

ORDINANCE NO. 1859**AN ORDINANCE OF THE CITY OF GRESHAM MAKING CERTAIN DETERMINATIONS AND FINDING RELATED TO AND ADOPTING THE GRESHAM DOWNTOWN/CIVIC URBAN RENEWAL PLAN****THE CITY OF GRESHAM FINDS:**

WHEREAS, the City Council of the City of Gresham, on June 3, 1986, and pursuant to ORS 457.035 and 457.045, appointed itself to exercise the powers of an urban renewal agency as the Gresham Redevelopment Commission (the “GRDC”). Pursuant to Gresham Revised Code, Article 2.24, the GRDC is the duly authorized and acting urban renewal agency of the City of Gresham (the “City”), Oregon. The GRDC is proposing to undertake certain urban renewal and redevelopment activities in a designated area within the City pursuant to Oregon Revised Statutes (“ORS”) Chapter 457;

WHEREAS, the GRDC, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the Gresham Downtown/Civic Urban Renewal Plan and the Report Accompanying the Gresham Downtown/Civic Urban Renewal Plan dated September 2, 2025, and attached hereto as Exhibit A (the “Plan”) and Exhibit B (the “Report”) which are incorporated hereby by reference. The Plan authorizes certain urban renewal activities within the Downtown/Civic Urban Renewal Area (the “Area”);

WHEREAS, the GRDC forwarded the Plan and the Report to the City of Gresham Planning Commission (the “Planning Commission”) for review and recommendation. The Planning Commission considered the Plan and Report and Planning Commission Staff Report on July 14, 2025, which Staff Report is attached to this Ordinance as Exhibit C and incorporated herein by reference, and passed a motion to recommending to the City Council approval of the Plan and Report based upon its conformity to the Gresham Community Development Plan (the “Comprehensive Plan”) and other adopted goals, objectives, and policies as set forth in the Plan, Report, Staff Report, and evidence presented at the hearing. Minutes of the meeting including the passing of the motion are attached hereto as Exhibit D (the “Planning Commission Recommendation”);

WHEREAS, the Plan and the Report were forwarded on May 23, 2025, to the governing body of each taxing district affected by the Plan, and the GRDC has thereafter consulted and conferred with each taxing district;

WHEREAS, on July 8, 2025, the GRDC met with the Board of Commissioners of Multnomah County to review the Plan, including proposed maximum indebtedness for the Plan;

WHEREAS, the City Council has received a written recommendation from the governing body of the Gresham-Barlow School District dated July 8, 2025, attached hereto as Exhibit E; and hereby modifies that recommendation and agrees to collaborate with the Gresham-Barlow School District; and

WHEREAS, on August 4, 2025, the GRDC caused notice of the hearing to be held before the Council on the Plan for the Gresham Downtown/Civic Urban Renewal Plan, including the required statements of ORS 457.120(3), to be mailed to all postal patrons within City’s incorporated limits; and

WHEREAS, on August 26, 2025 the City Council held a public hearing to review and consider the Plan, the Report, the Report, the recommendation of the Planning Commission, and the public testimony received on or before that date and to receive additional public testimony;

WHEREAS, the City Council found that the Plan conforms with all applicable legal requirements; and

WHEREAS, the City Council hereby determines and finds that the Plan complies with all requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Findings and Recommendations of the Planning Commission, and the public testimony before the City Council:

1. The area designated in the Plan as the Gresham Downtown/Civic Urban Renewal Area (“Area”) is blighted, as defined by ORS 457.010(1), and is eligible for inclusion within the Plan because of conditions described in the Report in the Section “Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services”, including the existence of inadequate streets and other rights of way, open spaces, and utilities within the Area (ORS 457.010(1)(e)) and a prevalence of depreciated values, impaired investments, and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered (ORS 457.010(1)(g));
2. The rehabilitation and redevelopment described in the Plan to be undertaken by the GRDC is necessary to protect the public health, safety, and welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according to the goals of the City’s Comprehensive Plan;
3. The Plan conforms to the Gresham Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in Section XI of the Plan and in the Planning Commission recommendation;
4. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan, and therefore the Plan does not include provisions to house displaced persons;
5. Acquisition is an eligible component of the Plan and is necessary to cure blight in the Area and to promote economic prosperity.
6. Adoption and carrying out the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a diversion of taxes pursuant to Section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in Sections IV through IX of the Report;
7. The City shall assume and complete any activities prescribed it by the Plan
8. The GRDC consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council; and
9. The City Council modifies the following recommendations of the Gresham Barlow School District (GBSD):
 - Annual reports on the urban renewal area. This is already a requirement of ORS 457.460. The City Council accepts this recommendation.
 - GBSD representation on an Advisory Board. The City Council modifies this request to indicate that the GRDC will work collaboratively with the GBSD. If an Advisory Committee is formed, the GRDC will further consider this request at that time.
 - Project input, specifically on sidewalks and safe routes to schools. The City Council modifies this request to indicate that the GRDC will work collaboratively with the GBSD. As projects are identified in the future budgeting processes, the GRDC will work collaboratively with the GBSD on project identification.

THE CITY OF GRESHAM DOES ORDAIN AS FOLLOWS:

Section 1: The Gresham Downtown/Civic Urban Renewal Plan is hereby approved based upon review and consideration by the City Council of the Plan and Report and the Gresham Planning Commission Recommendations, each of which is hereby accepted, and the public testimony in the record.

Section 2: The City Recorder shall forward forthwith to the GRDC and to the Multnomah County Assessor a copy of this Ordinance and all attachments.

Section 3: The GRDC shall thereafter cause a copy of the Plan to be recorded in the Records of Multnomah County, Oregon.

Section 4: The City Recorder, in accordance with ORS 457.115, shall publish notice of the adoption of this Ordinance approving the Plan including the provisions of ORS 457.135, in the *Gresham Outlook* no later than four days following adoption of this Ordinance.

First reading: August 26, 2025

Second reading and passed: September 2, 2025

Yes: _____

No: _____

Absent: _____

Abstain: _____

Eric Schmidt
City Manager

Travis Stovall
Mayor

Approved as to Form:

A signed copy is available upon request

Ellen M. Van Riper
City Attorney

Attachments:

Exhibit A Gresham Downtown Civic Urban Renewal Plan

Exhibit B: Report Accompanying the Gresham Downtown/Civic Urban Renewal Plan

Exhibit C: Gresham Planning Commission Staff Report

Exhibit D: Gresham Planning Commission Recommendation

Exhibit E: Gresham-Barlow School District Recommendations