



Proposed Budget for Fiscal Year 2026/27

BUDGET COMMITTEE

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Fiscal Year 2026/27 Proposed Budget

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Budget Message

Dear Budget Committee and Gresham Community,

The Gresham Redevelopment Commission (GRDC) of the City of Gresham is a separate municipal corporation, governed by the members of Gresham City Council. This structure, authorized under Oregon Revised Statutes Chapter 457, allows agencies to develop and implement urban renewal plans, acquire property, enter contracts, and issue bonds—particularly through Tax Increment Financing (TIF).

Being separate ensures clear financial accounting and enables the agency to borrow against future tax revenues without affecting the City's General Fund. It also allows the agency to focus exclusively on revitalizing blighted or underdeveloped areas, stimulating private investment, and improving infrastructure and housing without being entangled in broader municipal operations. TIF is the primary tool the GRDC uses to finance redevelopment, economic development, and infrastructure projects within designated areas. It works by capturing the future increase in property tax revenues resulting from improvements in the area and allocating those funds to cover project costs.

Beginning in fiscal year 2026/27, the GRDC will for the first time in its history manage two plans – the Rockwood-West Gresham Urban Renewal Plan, which was adopted in 2003, and the Gresham Downtown/Civic Urban Renewal Plan, which was adopted in 2025.

The Rockwood-West Gresham Plan has supported the transformation of Downtown Rockwood. In fiscal year 2026/27, investment priorities include final design of the Portland Opportunities Investment Corporation's mixed-use campus at 188th Avenue and Burnside Street, SE Yamhill Corridor Improvements Project, and Fire Station 74 redevelopment. Staff will also work to support small business and property owners with the Rockwood Storefront Improvement Grant.

Fiscal year 2026/27 will be the first year of TIF generation for the Gresham Downtown/Civic Urban Renewal Plan. While the resources in the first few years will be modest, staff will focus on working to empanel an advisory committee, educate them on urban renewal and TIF, and draft an action plan that prioritizes investments over the next five years to present to the GRDC for approval.

Urban renewal has been an effective tool for economic development in Gresham, and we look forward to continued success in each plan. I am pleased to present the Proposed Budget for fiscal year 2026/27 for the GRDC.

Respectfully Submitted,



Justin Douglas
GRDC Executive Director

Budget Development Process

Key steps related to the Gresham Redevelopment Commission budget development process are described below.

Process Design – July/August

- Review and evaluate prior year's process.
- Establish the budget development process for the upcoming year.
- Gather input.

Fund Evaluation and Financial Forecasting – September/October

- Review year-end close information.
- Evaluate financial status of each fund and develop revenue forecasts.

Develop Budget Proposal – November/December/January

- Develop estimates of next year's operating costs based on revenue forecasts and plan goals.
- Capital Improvement Program (CIP) project proposals are developed based on plan goals.

Balance Funds and Finalize Proposed Budget – March/April

- CIP reviewed by City of Gresham Planning Commission, Gresham Redevelopment Commission Advisory Committee, and City of Gresham Finance Committee.
- Proposed budget prepared including first year of the 5-year CIP.

Proposed Budget – May

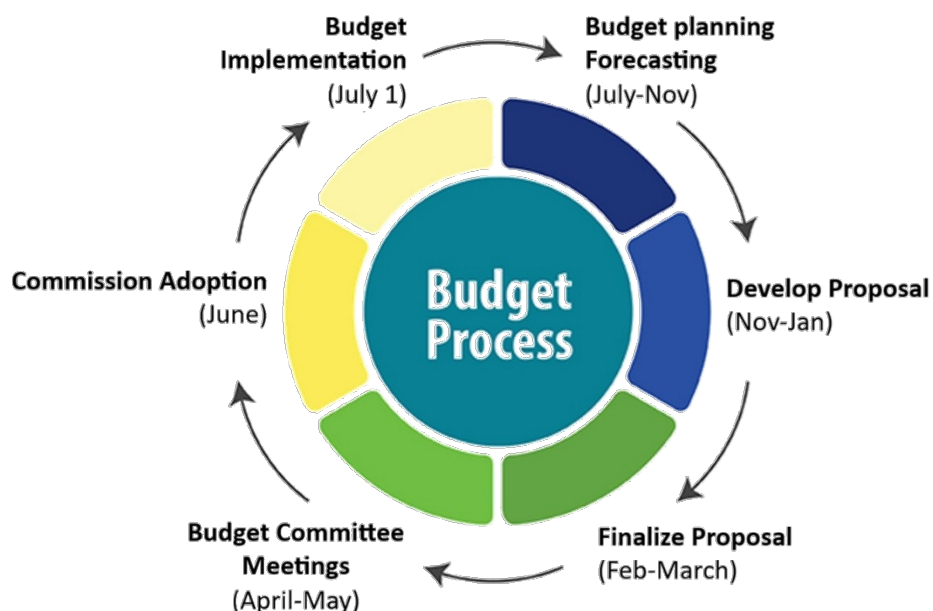
- Budget Committee reviews and deliberates Proposed Budget in public meeting.
- Budget Committee makes revisions and approves budget and property tax rates.

Budget and CIP Adoption – June

- Public hearing for citizen comments prior to adopting budget and property tax rates.
- Public hearing and final adoption for Five-Year CIP by Gresham City Council.

Budget Implementation – July

- Budget is implemented as adopted for July 1.
- If needed, amendments may be authorized by action of the Commission during the year.



Budget Structure Overview

Fund Structure

The Gresham Redevelopment Commission’s budget for fiscal year 2026/27 is organized into a total of four separate funds. A fund is a means to separately track and account for financial information and to demonstrate that revenues and expenditures are balanced. Each fund records the receipt of specific revenues and tracks related expenditures. The use of separate funds allows for greater management, tracking and oversight of specific funding sources related to plan areas, programs, projects and activities. This allows for timely access to information needed for decision-making and helps ensure accountability and appropriate use of specific revenues.

The four active funds are designated by plan area and category, based on their purpose, function and characteristics.

The funds included in this budget are:

		Plan Area	
		Rockwood – West Gresham	Downtown / Civic ¹
Category	Capital Funds	Rockwood Capital Improvement Fund	Civic Capital Improvement Fund
	Debt Funds	Rockwood Debt Service Fund	Civic Debt Service Fund

¹ The first year of activity for these funds is fiscal year 2026/27.

Summary Fund Information

Each fund must balance. That is, total requirements must match total resources. Information is displayed in a consistent manner for each fund. Information shown for four years consists of audited data from the two most recently completed fiscal years (labeled Actual); the revised budget for the current fiscal year; and the proposed, approved and adopted budget for the upcoming fiscal year. The approved budget and the adopted budget columns will be completed as the stage is completed.

Resources and Requirements by Fund: All Funds

	2023/24 Actual	2024/25 Actual	2025/26 Adopted Budget	2026/27 Director Proposed	2026/27 Budget Committee Approved	2026/27 Commission Adopted
Resources						
Taxes	8,270,102	8,282,008	8,653,000	7,955,000	-	-
Intergovernmental	2,871	-	-	-	-	-
Charges for Services	54,000	-	-	-	-	-
Miscellaneous Income	269,259	503,922	235,000	226,000	-	-
Financing Proceeds	7,389,900	8,236,045	8,652,000	7,955,000	-	-
Beginning Balance	4,165,143	8,246,375	11,717,000	20,358,000	-	-
Total Resources	20,151,275	25,268,349	29,257,000	36,494,000	-	-
Requirements						
GRDC	4,515,000	3,055,560	12,109,000	19,457,000	-	-
<i>Operating Total</i>	<i>4,515,000</i>	<i>3,055,560</i>	<i>12,109,000</i>	<i>19,457,000</i>	-	-
Debt Service	7,389,900	8,236,045	8,652,000	7,955,000	-	-
Unappropriated	8,246,375	13,976,745	8,496,000	9,082,000	-	-
<i>Non-Operating Total</i>	<i>15,636,275</i>	<i>22,212,790</i>	<i>17,148,000</i>	<i>17,037,000</i>	-	-
Total Requirements	20,151,275	25,268,349	29,257,000	36,494,000	-	-

Funds Status

The expenditure budgets for the GRDC funds are split between two purposes, debt service and transfers to the City.

Each plan area has two funds, a capital fund and a debt service fund. The capital fund is used to appropriate and distribute financing proceeds to reimburse the City for operational and capital expenditures for the Urban Renewal program. The debt service fund makes required principal and interest payments, as well as any debt issuance costs, for debt incurred by the plan areas.

Most of these resources have been allocated to adopted projects or debt repayment, as detailed in the City's budget. The GRDC contracts with the City of Gresham for administration, operations, and project management for the two plan areas. Due to this arrangement, the GRDC budget primarily contains property tax revenues, debt related proceeds and payments, and payments to the City. The City of Gresham budget document contains more detailed information about specific costs.

Funds Status

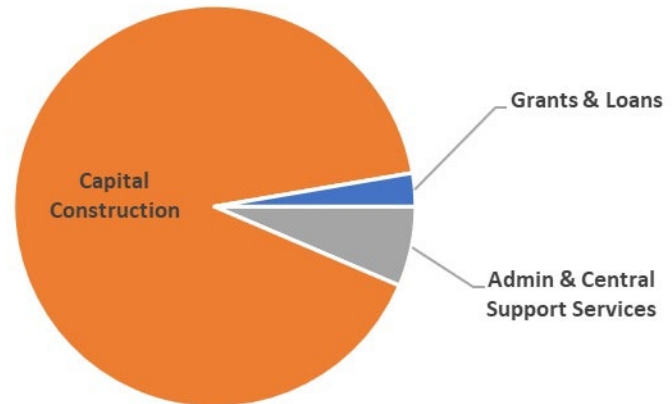
Rockwood-West Gresham Plan Area

Rockwood Capital Fund

Expenditures for City administrative and central support services are \$1.6 million. Expenditures for capital construction projects are \$16.9 million.

Administrative and central support services include a portion of the staffing costs, with the other portion coming from the Downtown/Civic Capital Fund. There are also materials and services costs, a portion budgeted for small business grants and loans, and reimbursement of support from other City departments.

Rockwood-West Gresham
FY26/27 UR Funded Activities



The URA-funded construction budget is funding programmed primarily for projects prioritized in the URA 5-year CIP for 2026/27 (See the Capital Improvement Program section of this document for project details). The fiscal year 2026/27 capital expenditures in the City of Gresham’s Budget, the UR Capital Improvement Fund, consists of new projects in fiscal year 2026/27 plus any projects carried over from fiscal year 2025/26.

Total fund requirements are approximately \$25.9 million. A total of approximately \$7.3 million is designated as unappropriated for use over the next several years.

Rockwood Debt Service Fund

The Debt Service Fund accounts for the URA property tax revenue. Urban renewal statutes dictate property tax resources be limited to debt repayment. The GRDC primarily finances its expenses through debt, as required by state law.

Beginning in fiscal year 2023/24, an Intergovernmental Agreement between the GRDC and the City allows for overnight borrowing from the City. The amount to be borrowed cannot exceed the Tax Increment Financing (TIF) cash balance on hand. For fiscal year 2026/27, this is estimated to be approximately \$7.3 million.

Total fund requirements are approximately \$8.5 million. A total of approximately \$1.6 million is designated as unappropriated.

Funds Status

Downtown/Civic Plan Area

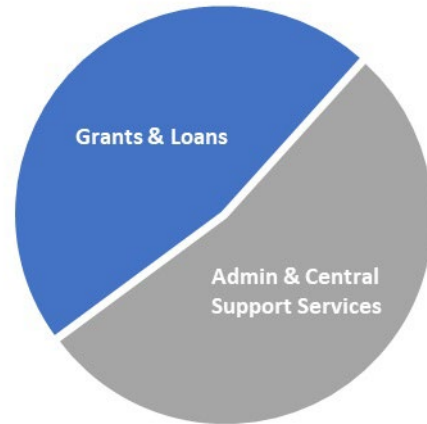
Downtown/Civic Capital Fund

This will be the first year of the Downtown/Civic plan area, as such, the resources available for appropriation are limited. It will take several years for TIF revenues to mature to the extent that long-term debt can be leveraged to invest in capital expenditure needs.

Expenditures on City contractual services are approximately \$800,000. These funds will be used to fund a share of staffing and early planning work in anticipation of capital projects and other programs starting within the upcoming years.

Total fund requirements are approximately \$800,000. There are not anticipated to be unappropriated funds for fiscal year 2026/27.

Downtown/Civic
FY26/27 UR Funded Activities



Downtown/Civic Debt Service Fund

Expenditures in this fund pay the principal, interest, and debt issuance costs.

The Downtown/Civic funds will initially utilize the same Intergovernmental Agreement for overnight borrowing between the GRDC and the City that Rockwood-West Gresham has used for the last several years. The amount to be borrowed cannot exceed the TIF cash balance on hand. For fiscal year 2026/27, this is estimated to be approximately \$800,000.

Total fund requirements are approximately \$800,000. There are not anticipated to be unappropriated funds for fiscal year 2026/27.

Urban Renewal Overview

About the Gresham Redevelopment Commission

The Gresham Redevelopment Commission (GRDC) is responsible for implementing and overseeing urban renewal areas in Gresham. The Gresham Redevelopment Commission is a separate budgetary entity authorized by state statute (ORS 457). The Commission was established in 2004 as a separate body alongside the enactment of the Rockwood/West Gresham Urban Renewal Plan. Gresham City Council serves as the Gresham Redevelopment Commission. In 2026, the GRDC appointed the City of Gresham Finance Committee to serve as the appointed/elector members of the GRDC Budget Committee.

Urban Renewal Plan Management

The Gresham Redevelopment Commission contracts with the City of Gresham to provide day-to-day administration and operations of the GRDC's two plan areas. This includes staffing, contract management, grant administration, and capital project management and oversight. The City of Gresham's Urban Renewal Department manages urban renewal activities. Staff, materials and services costs, and capital improvement expenses are recorded in the City's Budget Document under the Urban Renewal Support Fund and Urban Renewal Capital Fund.

The Gresham Redevelopment Commission budget has funds that include property tax revenue, financing activities, and reimbursements to the City of Gresham for operations and capital projects.

Urban Renewal Overview



Rockwood-West Gresham Overview

A citywide vote in 2003 established the Rockwood-West Gresham Urban Renewal Area. The goal of the urban renewal area was to improve Rockwood's economy and community. In 2022, Gresham voters approved extending the plan area through 2029 to allow the plan area to utilize all its maximum indebtedness.

Since 2003, the Urban Renewal Area has overseen the revitalization of Downtown Rockwood. Major accomplishments include the addition of the Rockwood Market Hall, the community plaza and splash pad, infrastructure improvements, and the AVIVA apartment building.

Urban Renewal Overview



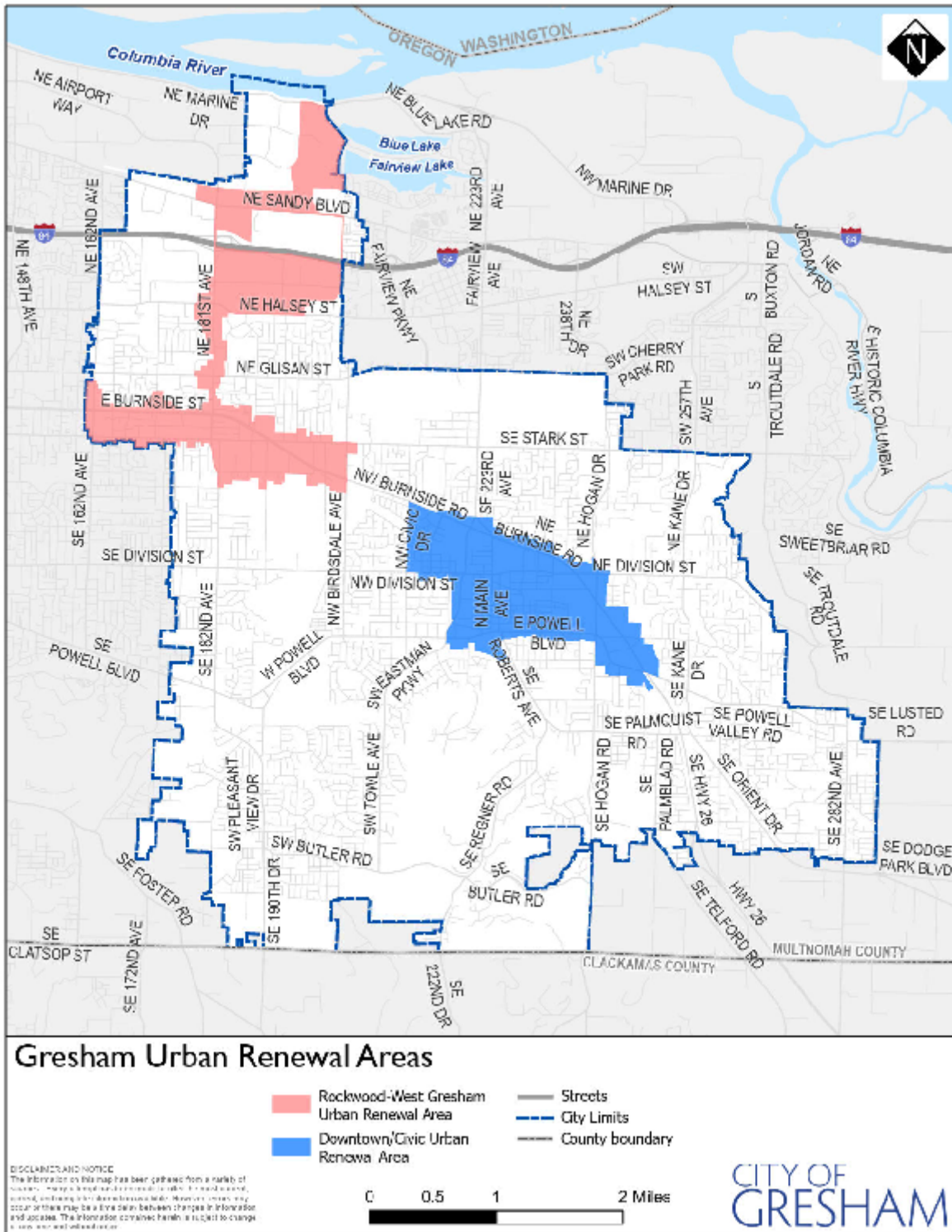
Downtown/Civic Overview

Starting in 2024, the City Manager appointed a task force to define the goals and boundaries of a new urban renewal area for the City. The task force was comprised of community leaders, developers, real estate professionals, and City staff. They identified investment areas and priorities and helped to craft a draft plan and report.

Gresham's downtown and civic core were quickly identified as an exciting and appropriate area for urban redevelopment. The draft plan was then shaped further with input and alignment with Gresham's Comprehensive Plan, Strategic Plan, Capital Improvement Plan, and Transportation System Plan.

On September 2, 2025, Gresham City Council voted to adopt the Gresham Downtown/Civic Urban Renewal Plan. The Gresham Downtown/Civic Urban Renewal Plan will start operations in fiscal year 2026/27.

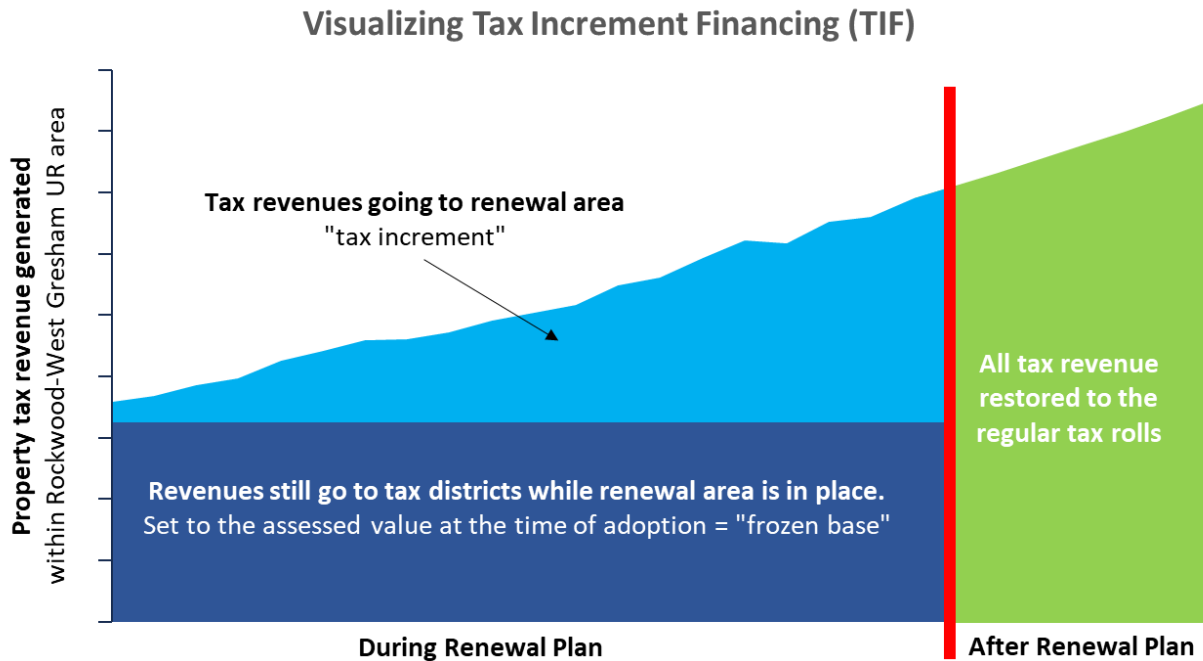
Urban Renewal District Map



Property Tax Overview

Urban Renewal operates on the principle of Tax Increment Financing (TIF). When an urban renewal area is established the assessed value of the area is “frozen,” in essence creating a base from which to compare future growth.

That future growth is called the “excess value” and represents the assessed value that the urban renewal area can use to levy taxes against.



Urban Renewal entities do not have independent tax rates. Instead, property taxes collected for urban renewal property are generated by proportional decreases for each taxing jurisdiction within the city that total the amount of taxes from the “excess value.” Taxes generated for general obligation bonds and local option levies are not impacted by this calculation. Urban Renewal does not increase the total amount of property taxes but instead redistributes property taxes.

The following table shows how permanent tax rates for different jurisdictions are adjusted for Urban Renewal but the total tax rate remains the same. This table represents tax code area 026 for tax year 2025. Tax code areas are used to distinguish the different combinations of taxing jurisdictions that serve a property. For example, in Gresham, properties would have different tax codes based on the three school districts that serve the City. Tax code area 026 covers the majority of the area within the City of Gresham that is served by the Gresham-Barlow School District. Areas served by Centennial and Reynolds School Districts and other smaller special districts have different tax code areas, so the table would look different but follow the same methodology.

Property Tax Overview

District	Permanent Rate	Assessed Rate ¹
Gresham/Barlow School District	4.5268	4.5268
Multnomah County ESD	0.4576	0.4327
Mount Hood Community College	0.4917	0.4650
Total Education	5.4761	5.4245
City of Gresham	3.6129	3.4163
City of Gresham Local Option Levy	1.3500	1.3500
Multnomah County	4.3434	4.1071
Historical Society Local Option Levy	0.0500	0.0500
Multnomah County Library District	1.2200	1.1537
Metro Service District	0.0966	0.0914
Metro Service District Local Option Levy	0.0960	0.0960
East/West Soil/Water Conservation District	0.1000	0.0946
Port of Portland	0.0701	0.0663
Rockwood/West Gresham Urban Renewal Area	-	0.5652
Downtown/Civic Urban Renewal Area ²	-	-
Total General Government	10.9390	10.9906
Gresham/Barlow School District Bond	2.7207	2.7207
Mount Hood Community College Bond	0.2513	0.2513
Multnomah County Bond	0.5661	0.5661
Urban Flood, Safety, and Water Quality Bond	0.0135	0.0135
Metro Service Bond	0.3829	0.3829
Total Bonds	3.9345	3.9345
Grand Total Tax Rate	20.3496	20.3496

¹ Tax Code Area 026 for FY 2025/26

² The Downtown/Civic Urban Renewal Area is not active until FY 2026/27.

Property Tax Overview

Rockwood – West Gresham Plan Area Property Taxes

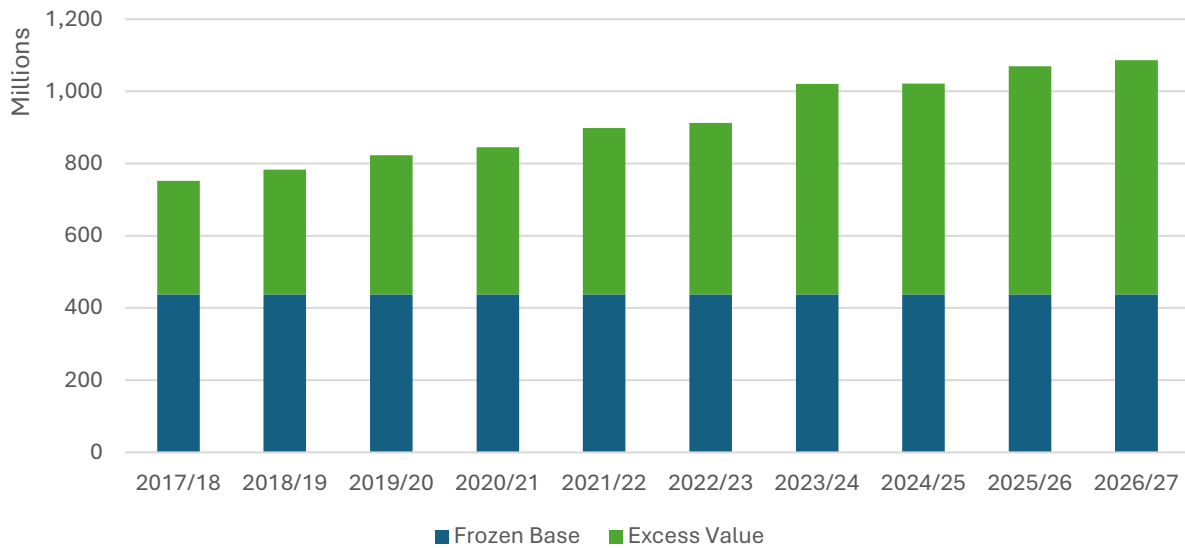
OPERATING TAX AUTHORITY	2025/26 ACTUAL	OPERATING TAX AUTHORITY	2026/27 ESTIMATED
2025 Total Assessed Value	\$ 1,069,335,340	2025 Total Assessed Value	\$ 1,069,335,340
		Estimated Increases in Assessed Value	32,080,060
Frozen Base Assessed Value	(437,507,294) ¹	Frozen Base Assessed Value	(437,507,294) ¹
Excess Assessed Value	631,828,046	Excess Assessed Value	663,908,106
Tax Rate	14.8549	Tax Rate	14.8549
Property Tax Authority	9,385,742	Property Tax Authority	9,862,289
Allowance for discounts (2.5%)	(234,644)	Allowance for discounts (2.5%)	(246,557)
Allowance for delinquencies (3.1%)	(290,958)	Allowance for delinquencies (3.1%)	(305,731)
		Estimated Unlevied Property Taxes	(2,309,000) ²
AVAILABLE FOR APPROPRIATION	\$ 8,860,141	AVAILABLE FOR APPROPRIATION	\$7,001,000

Notes:

¹ Assessed value when Rockwood-West Gresham Plan Area went into effect

² Property Taxes not levied due to anticipation of reaching maximum indebtedness

Rockwood-West Gresham Assessed Value History



Property Tax Overview

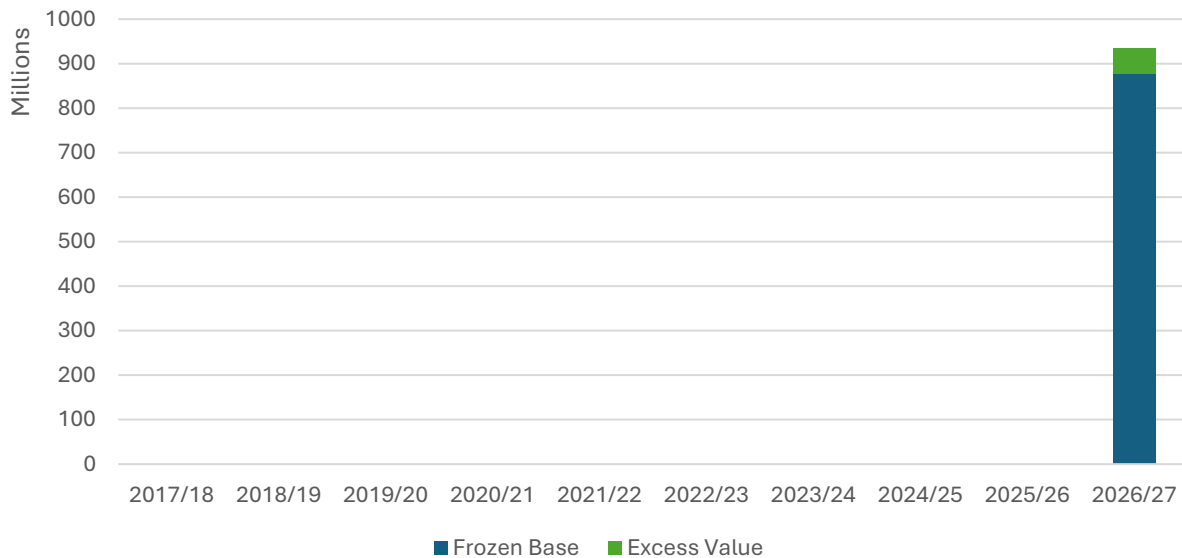
Downtown / Civic Plan Area Property Taxes

OPERATING TAX AUTHORITY	2025/26 ACTUAL	OPERATING TAX AUTHORITY	2026/27 ESTIMATED
2025 Total Assessed Value	\$ -	2025 Total Assessed Value	\$ 875,238,703
		Estimated Increases in Assessed Value	59,386,050
Frozen Base Assessed Value	- ¹	Frozen Base Assessed Value	(877,738,703) ¹
Excess Assessed Value	-	Excess Assessed Value	56,886,050
Tax Rate	-	Tax Rate	14.9191
Property Tax Authority	-	Property Tax Authority	848,689
Allowance for discounts (2.5%)	-	Allowance for discounts (2.5%)	(21,217)
Allowance for delinquencies (3.1%)	-	Allowance for delinquencies (3.1%)	(24,471)
AVAILABLE FOR APPROPRIATION	\$ -	AVAILABLE FOR APPROPRIATION	\$803,000

Notes:

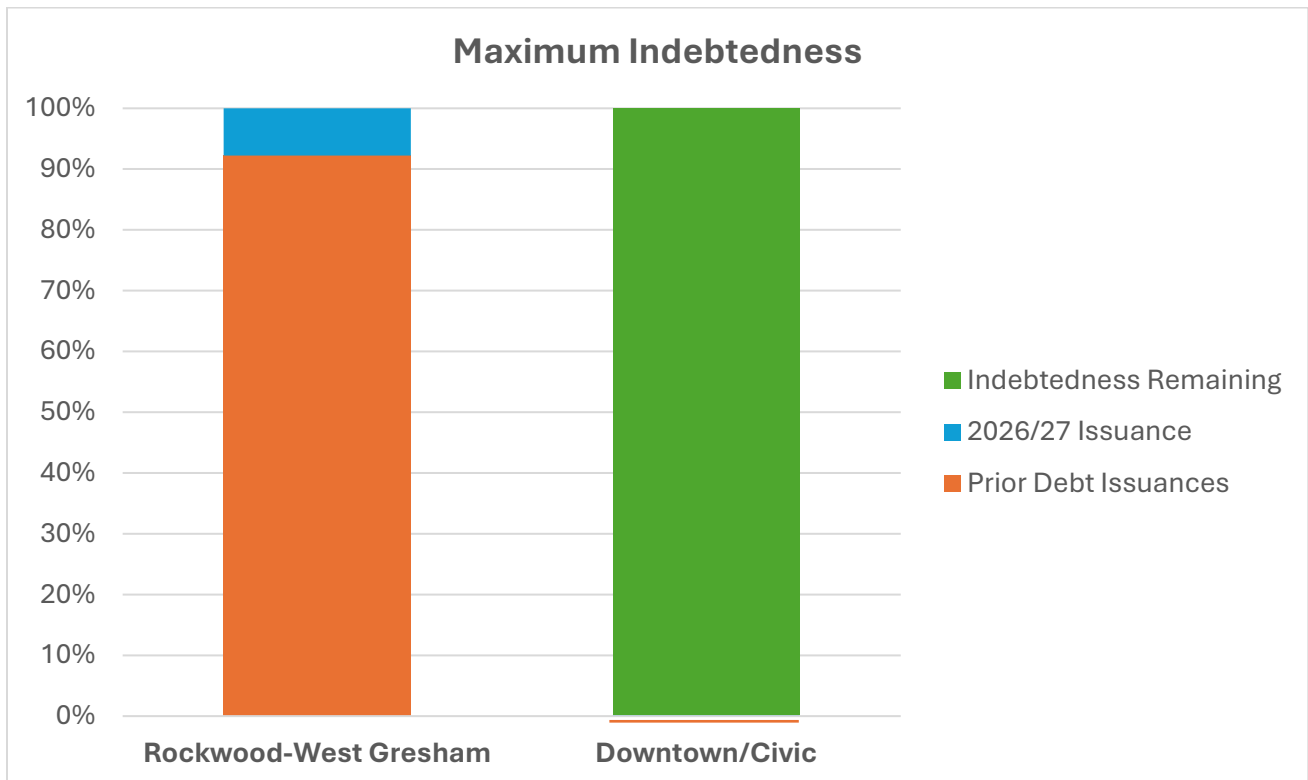
¹ Estimated assessed value when Downtown / Civic Plan Area goes into effect

Downtown/Civic Assessed Value History



Urban Renewal Quick Facts

	Rockwood- West Gresham	Downtown/Civic
Plan Area Formation Date	2003	2025
Plan Area Sunset Date	2029	2055
Plan Area Size (Acreage)	1,211	898
Max Indebtedness	92,000,000	381,000,000
Cumulative issuances expected as of June 30, 2026	(84,848,000)	(0)
Budgeted debt issuances for FY 2026/27	(7,152,000)	(803,000)
Estimated maximum indebtedness remaining on June 30, 2027	<u>\$ 0</u>	<u>\$ 380,197,000</u>
Debt outstanding on July 1, 2026	0	0
Budgeted debt issuances for FY 2026/27	7,152,000	803,000
Budgeted principal payments for FY 2026/27	(7,152,000)	(803,000)
Debt outstanding on June 30, 2027	<u>\$ 0</u>	<u>\$ 0</u>
Estimated maximum indebtedness issued as of June 30, 2027	100.0%	0.2%



Budget Reports

Rockwood-West Gresham Urban Renewal Area

Resources and Requirements: Rockwood Capital Improvement Fund

	2023/24 Actual	2024/25 Actual	2025/26 Adopted Budget	2026/27 Director Proposed	2026/27 Budget Committee Approved	2026/27 Commission Adopted
Resources						
Charges for Services	54,000	-	-	-	-	-
Miscellaneous Income	198,702	366,797	203,000	193,000	-	-
Financing Proceeds	7,389,900	8,236,045	8,652,000	7,152,000	-	-
Beginning Balance	3,574,483	6,702,085	10,141,000	18,778,000	-	-
Total Resources	11,217,085	15,304,927	18,996,000	26,123,000	-	-
Requirements						
GRDC	4,515,000	3,055,560	12,109,000	18,667,000	-	-
<i>Operating Total</i>	<i>4,515,000</i>	<i>3,055,560</i>	<i>12,109,000</i>	<i>18,667,000</i>	-	-
Unappropriated	6,702,085	12,249,368	6,887,000	7,456,000	-	-
<i>Non-Operating Total</i>	<i>6,702,085</i>	<i>12,249,368</i>	<i>6,887,000</i>	<i>7,456,000</i>	-	-
Total Requirements	11,217,085	15,304,927	18,996,000	26,123,000	-	-

Requirements: Rockwood Capital Improvement Fund

	2023/24 Actual	2024/25 Actual	2025/26 Adopted Budget	2026/27 Director Proposed	2026/27 Budget Committee Approved	2026/27 Commission Adopted
Requirements						
<u>Prof & Tech Services</u>						
City Contractual Services	965,000	1,355,560	2,056,000	1,728,000	-	-
City Construction Services	3,550,000	1,700,000	10,053,000	16,939,000	-	-
Total Prof & Tech Services	4,515,000	3,055,560	12,109,000	18,667,000	-	-
<u>Unappropriated</u>						
Unappropriated	6,702,085	12,249,368	6,887,000	7,456,000	-	-
Total Unappropriated	6,702,085	12,249,368	6,887,000	7,456,000	-	-
Total Requirements	11,217,085	15,304,927	18,996,000	26,123,000	-	-

Budget Reports

Rockwood-West Gresham Urban Renewal Area

Resources and Requirements: Rockwood Debt Service Fund

	2023/24 Actual	2024/25 Actual	2025/26 Adopted Budget	2026/27 Director Proposed	2026/27 Budget Committee Approved	2026/27 Commission Adopted
Resources						
Taxes	8,270,102	8,282,008	8,653,000	7,152,000	-	-
Intergovernmental	2,871	-	-	-	-	-
Miscellaneous Income	70,557	137,125	32,000	33,000	-	-
Beginning Balance	590,660	1,544,290	1,576,000	1,580,000	-	-
Total Resources	8,934,190	9,963,422	10,261,000	8,765,000	-	-
Requirements						
Debt Service	7,389,900	8,236,045	8,652,000	7,152,000	-	-
Unappropriated	1,544,290	1,727,377	1,609,000	1,613,000	-	-
<i>Non-Operating Total</i>	<i>8,934,190</i>	<i>9,963,422</i>	<i>10,261,000</i>	<i>8,765,000</i>	-	-
Total Requirements	8,934,190	9,963,422	10,261,000	8,765,000	-	-

Requirements: Rockwood Debt Service Fund

	2023/24 Actual	2024/25 Actual	2025/26 Adopted Budget	2026/27 Director Proposed	2026/27 Budget Committee Approved	2026/27 Commission Adopted
Requirements						
<u>Debt</u>						
Principal	7,389,900	8,236,045	8,652,000	7,152,000	-	-
Total Debt	7,389,900	8,236,045	8,652,000	7,152,000	-	-
<u>Unappropriated</u>						
Unappropriated	1,544,290	1,727,377	1,609,000	1,613,000	-	-
Total Unappropriated	1,544,290	1,727,377	1,609,000	1,613,000	-	-
Total Requirements	8,934,190	9,963,422	10,261,000	8,765,000	-	-

Budget Reports

Downtown/Civic Urban Renewal Area

Resources and Requirements: Civic Capital Improvement Fund

	2023/24 Actual	2024/25 Actual	2025/26 Adopted Budget	2026/27 Director Proposed	2026/27 Budget Committee Approved	2026/27 Commission Adopted
Resources						
Financing Proceeds	-	-	-	803,000	-	-
Total Resources	-	-	-	803,000	-	-
Requirements						
GRDC	-	-	-	790,000	-	-
<i>Operating Total</i>	-	-	-	790,000	-	-
Unappropriated	-	-	-	13,000	-	-
<i>Non-Operating Total</i>	-	-	-	13,000	-	-
Total Requirements	-	-	-	803,000	-	-

Requirements: Civic Capital Improvement Fund

	2023/24 Actual	2024/25 Actual	2025/26 Adopted Budget	2026/27 Director Proposed	2026/27 Budget Committee Approved	2026/27 Commission Adopted
Requirements						
<u>Prof & Tech Services</u>						
City Contractual Services	-	-	-	790,000	-	-
Total Prof & Tech Services	-	-	-	790,000	-	-
<u>Unappropriated</u>						
Unappropriated	-	-	-	13,000	-	-
Total Unappropriated	-	-	-	13,000	-	-
Total Requirements	-	-	-	803,000	-	-

Budget Reports

Downtown/Civic Urban Renewal Area

Resources and Requirements: Civic Debt Service Fund

	2023/24 Actual	2024/25 Actual	2025/26 Adopted Budget	2026/27 Director Proposed	2026/27 Budget Committee Approved	2026/27 Commission Adopted
Resources						
Taxes	-	-	-	803,000	-	-
Total Resources	-	-	-	803,000	-	-
Requirements						
Debt Service	-	-	-	803,000	-	-
<i>Non-Operating Total</i>	-	-	-	803,000	-	-
Total Requirements	-	-	-	803,000	-	-

Requirements: Civic Debt Service Fund

	2023/24 Actual	2024/25 Actual	2025/26 Adopted Budget	2026/27 Director Proposed	2026/27 Budget Committee Approved	2026/27 Commission Adopted
Requirements						
<u>Debt</u>						
Principal	-	-	-	803,000	-	-
Total Debt	-	-	-	803,000	-	-
Total Requirements	-	-	-	803,000	-	-

Excerpts from Proposed Capital Improvement Program

From Proposed Capital Improvement Program pages 567-578

Fiscal Years 2025/26 to 2029/30

PROPOSED CAPITAL IMPROVEMENT PROGRAM



CITY OF GRESHAM

Funded Projects

Overview

The 1,211-acre Rockwood-West Gresham Urban Renewal Area (URA) was established by city-wide vote in November 2003. The Rockwood-West Gresham Renewal Plan, extended to the year 2029 through city-wide vote in 2022, is aimed at improving public infrastructure, attracting private investment, adding quality jobs, housing and services to the area. The Gresham Redevelopment Commission (GRDC) is made up of members of Gresham's City Council and serves as the final decision-making body. A citizen advisory committee also reviews proposed projects and policies and makes recommendations to the GRDC.

The following capital improvement projects implement the goals of the Rockwood-West Gresham Renewal Plan. To carry out the capital projects the GRDC entered into an agreement with the City of Gresham. Thus, the URA projects are included in the City's CIP and are subject to the same review process as all other City CIP projects.

Highlights

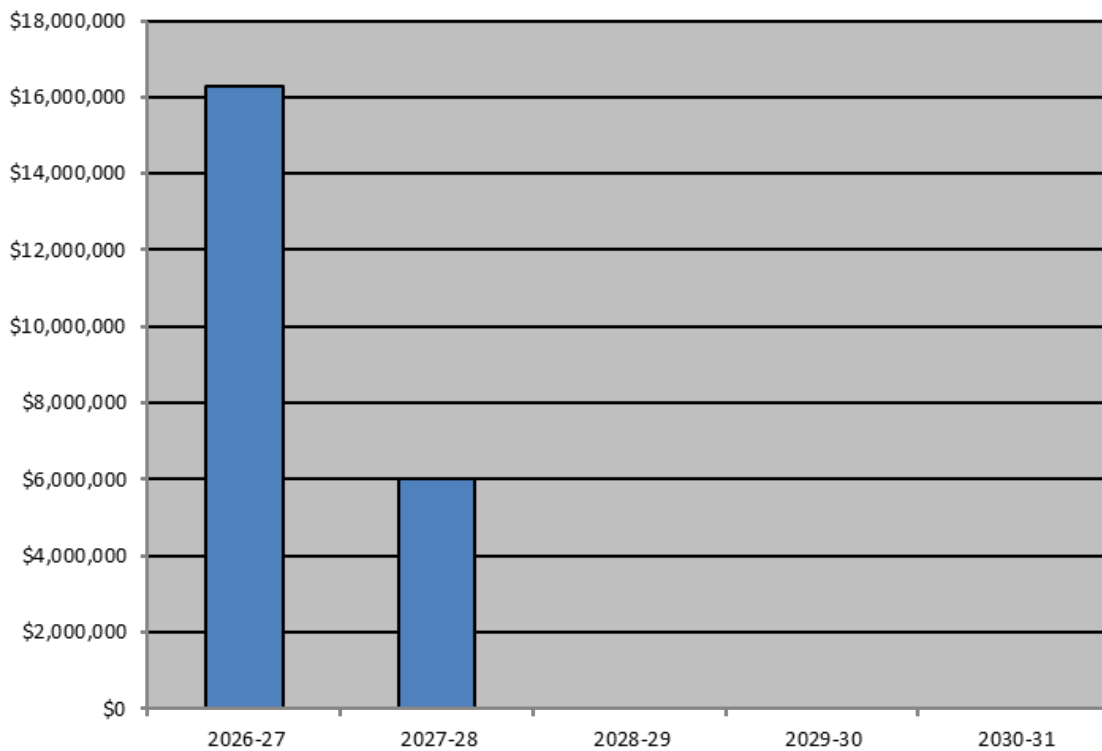
Significant capital improvement projects include:

1. Work with private developer on the redevelopment of the POIC (Portland Opportunities Industrialization Center) Campus (#CIPUR00004) into a new mixed-use campus that will include commercial and retail, a school, gymnasium, plaza, administrative offices and business incubation.
2. Staff will explore opportunities through the Property Acquisition Fund (#CIPUR00006) to respond to redevelopment opportunities within the Urban Renewal Area (URA).
3. Upgrade Yamhill Corridor (#CIPUR00007) to collector standards. This project infills Yamhill Street between 182nd Ave and 197th Ave with many safety and street improvements.

Excerpts from Proposed Capital Improvement Program

4. Advance design work and cost estimates for the development of a new public safety building to replace Gresham Fire Station 74 (#CIPUR00008).
5. Tenant improvements to GRDC-owned commercial properties in the core of the Rockwood Town Center (#CIPUR00009).
6. Support capital costs associated with affordable homeownership opportunities (#CIPUR00010).

Urban Renewal Expenditure Graph by Fiscal Year



Excerpts from Proposed Capital Improvement Program

Urban Renewal Capital Improvement Fund

Urban Renewal Projects - Funding Sources

Project	Project Name	Total Project Budget for FY26/27	Project Funding Consists of	
			Grant	Urban Renewal
CIPUR00004	POIC Campus	515,000	0	515,000
CIPUR00006	Property Acquisition Fund	2,060,000	0	2,060,000
CIPUR00007	Yamhill Corridor Improvement	4,897,943	0	4,897,943
CIPUR00008	Public Safety Facility: Fire Station 74	14,000,000	8,000,000	6,000,000
CIPUR00009	Site Improvements	149,206	0	149,206
CIPUR00010	Affordable Housing	3,605,000	0	3,605,000
Grand Total		25,227,149	8,000,000	17,227,149

Note:

The numbers shown include carryover from FY25/26.

"Grant" = Funds awarded from federal, state or local sources.

"Urban Renewal" = Funds from the Urban Renewal program area.

Excerpts from Proposed Capital Improvement Program

Urban Renewal Capital Improvement Fund

Urban Renewal Projects – Five-Year View

Project	Project Name	Total Project Budget for FY26/27		FY27/28	FY28/29	FY29/30	FY30/31	Total
		Carryover from FY25/26	+ New FY26/27					
CIPUR00004	POIC Campus	515,000	0	0	0	0	0	515,000
CIPUR00006	Property Acquisition Fund	2,060,000	0	0	0	0	0	2,060,000
CIPUR00007	Yamhill Corridor Improvement	4,897,943	0	0	0	0	0	4,897,943
CIPUR00008	Public Safety Facility: Fire Station 74	1,302,950	12,697,050	6,000,000	0	0	0	20,000,000
CIPUR00009	Site Improvements	149,206	0	0	0	0	0	149,206
CIPUR00010	Affordable Housing	0	3,605,000	0	0	0	0	3,605,000
Grand Total		8,925,099	16,302,050	6,000,000	0	0	0	31,227,149
		=						
Total Budget for FY26/27		25,227,149						

Carryover = Existing budget authority being rebudgeted in the following fiscal year to ensure projects can proceed uninterrupted at the fiscal year change.

Excerpts from Proposed Capital Improvement Program

FUNDED PROJECT Urban Renewal

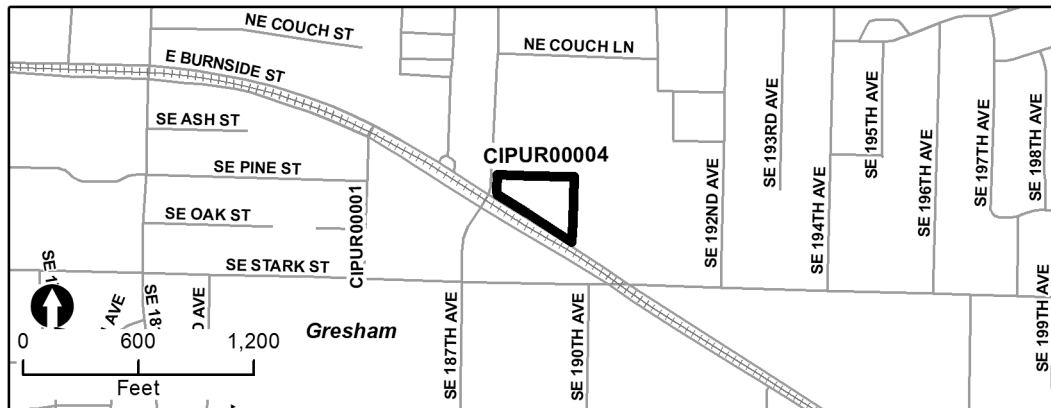
CIPUR00004: POIC Campus

Description: This POIC (Portland Opportunities Industrialization Center) Campus project will cover capital costs associated with site redevelopment, including on-going maintenance prior to redevelopment. The site will include a multi-story mixed-use building with a large gymnasium, a landscaped outdoor open area, and on-site parking. The parcel of property is located at 18901 E. Burnside, to the northeast of the Rockwood Rising Catalyst Site and immediately east of the Rockwood/E. 188th Ave. MAX light rail station.

Justification: This project will complement the adjacent Rockwood Rising Catalyst Site and help renew and revitalize the Rockwood Town Center, making it more appealing to private investment.

Type of project: Construction and renovation of facilities and supporting utilities.

Partner: Private development.



Estimated Dollars:

Funds	Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Resources	Urban Renewal	515,000	0	0	0	0	0	515,000
Resources Total		515,000	0	0	0	0	0	515,000
Expenses	Construction	500,000	0	0	0	0	0	500,000
	Admin (3%)	15,000	0	0	0	0	0	15,000
Expenses Total		515,000	0	0	0	0	0	515,000

Excerpts from Proposed Capital Improvement Program

FUNDED PROJECT Urban Renewal

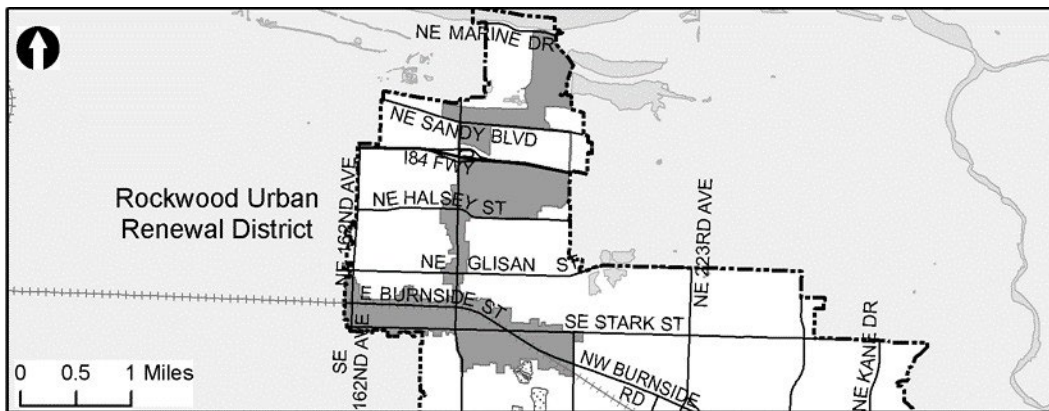
CIPUR00006: Property Acquisition Fund

Description: This Property Acquisition Fund was created to better position the Gresham Redevelopment Commission to respond to development opportunities within the Urban Renewal Area (URA). Its purpose is to provide a financial means for the Gresham Redevelopment Commission to implement the Rockwood-West Gresham Renewal Plan Goals.

Justification: This project will help renew and revitalize the Rockwood-West Gresham Urban Renewal Area, making it more appealing to private investment.

Type of project: Property Acquisition

Partners: Typical partners will be from the private sector interested in selling property or teaming on a development project.



Estimated Dollars:

Funds	Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Resources	Urban Renewal	2,060,000	0	0	0	0	0	2,060,000
Resources Total		2,060,000	0	0	0	0	0	2,060,000
Expenses	Property Acq	2,000,000	0	0	0	0	0	2,000,000
	Admin (3%)	60,000	0	0	0	0	0	60,000
Expenses Total		2,060,000	0	0	0	0	0	2,060,000

Excerpts from Proposed Capital Improvement Program

FUNDED PROJECT Urban Renewal

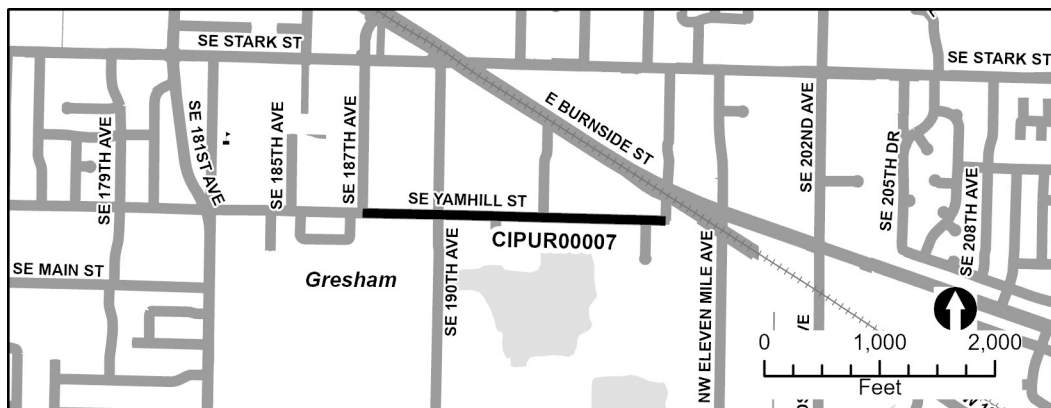
CIPUR00007: Yamhill Corridor Improvement

Description: This project infills Yamhill Street between 182nd Avenue and 197th Avenue with curb and sidewalk where they do not exist, replaces non-compliant driveways and curb ramps with new accessible driveways and curb ramps, provides streetlighting on both sides of the street, provides new Americans with Disabilities Act (ADA)-compliant midblock pedestrian crossings, adds traffic calming features in the form of curb extensions and high visibility crosswalks, and uses rectangular rapid flashing beacons (RRFBs) to improve pedestrian crossing safety.

Justification: Yamhill Street is a minor collector street within the Rockwood Design District that serves growing volumes of pedestrian and vehicular traffic. This improvement will result in a more complete roadway cross-section that improves pedestrian safety and reduces vehicle speeds.

Type of project: Construction of facilities and utilities to correct deficiencies.

Partner: Private development.



Estimated Dollars:

Funds	Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Resources	Urban Renewal	4,925,000	0	0	0	0	0	4,925,000
Resources Total		4,925,000	0	0	0	0	0	4,925,000
Expenses	Design/Const Admin	350,000	0	0	0	0	0	350,000
	Construction	3,970,200	0	0	0	0	0	3,970,200
	Admin (14%)	604,800	0	0	0	0	0	604,800
Expenses Total		4,925,000	0	0	0	0	0	4,925,000

Excerpts from Proposed Capital Improvement Program

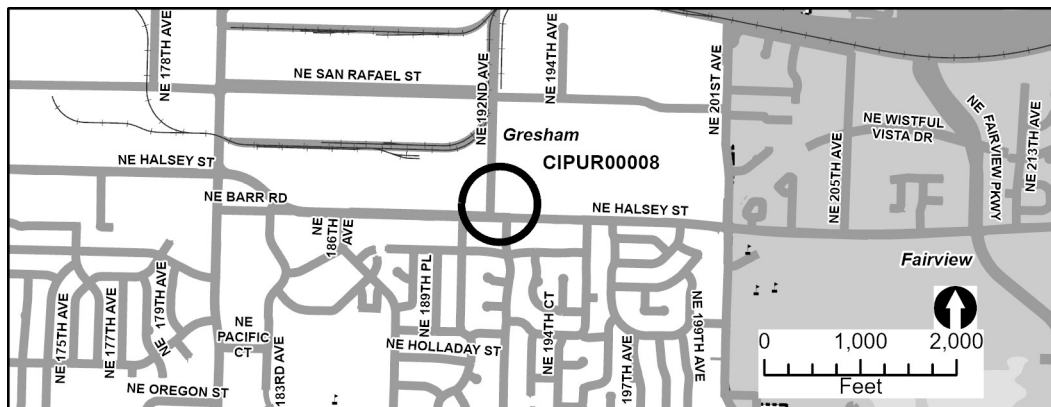
FUNDED PROJECT Urban Renewal

CIPUR00008: Public Safety Facility: Fire Station 74

Description: This project will design and construct a new fire station to replace Gresham Fire Station 74, located at 1520 NE 192nd Avenue. The grant is anticipated proceeds from the sale of Oregon State Lottery Bonds in 2027.

Justification: Gresham Fire Station is located within the Rockwood-West Gresham URA and one of five fire stations within the City of Gresham. It serves much of the urban renewal district, including commercial and industrial businesses located adjacent to I-84. The current facility does not meet Federal American with Disabilities Act (ADA) accessibility regulations and predates earthquake resistant construction standards. New construction promotes a safe environment for residents and business activity.

Type of project: Construction of facilities and utilities to correct deficiencies.



Estimated Dollars:

Funds	Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Resources	Other	0	0	6,000,000	0	0	0	6,000,000
	Grant	0	8,000,000	0	0	0	0	8,000,000
	Urban Renewal	1,302,950	4,697,050	0	0	0	0	6,000,000
Resources Total		1,302,950	12,697,050	6,000,000	0	0	0	20,000,000
Expenses	Design/Const Admin	1,264,950	500,000	250,000	0	0	0	2,014,950
	Construction	0	11,827,250	5,575,200	0	0	0	17,402,450
	Admin (3%)	38,000	369,800	174,800	0	0	0	582,600
Expenses Total		1,302,950	12,697,050	6,000,000	0	0	0	20,000,000

Excerpts from Proposed Capital Improvement Program

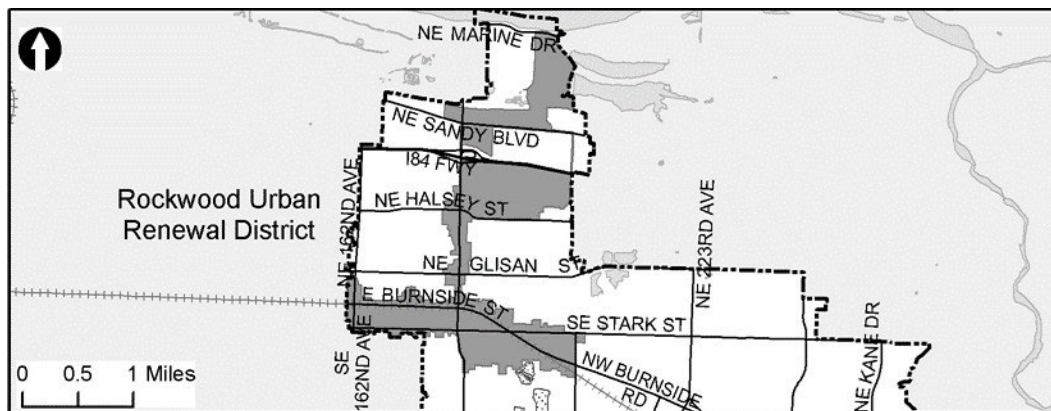
FUNDED PROJECT Urban Renewal

CIPUR00009: Site Improvements

Description: This project will cover capital costs associated with tenant improvements, site prep and redevelopment opportunities at the commercial properties located within the Rockwood Town Center. The parcels are located on E. Burnside Street to the west of the Downtown Rockwood catalyst site and immediately east of the TriMet Rockwood Park & Ride and on SE 185th Avenue south of SE Stark Street. Other locations may be identified as opportunities arise.

Justification: This project will help renew and revitalize the Rockwood-West Gresham Urban Renewal Area, making it more appealing to private investment. Capital costs will help fund tenant improvements to recently acquired commercial properties for future leasing opportunities. Additionally, the demolition of the former Lydia’s Restaurant will help prepare the property for redevelopment opportunities.

Type of project: Construction and renovation of facilities and supporting utilities.



Estimated Dollars:

Funds	Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Resources	Urban Renewal	257,500	0	0	0	0	0	257,500
Resources Total		257,500	0	0	0	0	0	257,500
Expenses	Admin (3%)	7,500	0	0	0	0	0	7,500
	Other	250,000	0	0	0	0	0	250,000
Expenses Total		257,500	0	0	0	0	0	257,500

Excerpts from Proposed Capital Improvement Program

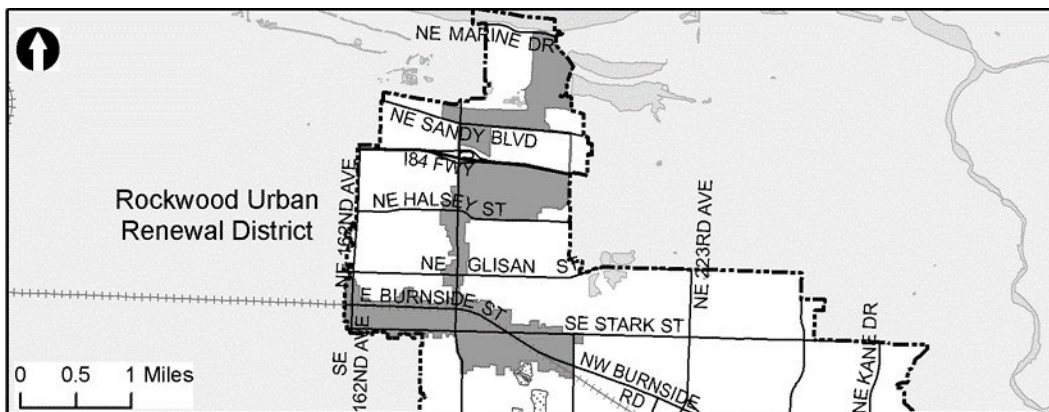
FUNDED PROJECT Urban Renewal

CIPUR00010: Affordable Housing

Description: This project will cover capital costs associated with affordable home ownership opportunities. Capital costs will help fund development projects that include affordable housing, particularly home ownership, either on privately-owned or Gresham Redevelopment Commission-owned properties in the Urban Renewal Area.

Justification: This project will help renew and revitalize the Rockwood-West Gresham Urban Renewal Area, making it more appealing to private investment.

Type of project: Construction and renovation of facilities and supporting utilities.



Estimated Dollars:

Funds	Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Resources	Urban Renewal	0	3,605,000	0	0	0	0	3,605,000
Resources Total		0	3,605,000	0	0	0	0	3,605,000
Expenses	Admin (3%)	0	105,000	0	0	0	0	105,000
	Other	0	3,500,000	0	0	0	0	3,500,000
Expenses Total		0	3,605,000	0	0	0	0	3,605,000

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