

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

Gresham Redevelopment Commission Business Meeting

**February 17, 2026
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=YTlJZF1rcTV5SU8xa1NoVWdXWXhsZz09>

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, February 16, 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, February 16, 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 January 20, 2026.

Urban Renewal

2. Resolution 57: Amending the Bylaws of the Gresham Redevelopment Commission Advisory Committee

Move to approve Resolution No. 57 amending the bylaws of the Gresham Redevelopment Commission (GRDC) Advisory Committee to 1. Rename it the Rockwood/West Gresham Advisory Committee, and 2. Amend Section 2 to remove the committee's role serving as the seven appointed members of the GRDC Budget Committee, as that role will now be performed by the City of Gresham Finance Committee.

Urban Renewal

3. Resolution 58: Establishing the Gresham Finance Committee as the Gresham Redevelopment Commission Budget Committee

Move to approve Resolution No. 58, appointing the Finance Committee as the citizen members of the GRDC Budget Committee.

Urban Renewal

D. Public Hearing

E. Commission Business – 20 Minutes

1. Update on the Downtown/Civic Advisory Committee

Justin Douglas, GRDC Executive Director

Staff will brief the Gresham Redevelopment Commission (GRDC) on membership and timeline considerations for a new Downtown/Civic Advisory Committee.

Urban Renewal

F. Commission Measures, Proposals and Announcements

G. Adjournment

Total Estimated Time: 40 Minutes

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: CONSENT

Gresham Redevelopment Commission Minutes

Meeting Date: February 17, 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 January 20, 2026.

Reviewed By:

Justin Douglas, GRDC Executive Director

Attachments:

GRDC Minutes 1-20-26

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.

GRESHAM REDEVELOPMENT COMMISSION BUSINESS MEETING MINUTES
January 20, 2026

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.

GRESHAM REDEVELOPMENT COMMISSION BUSINESS MEETING MINUTES
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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

GRESHAM

REDEVELOPMENT COMMISSION

Gresham Redevelopment Commission

AGENDA ITEM TYPE: Consent

Resolution 57: Amending the Bylaws of the Gresham Redevelopment Commission
Advisory Committee

Meeting Date: February 17, 2026
Service Area: Urban Renewal

Staff Member: Justin Douglas
Agenda Item Number: C-2

Requested Council Action and Suggested Motion:

Move to approve Resolution No. 57 amending the bylaws of the Gresham Redevelopment Commission (GRDC) Advisory Committee to 1. Rename it the Rockwood/West Gresham Advisory Committee, and 2. Amend Section 2 to remove the committee's role serving as the seven appointed members of the GRDC Budget Committee, as that role will now be performed by the City of Gresham Finance Committee.

Public Purpose, Community Outcome, and Strategic Plan Alignment:

The public purpose of this action is to establish and clarify the role that the Advisory Committee and Finance Committee serve on behalf of the City of Gresham and the GRDC.

Background:

On August 5, 2003, City Council through Ordinance No. 1573 approved the Rockwood-West Gresham Urban Renewal Plan. Gresham Revised Code Article 2.24.010 (4) authorized the Gresham Redevelopment Commission (GRDC) to adopt by-laws to govern its procedures. Accordingly, on February 26, 2004, through Resolution No. 2, the GRDC adopted its By-Laws, including Article IV, Section 1, which provides for the establishment of standing, special, and advisory committees to provide recommendations and reports to the GRDC. In accordance with State law requiring the establishment of a Budget Committee, on April 29, 2004, the GRDC adopted Resolution No. 3, establishing the GRDC Advisory Committee, and through Resolution No. 4, which was subsequently amended by Resolution No. 45 on January 15, 2019, empowered the GRDC Advisory Committee's role as part of the GRDC Budget Committee.

For the past two decades, the GRDC Advisory Committee has served as the citizen members of the Budget Committee for the Gresham Redevelopment Commission. With the September 2, 2025, City Council adoption of the Gresham Downtown/Civic Urban Renewal Plan, the Gresham Redevelopment Commission Budget will now include both plan areas and funds.

Chapter 2.40.020 of Gresham Revised Code establishes the purpose, powers, and duties of the Finance Committee to “serve as the seven members of the Gresham Budget Committee as required by city charter.” On February 3, 2026, City Council voted to amend Gresham Revised Code such that the Finance Committee will serve as the citizen members of the GRDC Budget Committee that will include the Rockwood-West Gresham Urban Renewal Plan, the Gresham Downtown/Civic Urban Renewal Plan, and any future urban renewal plans.

With the adoption of the Gresham Downtown/Civic Urban Renewal Plan, staff will be seeking nominations for community members to serve on an advisory committee specific to the new plan area and to be known as the Downtown/Civic Advisory Committee. In order to alleviate any confusion with the existing committee, staff are proposing to rename it to the Rockwood-West Gresham Advisory Committee.

Recommendation and Alternatives:

Recommendation:

Staff recommends that the Commission move to approve Resolution No. 57, which would amend advisory committee bylaws and approve Resolution No. 58, which would appoint the Finance Committee as the citizen members of the GRDC Budget Committee.

Alternatives:

The Commission could reject the proposals, which would leave bylaws as is and in conflict with recently amended Gresham Revised Code.

Budget/Financial Impact:

There are no budget or financial impacts related to this action.

Public Involvement:

At the January 14, 2026, GRDC Advisory Committee meeting, staff informed members of the City’s intention to broaden the role of the Finance Committee to serve as the citizen members of the Budget Committee for the GRDC.

Next Steps:

Should the Commission vote to approve this item, the advisory committee bylaws will be updated in accordance with Gresham Revised Code.

Attachments:

A. Resolution 57

Reviewed Through:

Eric Schmidt, City Manager

Ellen Van Riper, City Attorney

Elizabeth McCann, Budget and Finance Director

Christina Still, City Recorder

RESOLUTION NO. 57

A RESOLUTION REVISING THE PURPOSE AND NAME OF THE GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE OF GRESHAM, OREGON BY AMENDING RESOLUTION NO. 46

THE GRESHAM REDEVELOPMENT COMMISSION FINDS:

- A. The Rockwood-West Gresham Urban Renewal Plan (“Rockwood Plan”) was approved and adopted by the City of Gresham per City of Gresham Ordinance No. 1573, dated August 5, 2003.
- B. On November 4, 2003, the electors of the City of Gresham approved the Rockwood Plan.
- C. The Gresham Downtown/Civic Urban Renewal Plan (“Civic Plan”) was adopted by the City of Gresham City Council by Ordinance No. 1859, dated September 2, 2025.
- D. Gresham Revised Code (“GRC”) Article 2.24 establishes the Gresham Redevelopment Commission (“GRDC”) and GRC section 2.24.010 (4) authorizes the GRDC to adopt by-laws to govern its procedures.
- E. GRDC adopted its By-Laws by Resolution No. 2 at its meeting of February 26, 2004.
- F. GRDC By-Laws Article IV, Section 1 provides for the establishment of standing, special, and advisory committees to provide recommendations and reports to the GRDC.
- G. The Plan envisioned the establishment of a citizens advisory committee to assist and advise the GRDC in its work.
- H. GRDC adopted GRDC Advisory Committee (“GRDCAC”) By-Laws by Resolution No. 3 at its meeting of April 29, 2004.
- I. GRDC amended GRDCAC By-Laws by Resolution No. 17 at its meeting of May 15, 2008.
- J. GRDC amended GRDCAC By-Laws by Resolution No. 46 at its meeting of January 15, 2019.

THE GRESHAM REDEVELOPMENT COMMISSION RESOLVES:

That it revises the purpose and name of the “Gresham Redevelopment Commission Advisory Committee” to “Rockwood-West Gresham Advisory Committee” by amending Resolution No. 46 and its attachment as described in the attached “Exhibit A” which is incorporated into this resolution by this reference.

Yes: _____

No: _____

Absent: _____

Abstain: _____

Passed by the Gresham Redevelopment Commission and effective on _____.

Justin Douglas
Executive Director

Travis Stovall
Chair

Ellen Van Riper
Gresham Redevelopment Commission
Legal Counsel

GRDC RESOLUTION NO. 57, EXHIBIT A

Rockwood-West Gresham Advisory Committee

Section 1. Rockwood-West Gresham Advisory Committee. Established and Membership.

- (1) There is hereby established the Rockwood-West Gresham Advisory Committee (“RWGAC”). The GRDCAC shall consist of seven members.
- (2) All members of the RWGAC shall be appointed at large. Insofar as possible, candidates who are residents of the Rockwood-West Gresham Urban Renewal area shall receive preference in appointment.
- (3) In appointing these representatives, every effort will be made to include in the RWGAC a spectrum of appointees that form a wide range of backgrounds that reflect the diversity present among Rockwood-West Gresham residents, property and business owners.

Section 2. GRDCAC Purpose.

The purpose of the RWGAC is to advise the Gresham Redevelopment Commission (“GRDC”) on the implementation of the Rockwood-West Gresham Urban Renewal Plan (“Plan”), including, but not limited to, the following:

- a. The timing, final design, and funding for projects and activities listed in the Plan.
- b. The Annual or periodic work plans related to implementation of the Plan.
- c. Minor or major amendments to the Plan.
- d. The sponsoring of public events and other activities to gather input and communicate with the community regarding the Plan.

Section 3. Appointment and Removal of Members, Participation and Attendance, and Residency Requirements.

- (1) All members of the RWGAC shall be appointed by the GRDC Chair with the consent of the GRDC. Members of the RWGAC serve as volunteers and shall not be monetarily compensated for their participation.
- (2) Members of the RWGAC may be removed by a consensus of the GRDC for any reason and at any time during the member’s term of appointment.

(3) Failure of a RWGAC member to attend three consecutive meetings of the RWGAC will result in termination of the member's appointment, if recommended by the GRDC Chair and staff liaison; provided, however, that the GRDC may waive termination if warranted by individual circumstance.

Section 4. Suspension or Dissolution.

The GRDC may suspend or dissolve the RWGAC at any time and for any, or no, reason.

Section 5. Term of Membership, and Vacancies.

(1) The term of appointment to the RWGAC shall be for a period of three years. Terms shall coincide with the Fiscal Year, July 1 through June 30. Terms shall be adjusted to provide for transition or regular turnover of RWGAC members so that, as near as practicable, one-third of the terms end each year. Current members' terms shall be extended to June 30 beyond current term expiration date.

(2) No member may serve on more than two GRDC standing, special, or advisory committees at any one time unless expressly approved by the GRDC.

(3) Vacancies created due to the mid-term resignation or termination of a member shall be filled by appointment by the GRDC Chair with the consent of the GRDC.

Section 6. Officers, Terms of Office, and Vacancies

(1) At the first regular meeting in July of each year the RWGAC shall elect a chair and a vice-chair, who shall hold a one-year term of office. The chair and vice-chair initially elected shall serve until the next first regular meeting in July of the following year.

(2) No RWGAC member may serve more than two successive years in any one office. Election to a vacant term of office as set forth in subsection 3 of this section shall not be considered in calculating office term limits.

(3) Vacancies in office due to mid-term resignation or removal of the officer shall be filled by election of the membership and shall be for the remainder of the vacant term of office.

Section 7. GRDC and Staff Support.

A member of the GRDC will be appointed and a staff member will be assigned to support and/or work in conjunction with the RWGAC and will act as a formal liaison between the

GRDC and the RWGAC membership as necessary. GRDC and staff liaisons shall not be eligible to vote.

Section 8. Purpose Limits, Meetings, Quorum, Reporting, and Other Responsibilities.

- (1) Any activities of the RWGAC must be within the purposes expressed in Section 2 of this resolution. Any activities beyond the expressed purposes in Section 2 must be approved in advance by the GRDC.
- (2) RWGAC meetings shall be required only as needed to conduct the business of the RWGAC or as requested by the GRDC.
- (3) Quorum requirements shall comply with Gresham Revised Code GRC 2.18.080(3).
- (4) Meetings of the RWGAC are subject to the requirements of the Oregon Public Meetings Law and notice shall be provided and minutes shall be kept and maintained for all meetings.
- (5) Within the first year of appointment all RWGAC members shall participate in a program of law training or otherwise demonstrate knowledge and familiarity with state law governing the conduct of public officials.

GRESHAM

REDEVELOPMENT COMMISSION

Gresham Redevelopment Commission

AGENDA ITEM TYPE: Consent

Resolution 58: Establishing the Gresham Finance Committee as the Gresham Redevelopment Commission Budget Committee

Meeting Date: February 17, 2026
Service Area: Urban Renewal

Staff Member: Justin Douglas
Agenda Item Number: C-3

Requested Council Action and Suggested Motion:

Move to approve Resolution No. 58, appointing the Finance Committee as the citizen members of the GRDC Budget Committee.

Public Purpose, Community Outcome, and Strategic Plan Alignment:

The public purpose of this action is to establish and clarify the role that the Advisory Committee and Finance Committee serve on behalf of the City of Gresham and the GRDC.

Background:

On August 5, 2003, City Council through Ordinance No. 1573 approved the Rockwood-West Gresham Urban Renewal Plan. Gresham Revised Code Article 2.24.010 (4) authorized the Gresham Redevelopment Commission (GRDC) to adopt by-laws to govern its procedures. Accordingly, on February 26, 2004, through Resolution No. 2, the GRDC adopted its By-Laws, including Article IV, Section 1, which provides for the establishment of standing, special, and advisory committees to provide recommendations and reports to the GRDC. In accordance with State law requiring the establishment of a Budget Committee, on April 29, 2004, the GRDC adopted Resolution No. 3, establishing the GRDC Advisory Committee, and through Resolution No. 4, which was subsequently amended by Resolution No. 45 on January 15, 2019, empowered the GRDC Advisory Committee's role as part of the GRDC Budget Committee.

For the past two decades, the GRDC Advisory Committee has served as the citizen members of the Budget Committee for the Gresham Redevelopment Commission. With the September 2, 2025, City Council adoption of the Gresham Downtown/Civic Urban Renewal Plan, the Gresham Redevelopment Commission Budget will now

include both plan areas and funds.

Chapter 2.40.020 of Gresham Revised Code establishes the purpose, powers, and duties of the Finance Committee to “serve as the seven members of the Gresham Budget Committee as required by city charter.” On February 3, 2026, City Council voted to amend Gresham Revised Code such that the Finance Committee will serve as the citizen members of the GRDC Budget Committee that will include the Rockwood-West Gresham Urban Renewal Plan, the Gresham Downtown/Civic Urban Renewal Plan, and any future urban renewal plans.

With the adoption of the Gresham Downtown/Civic Urban Renewal Plan, staff will be seeking nominations for community members to serve on an advisory committee specific to the new plan area and to be known as the Downtown/Civic Advisory Committee. In order to alleviate any confusion with the existing committee, staff are proposing to rename it to the Rockwood-West Gresham Advisory Committee.

Recommendation and Alternatives:

Recommendation:

Staff recommends that the Commission move to approve Resolution No. 57, which would amend advisory committee bylaws and approve Resolution No. 58, which would appoint the Finance Committee as the citizen members of the GRDC Budget Committee

Alternatives:

The Commission could reject the proposals, which would leave bylaws as is and in conflict with recently amended Gresham Revised Code.

Budget/Financial Impact:

There are no budget or financial impacts related to this action.

Public Involvement:

At the January 14, 2026, GRDC Advisory Committee meeting, staff informed members of the City’s intention to broaden the role of the Finance Committee to serve as the citizen members of the Budget Committee for the GRDC.

Next Steps:

Should the Commission vote to approve this item, the advisory committee bylaws will be updated in accordance with Gresham Revised Code.

Attachments:

A. Resolution: 58

Reviewed Through:

Eric Schmidt, City Manager
Ellen Van Riper, City Attorney
Elizabeth McCann, Budget and Finance Director
Christina Still, City Recorder

RESOLUTION NO. 58

A RESOLUTION AMENDING RESOLUTION NO. 4 AND NO. 46 TO ESTABLISH THE CITY OF GRESHAM FINANCE COMMITTEE AS THE CITIZEN MEMBERS OF THE GRESHAM REDEVELOPMENT COMMISSION BUDGET COMMITTEE

THE GRESHAM REDEVELOPMENT COMMISSION FINDS:

- A. The Rockwood-West Gresham Urban Renewal Plan (“Rockwood Plan”) was approved and adopted by the City of Gresham per City of Gresham Ordinance No. 1573, dated August 5, 2003.
- B. On November 4, 2003, the electors of the City of Gresham approved the Rockwood Plan.
- C. The Gresham Downtown/Civic Urban Renewal Plan (“Civic Plan”) was adopted by the City of Gresham City Council by Ordinance No. 1859, dated September 2, 2025.
- D. Gresham Revised Code (“GRC”) Article 2.24 established the Gresham Redevelopment Commission (“GRDC”) and GRC Section 2.24.010 (4) authorizes the GRDC to adopt by-laws to govern its procedures.
- E. GRDC adopted its By-Laws by Resolution No. 2 at its meeting of February 26, 2004.
- E. GRDC By-Laws Article IV, Section 1 provides for the establishment of standing, special, and advisory committees to provide recommendations and reports to the GRDC.
- F. State law requires the establishment of a budget committee for GRDC budget matters.
- G. GRDC established the GRDC Budget Committee (“GRDCBC”) by Resolution No. 4 at its meeting of April 29, 2004.
- H. GRDC adopted Resolution No. 45 amending the membership structure and terms of office of the GRDCBC during its meeting on January 15, 2019, by amending Resolution No. 4, as described in Exhibit “A” to Resolution No. 45.

THE GRESHAM REDEVELOPMENT COMMISSION RESOLVES:

That it revises the duties of the Rockwood-West Gresham Advisory Board (“RWGAB”) to remove serving as the citizen members of the GRDC Budget Committee and designates the members of the City of Gresham Finance Committee as the citizen members of the GRDC Budget Committee, pursuant to GRC Section 2.40.020, by amending Resolution No. 45 and its attachment as described in the attached “Exhibit A,” which is incorporated into this resolution by reference.

Yes: _____

No: _____

Absent: _____

Abstain: _____

Passed by the Gresham Redevelopment Commission and effective on _____.

Justin Douglas
Executive Director

Travis Stovall
Chair

Ellen Van Riper
Gresham Redevelopment Commission
Legal Counsel

GRDC RESOLUTION NO. 58, EXHIBIT A

Gresham Redevelopment Commission Budget Committee

Section 1. Gresham Redevelopment Commission Budget Committee. Established and Membership.

- (1) There is hereby established the Gresham Redevelopment Commission Budget Committee. The GRDCBC shall consist of fourteen members. The GRDCBC shall be comprised of the seven Gresham Redevelopment Commissioners (“GRDC”) and the seven citizen members of the City of Gresham Finance Committee.
- (2) The seven citizen members of the City of Gresham Finance Committee shall be appointed, removed, and replaced by the City of Gresham City Council pursuant to GRC Article 2.40.

Section 2. GRDCBC Purpose.

The purpose of the GRDCBC is to review and recommend a budget to the GRDC.

Section 3. Officers, Terms of Office, and Vacancies

- (1) At the first annual meeting of each year, the GRDCBC shall elect a chair and a vice-chair, who shall hold a one-year term of office. The chair and vice-chair initially elected shall serve until the next first annual meeting of the following year.
- (2) No GRDCBC member may serve more than two successive years in any one office. Election to a vacant term of office as set forth in subsection 3 of this section shall not be considered in calculating office term limits.
- (3) Vacancies in office due to mid-term resignation or removal of the officer shall be filled by election of the membership and shall be for the remainder of the vacant term of office.

Section 4. Staff Support.

A staff member will be assigned to support and/or work in conjunction with the GRDCBC and will act as a formal liaison to the GRDCBC as necessary. The staff liaisons shall not be eligible to vote.

Section 5. Purpose Limits, Meetings, Quorum, Reporting, and Other Responsibilities.

- (1) Any activities of the GRDCBC must be within the purposes expressed in Section 2 of this resolution. Any activities beyond the expressed purposes in Section 2 must be approved in advance by the GRDC.
- (2) GRDCBC meetings shall be required only as needed to conduct the business of the GRDCBC or as requested by the GRDC.
- (3) Quorum requirements shall comply with Oregon Administrative Rules OAR 150-294-0450.
- (4) Meetings of the GRDCBC are subject to the requirements of the Oregon Public Meetings Law and notice shall be provided and minutes shall be kept and maintained for all meetings.
- (5) The GRDCBC shall comply with ORS 294.414 and GRC Article 2.18 (Commissions, Committees, and Task Forces – Council Created Advisory Bodies).

GRESHAM

REDEVELOPMENT COMMISSION

Gresham Redevelopment Commission

AGENDA ITEM TYPE: Report

Update on the Downtown/Civic Advisory Committee

Meeting Date: February 17, 2026
Service Area: Urban Renewal

Staff Member: Justin Douglas
Agenda Item Number: E-1

Requested Council Action and Suggested Motion:

This item is informational only. Staff will brief the Gresham Redevelopment Commission (GRDC) on membership and timeline considerations for a new Downtown/Civic Advisory Committee.

Public Purpose, Community Outcome, and Strategic Plan Alignment:

The purpose of the Downtown-Civic Advisory Committee is to advise the GRDC on the implementation of the Gresham Downtown-Civic Urban Renewal Plan (Plan), including, but not limited to the following

- The timing, design, and funding for projects and activities listed in the Plan.
- Annual or periodic work plans related to implementation of Plan.
- Minor or major amendments to the Plan.
- The sponsoring of public events and other activities to gather input and communicate with the community regarding the Plan.

Background:

The Plan envisioned the establishment of an advisory committee to assist and advise the GRDC in its work. With the adoption of the Gresham Downtown/Civic Urban Renewal Plan, staff would like to solicit nominations for the GRDC to appoint a new advisory committee (distinct from the advisory committee focused on Rockwood-West Gresham) that would advise staff and the GRDC on projects, programs, and initiatives in the Plan area. The volunteer committee will be comprised of seven community members that shall be appointed by the GRDC Chair with the consent of GRDC. Members of the advisory committee shall be appointed at large. Insofar as possible, candidates who are residents of the Gresham Downtown/Civic area will be prioritized. The term of appointment shall be for a period of three years, coinciding with the fiscal year. Advisory committee meetings shall be subject to requirements of Oregon Public Meetings Law.

The committee shall include an appointed GRDC member serving in an ex-officio position

Staff are proposing the seven members shall generally represent the following constituencies:

1. Business owner
2. Commercial real estate developer
3. Housing developer
4. Commercial property owner
5. Gresham Barlow School District
6. NW Neighborhood Association
7. Historic Downtown Gresham Association

To broaden awareness of the opportunity for community members to submit an application, staff will:

- Add application link to City's job page and advisory committee webpage
- Send an eblast to interested parties email list
- Promote the opportunity through networking and targeted city channels

After the application window closes, staff will interview and evaluate qualified nominations with GRDC Vice Chair Gladfelter and Acting Chair Brown and make a recommendation to Chair Stovall for consideration and then formal appointment by the GRDC at its April 21, 2026, meeting. Should the GRDC appoint Committee members, a schedule for the remainder of 2026 is as follows:

Month	Milestone
February	Update to GRDC
March	Promote openings, seek and evaluate nominations
April	GRDC appoints advisory committee members and approves new committee bylaws
May	Advisory committee kick-off
June	
July	Advisory committee – urban renewal 101
August	
September	Advisory committee draft five-year action plan
October	Advisory committee – finalize draft action plan
November	GRDC adopts action plan

Recommendation and Alternatives:

Recommendation:

N/A

Alternatives:

N/A

Budget/Financial Impact:

There are no budget or financial impacts related to this item.

Public Involvement:

N/A

Next Steps:

Staff will share opportunity for Gresham community members to apply to serve on the Committee as noted above.

Attachments:

N/A

Reviewed Through:

Eric Schmidt, City Manager

Ellen Van Riper, City Attorney

Elizabeth McCann, Budget and Finance Director

Christina Still, City Recorder
