

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

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**Gresham Redevelopment Commission  
Business Meeting**

**March 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](http://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.**

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**A. Opening – 5 Minutes**

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

## **B. Open Public Comment – 10 Minutes**

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### **1. Instructions to the Public**

Written Testimony must be received by 3:00 p.m., Monday, March 16, 2026, via email to Johntae Ivory, Program Technician, at [johntae.ivory@greshamoregon.gov](mailto: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](mailto:johntae.ivory@greshamoregon.gov) by 3:00 p.m., Monday, March 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.

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### **1. Gresham Redevelopment Commission Minutes**

Move to approve minutes from the Gresham Redevelopment Commission Meeting of February 17, 2026  
Urban Renewal

### **2. Declining an Option to Purchase Rockwood D, 454 SE 187th Avenue**

Decline an option to purchase Rockwood D, 454 SE 187th Avenue.  
Urban Renewal

## **D. Public Hearing**

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## **E. Commission Business**

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## **F. Commission Measures, Proposals and Announcements**

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## **G. Adjournment**

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**Total Estimated Time: 20 Minutes**



Gresham Redevelopment Commission

**AGENDA ITEM TYPE:** Consent

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Gresham Redevelopment Commission Minutes

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

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

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**Requested Council Action and Suggested Motion:**

Move to approve minutes from the Gresham Redevelopment Commission Meeting of February 17, 2026

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**Reviewed By:**

Justin Douglas, GRDC Executive Director

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**Attachments:**

A. GRDC Minutes 2-17-26

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**A. Opening**

**1. Call to Order**

**Chair Travis Stovall** called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, February 17, 2026, 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 Cathy Keathley  
Commissioner Sue Piazza

**COMMISSION ABSENT:** Commissioner Jerry Hinton  
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, February 16, 2025, via email to Johntae Ivory, Program Technician, at [johntae.ivory@greshamoregon.gov](mailto: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](mailto:johntae.ivory@greshamoregon.gov) by 3:00 p.m. on February 16, 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**, acknowledged one public testimony today.

**Jason Naumann, co-founder of Rockwood Common**, testified urging the Storefront Improvement Grant be amended to include non-profits. The proposal would allow eligible non-taxed entities to access 5% of grant funds to support Urban Renewal Plan goals and enable improvements in Rockwood Town Center, including repairs, safety upgrades, and community programs. He emphasized timely action to align with an upcoming lease vote on February 19th.

**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.

**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.

**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.

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

**Chair Stovall** called for a motion on the Consent Agenda C -1, C-2, or C-3.

A motion was made by **Commissioner Brown** and seconded by **Commissioner Gladfelter** to APPROVE CONSENT AGENDA ITEM C-1, C-2, & C-3.

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

**D. Public Hearing**

## E. Commission Business

### 1. Update on the Downtown/Civic Advisory Committee

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

#### **Presentation presented by Justin Douglas, GRDC Executive Director**

**Mr. Douglas** explained that staff plans to seek applications for a seven-member advisory committee to help guide implementation of the Downtown Civic Urban Renewal Plan. The committee will include members with professional experience, community involvement, or lived experience who can represent community groups and communicate both community feedback and GRDC activities. The committee will work with staff to develop a five-year action plan (Fiscal Years 2026–27 through 2031–32) to help prioritize early investments in the district. Staff hope to begin recruiting members soon and bring recommended appointments to the GRDC for consideration in April.

**Commissioner Keathley** expressed appreciation for the layout and suggested staff provide preliminary examples when bringing back the discussion on value statements to help guide conversation. She also recommended providing ideas or tools to help advisory committees communicate effectively with their constituencies.

**Commissioner Brown** asked for clarification on the projected term length for the committee seats.

**Mr. Douglas** said it's a three-year term for the committee members.

**Commissioner Brown** asked whether committee members who are also stakeholders like commercial property or housing developers would face any conflict of interest if they later sought to access funds or participate in projects in the areas they represent. She inquired whether serving on the committee would affect their eligibility to participate in future funding opportunities.

**Mr. Douglas** noted that, as a public body, the committee would be subject to Oregon ethics regulations. He added that, generally, committee members would be expected not to financially benefit from any related investments.

**Ellen Van Riper, Gresham City Attorney**, confirmed that advisory body members would be subject to Oregon ethics laws and could not participate in deliberations or benefit from any recommendations made by the committee. She noted this may be a factor for individuals to consider when deciding whether to serve.

**Commissioner Brown** suggested that this ethics consideration should be made clear to applicants. They asked whether the restriction applies only during their terms such as three to five years, or if former members could access funds or participate in projects in future years.

**Ms. Van Riper** responded that once members are no longer serving on the advisory body, they would likely have more ability to participate in the benefits of any recommendations

made by the committee.

**Commissioner Brown** suggested allowing some flexibility in filling committee seats if it becomes difficult to find representatives from every area. She expressed excitement to see how the committee develops.

**Chair Stovall** noted that during recruitment, it will be important to clearly explain what committee members can and cannot do regarding potential conflicts of interest. Members can advise on programs benefiting the district but cannot vote on allocations or approve budgets that would directly benefit them; restrictions apply only when personal benefit is involved.

**Ms. Van Riper** noted that the Oregon Government Ethics Commission (OGEC) has been interpreting conflict of interest statutes broadly. She referenced that this issue has already come up with some members of the advisory body. She stated he would review OGEC opinions and prepare an analysis with recommendations and guardrails to guide recruitment and participation for committee members, emphasizing the need for caution given recent broad rulings.

**Chair Stovall** agreed that the analysis would be helpful and asked how similar situations were handled with the Rockwood program. He noted the need to obtain input from those who might ultimately benefit, while still managing potential conflicts of interest, and sought guidance on how that was addressed previously.

**Commissioner Keathley** asked how the Rockwood program handled input from potential beneficiaries. She noted that while it's important to get feedback from those who might benefit, it's necessary to manage conflicts of interest, and inquired how this was addressed in that instance.

**Mr. Douglas** believes we receive information on Oregon Public Records Law and complete an OGEC ethics form. He said that the current advisory committee follows this process, and no ethics issues have arisen with existing members, as they sign the required forms upon joining.

**Chair Stovall** suggested reviewing how recommendations are handled and noted that **Ms. Van Riper** will take the lead in analyzing the process. He emphasized the importance of communicating guidelines correctly and ensuring compliance with the rules.

**Commissioner Brown** asked about the Rockwood Advisory committee, noting its 30-year history. She inquired about the original criteria for selecting committee members and whether that changed over time. They asked if the current committee is expected to evolve similarly, over time, reflecting on the Rockwood experience.

**Mr. Douglas** noted that the Rockwood committee was first created in 2004 and suggested reviewing archives to determine how members were originally selected whether based on skill sets, representation, or on a first-come, first-served basis. He added that the composition of the new committee may evolve over time, depending on changing priorities, such as a greater focus on commercial real estate, parks, or public spaces, as investments and community needs shift.

**F. Commission Measures, Proposals and Announcement**

**G. Adjournment**

Hearing no further business, **Chair Stovall** adjourned the meeting at **3:02 P.M.**

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Travis Stovall,  
Chair

Prepared by:

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Johntae Ivory  
City Recorder

DRAFT



Gresham Redevelopment Commission

**AGENDA ITEM TYPE:** Consent

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Declining an Option to Purchase Rockwood D, 454 SE 187th Avenue

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

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

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**Requested Council Action and Suggested Motion:**

Decline an option to purchase Rockwood D, 454 SE 187<sup>th</sup> Avenue.

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**Public Purpose, Community Outcome, and Strategic Plan Alignment:**

The public purpose of this action is to formally respond to an offer to purchase an office building in the Rockwood/West Gresham Urban Renewal Area.

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**Background:**

On June 19, 2018, the GRDC approved a Land Disposition Agreement (LDA) with Rkm Development (Rkm) for the development of GRDC-owned property in the Rockwood-West Gresham Urban Renewal Area. The LDA stipulated that Rkm would build, own, and manage the buildings and improvements on four parcels known as A, B, C, D, while the GRDC would own and lease all parcels of land. Rkm has since constructed three new buildings on parcels A, B, and C, and redeveloped an existing structure on parcel D (Rockwood D), which it has since offered for lease.

Per the terms of the Rockwood D Ground Lease, the GRDC maintains a Right of First Offer to purchase the building for \$1,800,000 from Rkm before Rkm is allowed to market Rockwood D to other potential buyers. On February 13, 2026, Rkm submitted a letter to staff serving as the formal offer for the GRDC to purchase Rockwood D. The Ground Lease provides the GRDC 45 days within the receipt of the formal notice to accept, negotiate, or decline the Right of First Offer.

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**Recommendation and Alternatives:**

Recommendation:

Staff recommend that the GRDC decline the option to purchase Rockwood D.

Alternatives:

The GRDC could accept the Rkm offer or negotiate the terms.

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**Budget/Financial Impact:**

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

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**Public Involvement:**

Should the GRDC decline the option, Rkm will see to dispose of Rockwood D to other partners.

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**Attachments:**

A. None.

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**Reviewed Through:**

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

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