

GRESHAM REDEVELOPMENT COMMISSION BUSINESS MEETING MINUTES
December 9, 2025

A. Opening

1. Call to Order

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, December 9, 2025, at 2:33 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

COMMISSION ABSENT: Commissioner Eddy Morales
Commissioner Sue Piazza

STAFF PRESENT: Eric Schmidt, Gresham 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, December 8, 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 December 8, 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 one written testimony was submitted and one public testimony to speak today.

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Jason Nauman, co-founder of Rockwood Common, testified in support of the Storefront Improvement Grant Program's goals but urged the Commission to include nonprofit businesses, emphasizing that nonprofits are equally invested in the local economy, maintain buildings, and reinvest all revenue in the public interest. He highlighted Rockwood Common's planned \$117,000 investment to revitalize a vacant Rockwood property into a community hub and cautioned that excluding nonprofits would set a long-term precedent that diverts public funds away from essential community-serving organizations.

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 November 18, 2025.

3. Reappointments to the Gresham Redevelopment Commission Advisory Committee

Move to confirm the reappointments of Jennifer McMillan, Ibrahim Moustafa, and Gregory Schroeder to the Gresham Redevelopment Commission Advisory Committee.

Chair Stovall asked if there was any discussion on the Consent Agenda or motion.

Commissioner Keathley recommended pulling agenda item C-2 for further discussion.

Motion was made by **Commissioner Hinton** and seconded by **Commissioner Brown** APPROVE CONSENT AGENDA ITEMS C-1 & C-3.

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 Janine Gladfelter | YES |
| Commissioner Eddy Morales | ABSENT |
| Commissioner Sue Piazza | ABSENT |

2. Resolution 56: Adopting Guidelines for the Rockwood-West Gresham Urban Renewal Area Storefront Improvement Grant Program.

Move to approve Resolution No. 56 adopting guidelines for the Storefront Improvement Grant Program and directing the Executive Director to proceed with implementation.

Commissioner Keathley stated she wished to respond to public testimony received earlier in the meeting regarding nonprofit eligibility for the Storefront Improvement Grant Program. She stated that she agreed nonprofits provide value to livability, safety, and vibrancy in Rockwood. She noted that the program eligibility was carried forward from the previous storefront program and that nonprofit inclusion was not revisited during program development. She also stated concerns about investing public funds in a building owned by another public agency.

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Commissioner Hinton stated that he would like additional discussion and requested a future briefing on the item before moving forward.

Commissioner Brown had similar questions and raised concerns related to property ownership and property tax collection for the Multnomah County building that was discussed in public testimony. She explained issues regarding the concentration of nonprofit organizations in Rockwood and the need to balance nonprofit and for-profit business support, while acknowledging the community value nonprofits provide. She would like further discussions as well.

Commissioner Keathley asked how the delay would affect the program.

Mr. Douglas said postponing action on the item would not negatively impact the program timeline and that staff could return with additional briefings and seek Commission approval at a future meeting.

Ms. Van Riper stated that the appropriate motion would be to either table the item or postpone it to a certain date

Chair Stovall called for a motion on the Consent Agenda C-2 to table the item.

A motion was made by **Commissioner Hinton** and seconded by **Commissioner Gladfelter** to table Resolution 56.

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 Janine Gladfelter | YES |
| Commissioner Eddy Morales | ABSENT |
| Commissioner Sue Piazza | ABSENT |

D. Public Hearing

E. Commission Business

F. Commission Measures, Proposals and Announcement

Mr. Ivory announced an upcoming community event, Reindeer in Rockwood, to be held at the Rockwood Market Hall on December 19 from 4:00 p.m. to 7:00 p.m.

G. Adjournment

Hearing no further business, **Chair Stovall** adjourned the meeting at **2:48 p.m.**

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Travis Stovall,
Chair

Prepared by:

Johntae Ivory
City Recorder