

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

January 20, 2026

1:00 PM

(REVISED AGENDA)

**Gresham City Hall
Oregon Trail, Springwater Trail, Barlow Conference Rooms
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=YTlJZFlrcTV5SU8xa1NoVWdXWXhsZz09>

**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, January 19, 2026, 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, January 19, 2026, 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 December 9, 2025
Urban Renewal

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

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

D. Public Hearing

E. Commission Business – 20 Minutes

1. Portland Opportunities Industrialization Center (P.O.I.C) Campus Update

HMS Development Team

Staff, along with partners POIC and HMS Development, will share design updates and progress of the POIC campus and go over the next steps and milestones in the project timeline.

Urban Renewal

F. Commission Measures, Proposals and Announcements – 5 Minutes

1. Election of Officers

Elect a Vice Chair and Acting Chair for calendar year 2026.
Urban Renewal

G. Adjournment

Total Estimated Time: 45 Minutes

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: CONSENT

Gresham Redevelopment Commission Meeting Minutes

Meeting Date: January 20, 2026
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 December 9, 2025.

Reviewed By:

Justin Douglas, GRDC Executive Director

Attachments:

GRDC Meeting Minutes

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.

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.

GRESHAM REDEVELOPMENT COMMISSION BUSINESS MEETING MINUTES
December 9, 2025

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.**

GRESHAM REDEVELOPMENT COMMISSION BUSINESS MEETING MINUTES
December 9, 2025

Travis Stovall,
Chair

Prepared by:

Johntae Ivory
City Recorder

DRAFT



AGENDA ITEM TYPE: CONSENT

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

Meeting Date: January 20, 2026
Service Area: Urban Renewal

Staff Member: Michael Gonzales
Agenda Item Number: C-2

Requested Council Action and Suggested Motion:

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

Public Purpose, Community Outcome, and Strategic Plan Alignment:

The public purpose is to provide resources to help commercial property and business owners improve the appearance and operation of their buildings. Storefront improvement grants will fund improvements to the exterior façades of eligible commercial buildings within the Rockwood-West Gresham Urban Renewal Area (URA). Owners of buildings and tenants of eligible buildings may apply for matching funds up to \$10,000 per business, which are paid to the Grantee after the agreed-upon improvements are completed and paid for by the grantee. The intent is to support projects that enhance property values, improve safety perception, increase neighborhood vibrancy and stimulate economic development.

Background:

The Storefront Improvement Grant Program was previously established in January 2005 to improve the commercial vitality and appearance of Rockwood street-facing commercial properties. The previous grant program was administered for seven years and provided significant enhancements to grantees. The program also incentivized further private investment in the district. With the successful 2022 ballot measure which extended the Urban Renewal Program to the year 2029, there is an opportunity to invest funds to support business development.

Over the past year, staff have been reviewing best practices for storefront grant programs and drafted a framework for an updated 2026 grant program to provide

funds to support enhancements to business and property owners within the district. Staff presented the proposed Storefront Improvement Grant Program during a work session with the GRDC on November 18, 2025. The proposal incorporated staff's review of best practices for storefront grant programs, including other programs from similar sized cities in our region. The attached Storefront Improvement Grant Program is reflective of the Rockwood-West Gresham Renewal Plan, previous GRDC administered grant programs, current best practices, and GRDC feedback. The current proposal is also reflective of current business conditions, as many businesses are impacted by current economic conditions and challenges

Recommendation and Alternatives:

Staff recommends the GRDC move to approve Resolution No. 56 adopting guidelines for the Rockwood-West Gresham Urban Renewal Area Storefront Improvement Grant Program and direct the Executive Director to proceed with implementation.

Alternatively, the GRDC can direct staff not to proceed with the grant program.

Budget/Financial Impact:

Funds for this matching grant program are budgeted within the fiscal year (FY) 2025-26 urban renewal budget for business grant programs. Funds are not to exceed \$200,000 for implementation this fiscal year. Staff intends to seek GRDC reauthorization of the program for future years, once staff have a chance to see how well subscribed it is, and/or any changes to increase participation.

Public Involvement:

The proposed Storefront Improvement Grant Program was presented to the Gresham Redevelopment Commission Advisory Committee on November 12, 2025, for review and feedback. With approval to proceed with the matching grant program, staff will finalize the grant agreement, promote the grant program, and send a mailer to eligible businesses within the district.

Next Steps:

With GRDC direction, staff will proceed with the administration of the Storefront Improvement Grant Program

Reviewed By:

Justin Douglas, GRDC Executive Director
Elizabeth McCann, Budget and Finance Director
Ellen Van Riper, City Attorney
Eric Schmidt, City Manager

Attachments:

- A. Resolution 56
- B. Exhibit A Storefront Guidelines

RESOLUTION NO. 56
A RESOLUTION ADOPTING GUIDELINES FOR THE ROCKWOOD-WEST
GRESHAM URBAN RENEWAL AREA STOREFRONT IMPROVEMENT GRANT
PROGRAM

THE GRESHAM REDEVELOPMENT COMMISSION FINDS:

WHEREAS, on August 5, 2003, the City Council through Ordinance 1573 adopted the Rockwood-West Gresham Urban Renewal Plan (Plan) with the goal “to support the development of businesses that create well paying (‘family wage’) jobs and to improve the quality of housing for current and future Rockwood residents. It will achieve these goals by providing public investment to support industrial, commercial and residential development and rehabilitation.”; and

WHEREAS, on November 4, 2003, the electors of the City of Gresham (City) approved the Plan; and

WHEREAS, Gresham Revised Code Article 2.24 established the Gresham Redevelopment Commission (GRDC); and

WHEREAS, on February 26, 2004, the GRDC adopted its bylaws, establishing its powers and authority as provided under state law, City Charter, and City Ordinance for urban renewal agencies; and establishing its authorization of expenditures;

WHEREAS, in adopting the Plan, the City Council authorized the GRDC to administer the Plan, including setting priorities and identifying projects and programs to deliver on the Plan goal; and

WHEREAS, staff have drafted guidelines for a Rockwood-West Gresham Storefront Improvement Grant Program (Grant Program) to provide matching grants to eligible business and property owners; and

WHEREAS, the Grant Program will provide resources to help businesses and property owners improve the appearance and operation of their property and buildings through capital investment; and

WHEREAS, the Grant Program furthers the following Plan goals: Goal 1 (Public Involvement), Goal 2 (Improve Rockwood Town Center), Goal 4 (Help Create and Retain Family Wage Jobs by Improving Industrial and Commercial Areas) and Goal 8 (Promote Quality Development).

THE GRESHAM REDEVELOPMENT COMMISSION RESOLVES:

1. The GRDC hereby adopts guidelines for the Storefront Improvement Grant Program as attached in Exhibit A.
2. This resolution shall be effective on February 2, 2026.

Yes: _____

No: _____

Absent: _____

Abstain: _____

Passed by the Gresham Redevelopment Commission on _____.

Justin Douglas
Executive Director

Travis Stovall
Chairperson

Ellen Van Riper
Gresham Redevelopment Commission
Legal Counsel

Rockwood Storefront Improvement Grant Program Guidelines

1. Program Overview

The Rockwood-West Gresham Urban Renewal Area Storefront Improvement Grant Program (Storefront Grant) is administered by the Gresham Redevelopment Commission (GRDC). This program provides financial assistance to commercial property and business owners seeking to repair or update their storefront façade within the Rockwood-West Gresham Urban Renewal Area (URA). The intent is to support projects that enhance property values, improve safety perception, increase neighborhood vibrancy, and stimulate economic development.

2. Eligibility

Eligible Storefront Grant applicants include commercial property owners and businesses with written authorization from the property owner. Applicants must operate within the URA boundaries. Businesses must be for-profit, have 50 or fewer employees, and priority will be given to businesses who are actively serving customers.

Properties with delinquent property taxes, liens, or outstanding City of Gresham (City) code violations will not be considered, unless corrective actions have been taken to resolve outstanding issues.

3. Funding and Grant Amounts

Total Program Budget: \$200,000 (fiscal year 2025-26)

Grant Reimbursement Amounts: Up to \$10,000 in matching grants per business for eligible improvements. The total project cost needs to be at least \$2,000. The matching grant amount will be calculated at 50% of the total project cost, with the grant amount not to exceed \$10,000.

4. Eligible Improvements

- Exterior painting
- Siding replacement
- Windows and door replacement
- New cornices, gutters, and downspouts
- Permanent fixed signs
- Exterior lighting
- Canopies and awnings (durable and high-quality materials only)
- Landscaping, fencing, bike racks, and interior window display lighting (if part of exterior work)
- Stand-alone ADA improvements
- Sidewalks

5. Ineligible Improvements

- Roofs
- Structural foundations
- Billboards
- Security systems
- Non-permanent fixtures
- Interior window coverings
- Personal property or equipment
- Security bars
- Razor/barbed wire fencing
- Paving
- Advertising/Graphics
- Interior-only modifications

6. Application and Review Process

1. Application Submission – Applications are accepted on a rolling basis.
2. Application Review – GRDC staff evaluates eligibility and project scope.
3. Site Visit – Staff meets with business/property owner on-site to review the proposed improvements, confirm eligibility, answer questions, and advise on the process needed to complete the work for reimbursement.
4. Grant Agreement / Contract – Issued upon approval, detailing funding amount, terms, project scope, and bid proposal from contractor.

7. General Conditions

- Applicant must have a current City of Gresham business license.
- Only bids from contractors licensed within the State of Oregon will be accepted.
- The State of Oregon COBID website offers a directory of certified firms at: <https://www.oregon.gov/biz/programs/cobid/pages/default.aspx>
- All construction contracts are between the Grantee and the contractor(s).
- Proof of property insurance is required before grant is approved.
- Businesses will display GRDC promotional signage for at least one year following the completion of the work.
- The GRDC reserves the right to publicize completed projects.
- Reimbursements are issued only after all required documentation and approvals are completed.
- The Grantee is responsible for hiring qualified professionals to carry out the grant-funded work.
- Work must be completed by contractors licensed within the State of Oregon. A Grantee must make a good faith effort to hire local contractors.

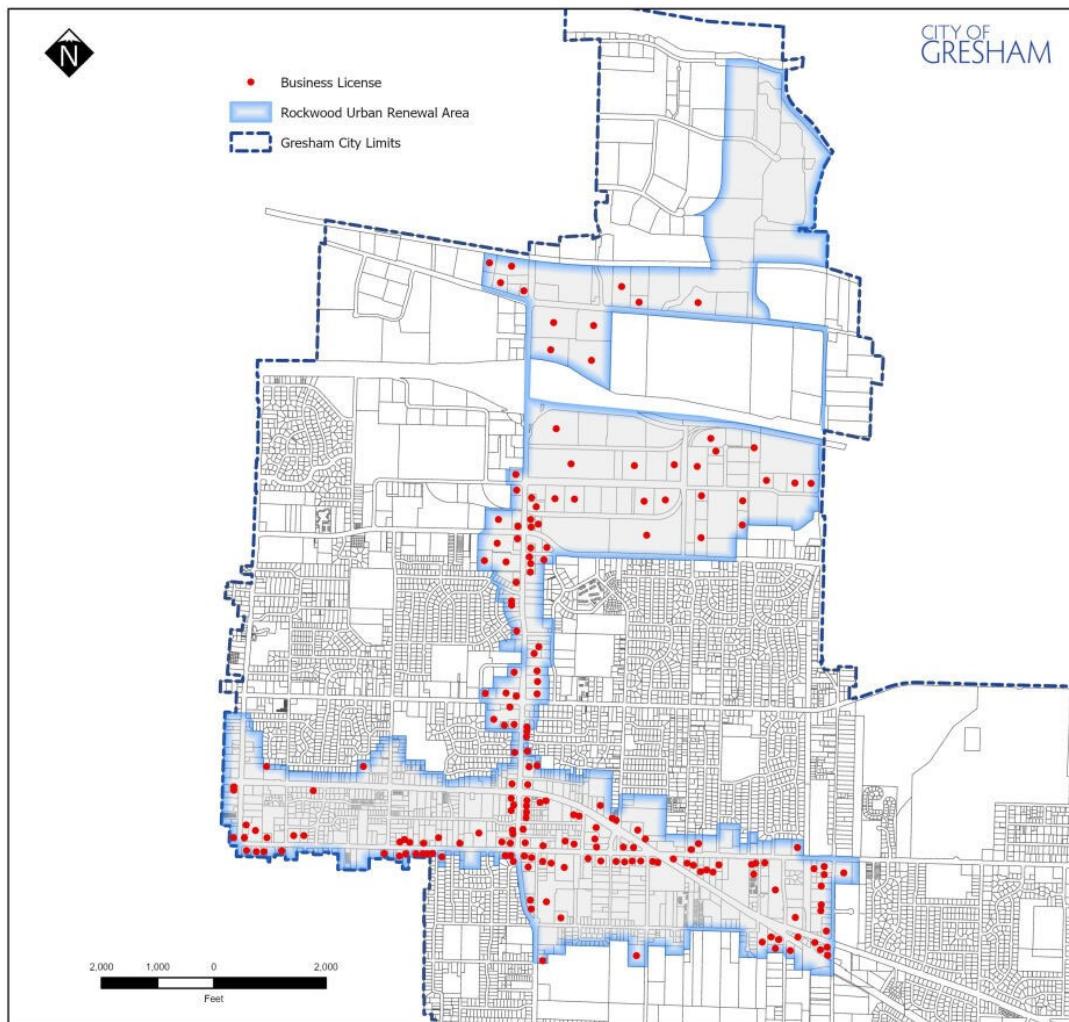
GRESHAM

REDEVELOPMENT COMMISSION

- The City encourages purchasing from local businesses whenever possible. For more information regarding the City definition of 'local', contact GRDC staff.
- Grantees are responsible for obtaining necessary regulatory approvals, including City building and development permits.
- All work must comply with City, state, and federal regulations.

8. Administrative and Procurement Notes

- Procurement Oversight: GRDC staff will approve grants directly. Bidding is not required.
- Disbursement of Grant Funds: Once all the contracted work has been completed, the Grantee will submit copies of receipts showing proof of payment and a Release of Lien from all contractors that completed eligible work.
- All receipts must be submitted to GRDC staff within 120 days from the commencement of construction.
- Reimbursement Conditions:
 - Work must not begin before contract is executed.
 - GRDC staff must review work for compliance.
 - Proof of payment and lien release are required.
 - All regulatory and building permits must be obtained.
 - Delinquent taxes or code violations must be resolved prior to reimbursement.



GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: ACTION

Election of Officers

Meeting Date: January 20, 2026
Service Area: Urban Renewal

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

Requested Council Action and Suggested Motion: Elect a Vice Chair and Acting Chair for calendar year 2025

Public Purpose, Community Outcome, and Strategic Plan Alignment:

The Vice Chair provides leadership to the Gresham Redevelopment Commission (GRDC) in the Chair's absence. The Acting Chair provides leadership to the GRDC in the absence of both the Chair and Vice Chair.

Background:

Per the GRDC By-Laws, the Mayor of the City of Gresham serves as Chair of the GRDC. The Vice Chair and Acting Chair shall be elected annually by the GRDC from among their members at the first regular meeting of the GRDC in January of each year.

The Vice Chair performs the duties of the Chair in the absence or incapacity of the Chair. The Acting Chair performs the duties of Chair in the absence or incapacity of both the Chair and Vice Chair.

For calendar year 2025, Commissioner Kathy Keathley served as Vice Chair and Commissioner Kayla Brown served as Acting Chair.

Recommendation and Alternatives:

Not applicable.

Budget/Financial Impact:

Not applicable.

Public Involvement:

Not applicable.

From

Johntae Ivory, Program Technician

Reviewed Through:

Justin Douglas, GRDC Executive Director

Attachments:

Not applicable.
