

A. Opening

1. Call to Order

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, January 20, 2026, at 1:00 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: 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, 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. on 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

Chair Travis Stovall read the instructions.

Johntae Ivory, Recording Secretary, reported that four written testimonies were submitted and two public testimonies to speak today.

Jason Naumann, 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.

Celso Naranjo, Chair of the Gresham Redevelopment Commission Advisory Committee, stated that the Storefront Improvement Grant reflects strong collaboration between staff and the Committee. Following public input about nonprofit exclusion, the Advisory Committee unanimously recommends that nonprofits be included in the program.

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.

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

Commissioner Brown asked for further discussion about Agenda Item C-2.

Chair Stovall called for a motion on the Consent Agenda C -1

Motion was made by **Commissioner Gladfelter** and seconded by **Commissioner Keathley** to APPROVE CONSENT AGENDA ITEM C-1.

The motions passed as follows:

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

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 Brown supports starting the program as it is today and in six months review for possible updates to the guidelines.

Chair Stovall is in support of adding nonprofits to the program.

Commissioner Keathley supports starting the program as it is today and would like to get the program started.

Commissioner Piazza expressed support for moving forward with the proposal as written for the six-month period. She stated the program should be launched promptly and that nonprofit funding considerations should be reviewed later with clearer criteria. She asked whether nonprofit-owned or government buildings were eligible under current guidelines.

Commissioner Gladfelter stated support for nonprofits but agreed that the current proposal should be adopted as written due to unresolved questions around eligibility criteria and funding allocation.

Chair Stovall expressed concern about the \$200,000 budget, questioning whether it could be spent within six months and whether additional funds could be allocated, noting uncertainty about program uptake.

Mr. Douglas explained that the original \$200,000 allocation was set early in the fiscal year with the expectation of strong uptake, but due to lost time and staffing capacity, fully pending that amount this year may be difficult. Future funding levels can be revisited through the fiscal year 2026–27 budget process and beyond.

Chair Stovall expressed uncertainty about what would be learned during a six-month period given prior experience administering similar programs. He emphasized the importance of nonprofits in the community and suggested carving out funding for nonprofit entities interested in improving their storefronts.

Commissioner Hinton acknowledged the importance of nonprofits but noted they already have access to many funding sources. He stated this program was intended specifically for businesses and expressed concern that nonprofits could dilute the program's impact. He supported adopting the program as proposed.

Commissioner Gladfelter clarified that she was not advocating for waiting six months but rather for adopting the program now and concurrently working on potential nonprofit inclusion criteria.

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

Motion was made by **Commissioner Hinton** and seconded by **Commissioner Piazza** to APPROVE CONSENT AGENDA ITEM C-2.

Chair Stovall called for the vote. The motions passed as follows:

Commission Chair Travis Stovall	NO
Commissioner Kayla Brown	YES
Commissioner Janine Gladfelter	NO
Commissioner Jerry Hinton	YES
Commissioner Cathy Keathley	YES
Commissioner Eddy Morales	ABSENT
Commissioner Sue Piazza	YES

D. Public Hearing

E. Commission Business

1. Portland Opportunity Industrialization Center Campus Update

Presentation presented by:

Justin Douglas, GRDC Executive Director

Kerry Hughes, COO and CIO of HMS Developments

Emily Wilson, BORA Architects

Joe McFerrin, POIC President

Mr. Douglas thanked **Chair Stovall** and the Commissioners and introduced the POIC development team. Staff provided background on the Burnside and 188th project, noting the DDA was executed in late 2024 and the team has since advanced into design development, while acknowledging current market challenges and emphasizing the project's alignment with urban renewal goals.

Mr. Hughes provided a project update, reporting the team is at the 50% Design Development phase and ahead of schedule, with the overall program largely unchanged. He reviewed completed milestones under the DDA, noted coordination with the City on public use agreements and easements, and emphasized that upcoming design review approval will strengthen fundraising and reduce project risk before introducing Emily Wilson for the design presentation.

Ms. Wilson presented an overview of the project design, noting the building program remains consistent and includes Rosemary Anderson Prep, a gymnasium, POIC offices, ground-floor retail, an innovation lab, and a health clinic. She reviewed site plans, plaza design, and interior spaces, highlighting transparency, daylighting, and functional layouts. She also presented building massing and exterior elevations, emphasizing softened corners, pedestrian-scale design, landscaping, and façade articulation that reflects POIC's mission and enhances the Burnside and MAX corridor streetscape.

Mr. McFerrin expressed enthusiasm for the project and appreciation for staff support. He provided a fundraising update, noting ongoing efforts across philanthropic, public, and corporate funding sources, acknowledging progress while emphasizing that significant resources are still needed. He highlighted POIC's post-COVID operational right-sizing and confidence in the organization's ability to deliver the project, describing it as not only a school but a workforce training and community center that will serve diverse populations in Gresham.

Commissioner Keathley asked about the tipping point between design investment and fundraising and when a go/no-go decision would be made.

Mr. Hughes stated the project is funded through a pre-development grant and outside capital, with over \$500,000 invested to date. He explained the next steps include land use approval, followed by fundraising, with full financing required before construction. He also noted current market challenges and emphasized the project's community benefits.

Commissioner Piazza asked whether full financing would need to be secured by the projected February 26, 2027, closing date.

Mr. Hughes confirmed that funding would need to be in place at closing.

Commissioner Hinton complimented the project design and asked about the total project cost.

Mr. Hughes project team estimated the cost in the mid-\$40 million range.

Chair Stovall thanked the project team for the update and expressed appreciation for the progress and commitment to supporting the project.

F. Commission Measures, Proposals and Announcement

1. ELECTION OF OFFICERS

Chair Stovall explained that every year we elect a Vice Chair and Acting Chair. Our previous Vice Chair was **Commissioner Keathley**, and our previous Acting Chair was **Commissioner Brown**. The purpose of the Vice Chair is to take over the duties of the Chair if the Chair is not available, and the purpose of the Acting Chair is to take over the duties of Chair or Vice Chair if they are not available.

Chair Stovall called for nominations for Vice Chair.

Commissioner Hinton nominated **Commissioner Gladfelter**.

There were no additional nominations.

Chair Stovall called for the vote.

The election of **Commissioner Gladfelter** to serve as Vice Chair for calendar year 2026 passed as follows:

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

Chair Stovall called for nominations for Acting Chair.

Commissioner Piazza nominated **Commissioner Brown** for Acting Chair

There were no additional nominations.

Chair Stovall called for the vote.

The election of **Commissioner Brown** to serve as Acting Chair for calendar year 2026 passed as follows:

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

G. Adjournment

Hearing no further business, **Chair Stovall** adjourned the meeting at **1:56 p.m.**

Travis Stovall,
Chair

Prepared by:

Johntae Ivory
City Recorder