

Commission Chair Travis Stovall
Commission Vice Chair Cathy Keathley Commissioner Jerry Hinton
Commission Acting Chair Kayla Brown Commissioner Sue Piazza
Commissioner Eddy Morales Commissioner Janine Gladfelter

**Gresham Redevelopment Commission
Business Meeting**

**November 18, 2025
2:30 PM**

**Gresham Public Safety and Schools Building
Council Chambers
1333 NW Eastman Parkway, Gresham, Oregon**

Members of the public are welcome to attend this meeting in the Council Chambers.
This meeting will also be broadcast live at www.greshamoregon.gov/agendas and via Zoom.

Please use the link below to join the Zoom webinar:

<https://greshamoregon.zoom.us/j/87895316107?pwd=YTIJZFJrcTV5SU8xa1NoVWdXWXhsZz09>

Webinar ID: 878 9531 6107

Passcode: 4xERZB5sqX

Telephone: 253 215 8782

Passcode: 498 368 8933

PLEASE NOTE

Instructions for signing up for written or oral testimony are provided on this agenda under section B (1): Instructions to Citizens on Signing Up for Public Testimony Regarding Agenda and Non-Agenda Items.

A. Opening – 5 Minutes

- 1. Call to Order**
- 2. Roll Call**

B. Open Public Comment - 10 Minutes

1. Instructions to the Public

Written Testimony must be received by 3:00 p.m., Monday, November 17, 2025 , via email to Johntae Ivory, Program Technician, at johntae.ivory@greshamoregon.gov
Oral Testimony: Persons wishing to provide oral testimony must register their request to Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing johntae.ivory@greshamoregon.gov by 3:00 p.m., Monday, November 17, 2025, and include their name, email address, phone number, and subject matter of the oral testimony.
Mr. Ivory will send persons who wish to provide oral testimony via Zoom a Zoom link to use to provide the oral testimony.

2. Open Public Testimony

C. Consent Agenda – 5 Minutes

Commission actions are taken in one motion on Consent Agenda items; however, Commission members can remove items from the Consent Agenda to be addressed separately.

1. Gresham Redevelopment Commission Meeting Minutes

Move to approve minutes from the Gresham Redevelopment Commission meeting of October 21, 2025.
Urban Renewal

D. Public Hearing

E. Commission Business – 50 Minutes

1. Rockwood Storefront Improvement Grant

Staff will present proposed Storefront Improvement Grant guidelines for eligible businesses in the Rockwood-West Gresham Urban Renewal Area.
Michael Gonzales, Urban Renewal Project Coordinator, Johntae Ivory, Program Technician
Urban Renewal

2. Capital Improvement Forecast

Staff will present an overview of the Capital Improvement Program forecast for the Rockwood-West Gresham Urban Renewal Area.
Justin Douglas, GRDC Executive Director
Urban Renewal

F. Commission Measures, Proposals and Announcements

G. Adjournment

Total Estimated Time: 70 Minutes



AGENDA ITEM TYPE: CONSENT

Gresham Redevelopment Commission Meeting Minutes

Meeting Date: November 18, 2025
Service Area: Urban Renewal

Staff Member: Johntae Ivory
Agenda Item Number: C-1

Requested Council Action and Suggested Motion:

Move to approve minutes from the Gresham Redevelopment Commission Meeting of October 21, 2025.

Reviewed By:

Justin Douglas, GRDC Executive Director

Attachments:

GRDC Meeting Minutes 10-21-25

A. Opening

1. Call to Order

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, October 21, 2025, at 2:32 P.M. via Conference Call +1 253 215 8782, Meeting ID 878 9531 6107 or <https://greshamoregon.zoom.us/j/87895316107>

2. Roll Call

COMMISSION PRESENT: Commission Chair Travis Stovall
Commissioner Kayla Brown
Commissioner Janine Gladfelter
Commissioner Jerry Hinton
Commissioner Cathy Keathley
Commissioner Sue Piazza

COMMISSION ABSENT: Commissioner Eddy Morales

STAFF PRESENT: Larry Morgan, Gresham Assistant City Manager
Ellen Van Riper, Gresham City Attorney
Justin Douglas, GRDC Executive Director
Michael Gonzales, Urban Renewal Project Coordinator
Johntae Ivory, Recording Secretary

B. Open Public Comment - 10 Minutes

1. Instructions to the Public

Written Testimony must be received by 3:00 p.m. on Monday, October 20, 2025, via email to Johntae Ivory, Program Technician, at johntae.ivory@greshamoregon.gov

Oral Testimony: Persons wishing to provide oral testimony must register their request to Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing johntae.ivory@greshamoregon.gov by 3:00 p.m. on October 20, 2025 and include their name, email address, phone number, and subject matter of the oral testimony. Mr. Ivory will send persons who wish to provide oral testimony via Zoom a Zoom link to use to provide the oral testimony.

2. Open Public Testimony

Chair Travis Stovall read the instructions.

Johntae Ivory, Recording Secretary, reported that no citizens signed up to provide oral testimony or submitted written testimony.

C. Consent Agenda - 5 Minutes

Commission actions are taken in one motion on Consent Agenda items; however, Commission members can remove items from the Consent Agenda to be addressed separately.

1. Gresham Redevelopment Commission Meeting Minutes

Move to approve minutes from the Gresham Redevelopment Commission meeting of August 26, 2025.

Motion was made by **Commissioner Hinton** and seconded by **Commissioner Brown**.

APPROVE CONSENT AGENDA ITEMS C-1.

Hearing none, **Chair Stovall** called for the vote. The motions passed as follows:

Commission Chair Travis Stovall	YES
Commissioner Kayla Brown	YES
Commissioner Cathy Keathley	YES
Commissioner Jerry Hinton	YES
Commissioner Sue Piazza	YES
Commissioner Janine Gladfelter	YES
Commissioner Eddy Morales	ABSENT

D. Public Hearing**E. Commission Business – 30 Minutes****1. Downtown Rockwood Update**

Staff and partners RKm Development, Inc will provide an update on Downtown Rockwood.

Justin Douglas, Urban Renewal Director, and partners Roy Kim and Dayna Kim, RKm Development, Inc.

Justin Douglas introduced the RKm, Development management team. Roy Kim, Dayna Kim and Elaina Kim.

RKm staff gave a high-level overview and update of the Downtown Rockwood Market Hall and the Aviva Apartments.

Chair Stovall thanked the RKm Development team for the updates and all that has come out of this great effort.

Commissioner Hinton commended the Rockwood Market Hall for its high-quality food and welcoming environment. He noted that visiting delegations were impressed by the operation. The Commissioner asked about safety measures are in place by the staff.

Ms. Dayna Kim noting the presence of on-site security and cooperation among tenants to maintain safe environment.

Commissioner Hinton also inquired about parking availability, to which the Rkm staff confirmed that shared parking lots provide adequate spaces, though usage varies. The commissioner asked if there's a sunset on the subsidizing for the tenants at the market hall.

Mr. Douglas reported that the GRDC Business Incubator Grant program concluded in FY 2023–24, and a new matching grant program that staff plans to present in December 2025. Available to all small business owners in the Rockwood-West area.

Commissioner Keathley praised the Rkm management for their encouragement, emphasizing the community's investment and engagement into Market Hall. She asked about the balance between nonprofit and for-profit businesses.

Mr. Kim said the businesses contribute to community benefit or the property tax goals and his staff communicate with the GRDC staff.

Commissioners Gladfelter and **Commissioner Brown** both commended staff and management for the significant progress and community transformation visible in Rockwood. They both provided examples.

Commissioner Hinton remembers this project being called the Catalyst site. He acknowledges the new and improved buildings around the area to create that catalyst for change to regenerate the whole area from the inside out.

Commissioner Piazza inquired about business performance in the Rockwood Market Hall today.

Ms. Elaina Kim reported improved conditions, with many vendors stabilizing and continuing operations due to prior grant assistance. She explained the great working relationship with the tenants with open communication and how their businesses fluctuate with the seasons. She explained the toughest months are during the winter and rising costs of expenses have been the hardest challenges.

Commissioner Piazza asked if the foot traffic has increased now that the construction fencing has been taken down and if the Rkm staff has a tracking system in place.

Ms. Elaina Kim said it has helped with visibility and during the summer, the market hall was very active according to updates from the tenants, but they have no tracking system in place.

Chair Stovall said he got to tour guests from the LOC Conference around market hall and Aviva Apartments and he explained how impressed everyone was with the projects specifically, the commissary kitchen and food storage areas. He believes we should capture some of the learning experiences from this project as we continue to work with small and medium-sized businesses as they start to grow in Gresham. He said this is a strategic focus we need to continue to look at as we move forward to support the food eco systems.

F. Commission Measures, Proposals and Announcement

G. Adjournment

Hearing no further business, **Chair Stovall** adjourned the meeting at **3:20 p.m.**

Travis Stovall,
Chair

Prepared by:

Johntae Ivory
City Recorder