol clarified that emails should be sent to Lina with a cc to the Neighborhood Services email address.

Meeting adjourned at 8:01 p.m.

Minutes prepared by Dana Duval – Coalition Secretary-Treasurer

Next meeting: <b>Tuesday, June 9th</b>
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