

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

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**Gresham Redevelopment Commission  
Business Meeting**

**May 05, 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, May 4, 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 Monday, May 4, 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 March 17, 2026.

Urban Renewal

### **2. Appointment to the Rockwood-West Gresham Advisory Committee**

Move to confirm the appointment of Colin Stout to the Rockwood-West Gresham Advisory Committee.

Urban Renewal

### **3. Urban Renewal Capital Improvement Program Fiscal Years 2026/27 – 2030/31**

Move to approve the proposed five-year Urban Renewal Capital Improvement Program (CIP) for Fiscal Years 2026/27 – 2030/31 and recommend it to the Gresham City Council for adoption.

Urban Renewal

## **D. Public Hearing**

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## **E. Commission Business**

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## **F. Staff Reports – 10 Minutes**

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### **1. Urban Renewal Update**

Staff will provide a preview of a June 9, 2026, briefing to the GRDC that will highlight priorities and considerations for the Rockwood-West Gresham Urban Renewal area for fiscal years 2026-27 through 2028-29.

Justin Douglas, GRDC Executive Director

Urban Renewal

**G. Commission Measures, Proposals and Announcements**

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**H. Adjournment**

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**Total Estimated Time: 30 Minutes**



Gresham Redevelopment Commission

**AGENDA ITEM TYPE:** Consent

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Gresham Redevelopment Commission Minutes

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Meeting Date: May 5, 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 March 17, 2026.

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**Reviewed By:**

Justin Douglas, GRDC Executive Director

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**Attachments:**

A. GRDC Minutes 3-17-26

**A. Opening**

**1. Call to Order**

**Chair Travis Stovall** called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, March 17, 2026, at 2:30 P.M. in Council Chambers and Zoom, 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 Jerry Hinton  
Commissioner Eddy Morales  
Commissioner Sue Piazza

**COMMISSION ABSENT:** None

**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, March 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 March 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.

**Nanthawat Jiranuwatana, The Other Side Nursery**, expressed concern that many Rockwood businesses are still struggling despite the project's original promise of long-term growth. He urged the City to continue investing in local businesses and ensure Rockwood is not overlooked as focus shifts to downtown Gresham.

**Chair Stovall** emphasized the City's long-standing investment and focus in the area. He requested staff for a general update on downtown Rockwood and the Rockwood Market Hall to better understand current conditions.

**Commissioner Brown** acknowledged the challenges facing small businesses, noting they are widespread issues due to inflation and economic uncertainty. She highlighted ongoing City support, including grants and engagement efforts, and expressed interest in further conversation to understand concerns while reaffirming continued commitment to Rockwood.

**Mr. Douglas** shared that partners from RKM previously presented and are likely willing to return with an update. He offered to provide a more detailed briefing in the coming months. He also provided a brief update on the Storefront Improvement Grant program and highlighted outreach efforts, including mailers, and in-person engagement.

### 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 February 17, 2026.

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

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

**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 and C-2

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

**Chair Stovall** called for the vote. 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	YES
Commissioner Sue Piazza	YES

- D. Public Hearing
- E. Commission Business
- F. Commission Measures, Proposals and Announcement
- G. Adjournment

Hearing no further business, **Chair Stovall** adjourned the meeting at **2:46 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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Appointment to the Rockwood-West Gresham Advisory Committee

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Meeting Date: April 21, 2026  
Service Area: Urban Renewal

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

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**Requested Council Action and Suggested Motion:**

Move to confirm the appointment of Colin Stout to the Rockwood-West Gresham Advisory Committee.

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

The purpose of the Rockwood-West Gresham Advisory Committee (RWGAC) is to advise the Gresham Redevelopment Commission (GRDC) on 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; and d) The sponsoring of public events and other activities to gather input and communicate with the community regarding the Plan.

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**Background:**

The RWGAC consists of seven members. All members are appointed at large. The term of appointment is for a period of three years coinciding with the fiscal year, July 1 through June 30. Terms shall be adjusted to provide for transition or regular turnover of members, so that, as near as practicable, one-third of the terms end each year. 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.

Interviews to fill a vacant seat were conducted on March 31, 2026, with a panel consisting of GRDC Acting Chair & Council Liaison Kayla Brown; Council Alternate Liaison, Janine Gladfelter; RWGAC Vice Chair, Ibrahim Moustafa; Redevelopment Project Coordinator, Michael Gonzales; and Recording Secretary & Program Tech, Johntae Ivory. The panel unanimously recommended Colin Stout for appointment. Staff recommend that if confirmed, Mr. Stout serves the remainder of the current vacancy, followed by the three-year term beginning on July 1, 2026, and expiring June 30, 2029.

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**Recommendation and Alternatives:**

Recommendation: GRDC Chair, Travis Stovall, recommends that the GRDC consent to the appointment of Colin Stout to the RWGAC.

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**Budget/Financial Impact:**

None

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**Public Involvement:**

Applications for service on the RWGAC are solicited through the City's website, social media, newsletters, through networking and word of mouth.

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**Attachments:**

A. None

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**FROM**

Michael Gonzales, Redevelopment Project Coordinator

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**Reviewed By:**

Justin Douglas, GRDC Executive Director



Gresham Redevelopment Commission

**AGENDA ITEM TYPE:** Consent

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Urban Renewal Capital Improvement Program Fiscal Years 2026/27 – 2030/31

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Meeting Date: May 5, 2026  
Service Area: Urban Renewal

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

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**Requested Council Action and Suggested Motion:**

Move to approve the proposed five-year Urban Renewal Capital Improvement Program (CIP) for Fiscal Years 2026/27 – 2030/31 and recommend it to the Gresham City Council for adoption.

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

Each year the Gresham Redevelopment Commission (GRDC) approves the five-year Capital Improvement Program (CIP) and recommends it to the Gresham City Council for adoption, as required by the Rockwood-West Gresham Renewal Plan.

The CIP is a five-year forecasted estimate that identifies major projects requiring the expenditure of public funds over and above operating expenses. The CIP is updated annually to ensure that projects are aligned with community priorities and available resources. This updating process engages stakeholders in setting priorities and ensures that the GRDC is transparent and accountable in the delivery of those projects.

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**Background:**

This CIP only contains projects for Rockwood-West Gresham Urban Renewal Plan funded projects. While the Gresham Downtown/Civic Urban Renewal Plan will have a operating budget for FY 2026/27, it will not have projects in the CIP, as staff will work with community partners over the course of the fiscal year to identify investment priorities. The CIP may include projects for both the Rockwood-West Gresham Urban Renewal Plan and the Gresham Downtown/Civic Urban Renewal Plan depending on investment priorities and funding.

Attached is the draft five-year CIP for the Gresham Redevelopment Commission (GRDC) for fiscal years 2026/27 through 2030/31. The proposed projects, both funded and unfunded, are derived from the Rockwood-West Gresham Renewal Plan, City of Gresham infrastructure plans, and community input. In 2023 the GRDC also completed the 2029 Community Investment Framework, which identified key priorities for investment over the next five years.

The following projects are proposed to be funded in the Fiscal Year 2026/27 Urban Renewal CIP.

Urban Renewal Funded Summary								
Project	Project Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total
CIPUR00004	POIC Campus	515,000	0	0	0	0	0	515,000
CIPUR00006	Property Acquisition Fund	2,060,000	0	0	0	0	0	2,060,000
CIPUR00007	Yamhill Corridor Improvement	4,925,000	0	0	0	0	0	4,925,000
CIPUR00008	Public Safety Facility: Fire Station 74	1,302,950	12,697,050	6,000,000	0	0	0	20,000,000
CIPUR00009	Site Improvements	257,500	0	0	0	0	0	257,500
CIPUR00010	Affordable Housing	0	3,605,000	0	0	0	0	3,605,000
<b>Grand Total</b>		<b>9,060,450</b>	<b>16,302,050</b>	<b>6,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31,362,500</b>

**CIPUR00004: POIC Campus**

The POIC (Portland Opportunities Industrialization Center) Campus project will cover capital costs associated with site redevelopment, including on-going maintenance prior to redevelopment. The site will include a multi-story mixed-use building with a large gymnasium, a landscaped outdoor open area, and on-site parking. The parcel of property is located at 18901 E. Burnside, to the northeast of the Rockwood Rising Catalyst Site and immediately east of the Rockwood/E. 188th Ave. MAX light rail station.

**CIPUR00006: Property Acquisition Fund**

The Property Acquisition Fund was created to better position the Gresham Redevelopment Commission to respond to development opportunities within Rockwood. Its purpose is to provide a financial means for the Gresham Redevelopment Commission to implement the Rockwood West Gresham Renewal Plan Goals.

**CIPUR00007: Yamhill Corridor Improvement**

This project infills Yamhill Street between 182nd Avenue and 197th Avenue with curb and sidewalk where they do not exist, replaces non-compliant driveways and curb ramps with new accessible driveways and curb ramps, provides streetlighting on both sides of the street, provides new Americans with Disabilities Act-compliant midblock pedestrian crossings, adds traffic calming features in the form of curb extensions and high visibility crosswalks, and uses rectangular rapid flashing beacons to improve pedestrian crossing safety.

**CIPUR00008: Public Safety Facility Fire Station 74**

This project will design and construct a new fire station to replace Gresham Fire Station 74, located at 1520 NE 192nd Avenue. Additional funding is comprised of grant proceeds from the sale of Oregon State Lottery Bonds in 2027.

**CIPUR00009: Site Improvements**

This project will cover capital costs associated with tenant improvements, site prep and redevelopment opportunities at the commercial properties located within the Rockwood Town Center. The parcels are located on E. Burnside Street to the west of the Downtown Rockwood catalyst site and immediately east of the TriMet Rockwood Park & Ride and on SE 185th Avenue south of SE Stark Street. Other locations may be identified as opportunities arise.

CIPUR00010: Affordable Housing

This project will cover capital costs associated with affordable home ownership opportunities. Capital costs will help fund development projects that include affordable housing, particularly home ownership, either on privately-owned or Gresham Redevelopment Commission-owned properties in the Urban Renewal Area.

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**Recommendation and Alternatives:**

Move to approve the proposed five-year Urban Renewal Capital Improvement Program (CIP) for Fiscal Years 2026/27 – 2030/31 and recommend it to the Gresham City Council for adoption.

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**Budget/Financial Impact:**

The draft five-year CIP includes a total \$31,362,500 in project funding for the five-year horizon of Fiscal Year 2026/27 through Fiscal Year 2030/31 plus the current fiscal year.

The GRDC contracts with the City to administer the Urban Renewal capital program. Sufficient appropriations to fund the capital program are included in the proposed Fiscal Year 2026/27 Urban Renewal budget that is scheduled for adoption by the Gresham City Council on June 9, 2026.

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**Public Involvement:**

Staff briefed the Rockwood-West Gresham Advisory Committee on March 11, 2026; the Planning Commission on March 9, 2026; and the Finance Committee on March 18, 2026. The GRDC Budget Committee will review the CIP on May 7, 2026, as part of the proposed Fiscal Year 2026/27 GRDC budget.

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**Next Steps:**

The Gresham City Council will hold a public hearing on the citywide CIP, including this Urban Renewal CIP on May 19, 2026, and will enact the final CIP on June 9, 2026.

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**From:**

Justin Douglas, GRDC Executive Director

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**Attachments:**

A. Draft Urban Renewal Capital Improvement Program Fiscal Years 2026/27-2030/31

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**Reviewed By:**

Elizabeth McCann Budget and Finance Director  
Mark Takahata, Capital Improvement Analyst

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## Funded Projects

### *Overview*

The 1,211-acre Rockwood-West Gresham Urban Renewal Area (URA) was established by city-wide vote in November 2003. The Rockwood-West Gresham Renewal Plan, extended to the year 2029 through city-wide vote in 2022, is aimed at improving public infrastructure, attracting private investment, adding quality jobs, housing and services to the area. The Gresham Redevelopment Commission (GRDC) is made up of members of Gresham's City Council and serves as the final decision-making body. A citizen advisory committee also reviews proposed projects and policies and makes recommendations to the GRDC.

The following capital improvement projects implement the goals of the Rockwood-West Gresham Renewal Plan. To carry out the capital projects the GRDC entered into an agreement with the City of Gresham. Thus, the URA projects are included in the City's CIP and are subject to the same review process as all other City CIP projects.

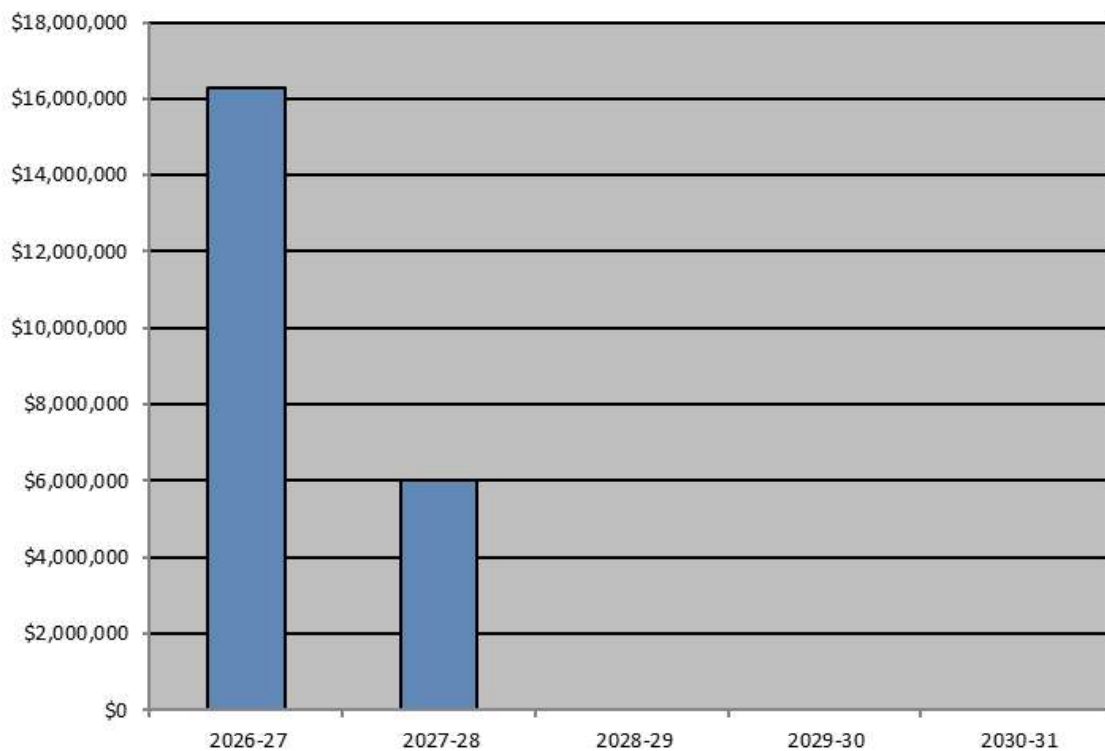
### *Highlights*

Significant capital improvement projects include:

1. Work with private developer on the redevelopment of the POIC (Portland Opportunities Industrialization Center) Campus (#CIPUR00004) into a new mixed-use campus that will include commercial and retail, a school, gymnasium, plaza, administrative offices and business incubation.
2. Staff will explore opportunities through the Property Acquisition Fund (#CIPUR00006) to respond to redevelopment opportunities within the Urban Renewal Area (URA).
3. Upgrade Yamhill Corridor (#CIPUR00007) to collector standards. This project infills Yamhill Street between 182nd Ave and 197th Ave with many safety and street improvements.

4. Advance design work and cost estimates for the development of a new public safety building to replace Gresham Fire Station 74 (#CIPUR00008).
5. Tenant improvements to GRDC-owned commercial properties in the core of the Rockwood Town Center (#CIPUR00009).
6. Support capital costs associated with affordable homeownership opportunities (#CIPUR00010).

### Urban Renewal Expenditure Graph by Fiscal Year



Urban Renewal Funded Summary								
Project	Project Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total
CIPUR00004	POIC Campus	515,000	0	0	0	0	0	515,000
CIPUR00006	Property Acquisition Fund	2,060,000	0	0	0	0	0	2,060,000
CIPUR00007	Yamhill Corridor Improvement	4,925,000	0	0	0	0	0	4,925,000
CIPUR00008	Public Safety Facility: Fire Station 74	1,302,950	12,697,050	6,000,000	0	0	0	20,000,000
CIPUR00009	Site Improvements	257,500	0	0	0	0	0	257,500
CIPUR00010	Affordable Housing	0	3,605,000	0	0	0	0	3,605,000
<b>Grand Total</b>		<b>9,060,450</b>	<b>16,302,050</b>	<b>6,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31,362,500</b>

FUNDED SUMMARY - URBAN RENEWAL

<b>Urban Renewal Funded Summary by Resource</b>							
<b>Description</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>	<b>2030-31</b>	<b>Total</b>
Other	0	0	6,000,000	0	0	0	6,000,000
Grant	0	8,000,000	0	0	0	0	8,000,000
Urban Renewal	9,060,450	8,302,050	0	0	0	0	17,362,500
<b>Grand Total</b>	<b>9,060,450</b>	<b>16,302,050</b>	<b>6,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31,362,500</b>

URBAN RENEWAL FUNDED SUMMARY - BY RESOURCE

Urban Renewal Funded Resource Detail									
Project	Project Name	Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total
CIPUR00004	POIC Campus	Urban Renewal	515,000	0	0	0	0	0	515,000
CIPUR00004 Total			<b>515,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>515,000</b>
CIPUR00006	Property Acquisition Fund	Urban Renewal	2,060,000	0	0	0	0	0	2,060,000
CIPUR00006 Total			<b>2,060,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,060,000</b>
CIPUR00007	Yamhill Corridor Improvement	Urban Renewal	4,925,000	0	0	0	0	0	4,925,000
CIPUR00007 Total			<b>4,925,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,925,000</b>
CIPUR00008	Public Safety Facility: Fire Station 74	Grant	0	8,000,000	0	0	0	0	8,000,000
		Other	0	0	6,000,000	0	0	0	6,000,000
		Urban Renewal	1,302,950	4,697,050	0	0	0	0	6,000,000
CIPUR00008 Total			<b>1,302,950</b>	<b>12,697,050</b>	<b>6,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,000,000</b>
CIPUR00009	Site Improvements	Urban Renewal	257,500	0	0	0	0	0	257,500
CIPUR00009 Total			<b>257,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>257,500</b>
CIPUR00010	Affordable Housing	Urban Renewal	0	3,605,000	0	0	0	0	3,605,000
CIPUR00010 Total			<b>0</b>	<b>3,605,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,605,000</b>
Grand Total			<b>9,060,450</b>	<b>16,302,050</b>	<b>6,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31,362,500</b>

FUNDED RESOURCE DETAIL - URBAN RENEWAL







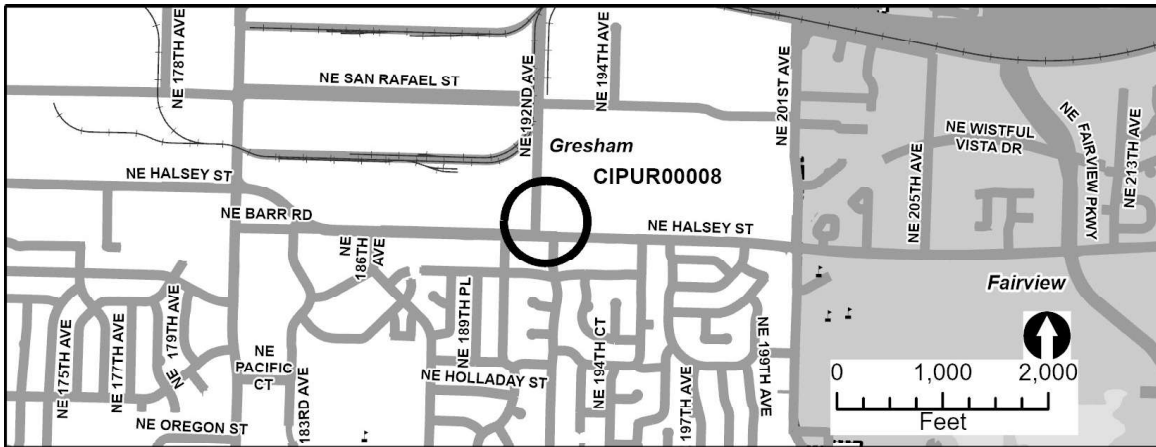
**FUNDED PROJECT**  
**Urban Renewal**

**CIPUR00008: Public Safety Facility: Fire Station 74**

**Description:** This project will design and construct a new fire station to replace Gresham Fire Station 74, located at 1520 NE 192nd Avenue. The grant is anticipated proceeds from the sale of Oregon State Lottery Bonds in 2027.

**Justification:** Gresham Fire Station is located within the Rockwood-West Gresham URA and one of five fire stations within in the City of Gresham. It serves much of the urban renewal district, including commercial and industrial businesses located adjacent to I-84. The current facility does not meet Federal American with Disabilities Act (ADA) accessibility regulations and predates earthquake resistant construction standards. New construction promotes a safe environment for residents and business activity.

**Type of project:** Construction of facilities and utilities to correct deficiencies.



**Estimated Dollars:**

Funds	Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total
<b>Resources</b>	Other	0	0	6,000,000	0	0	0	6,000,000
	Grant	0	8,000,000	0	0	0	0	8,000,000
	Urban Renewal	1,302,950	4,697,050	0	0	0	0	6,000,000
<b>Resources Total</b>		<b>1,302,950</b>	<b>12,697,050</b>	<b>6,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,000,000</b>
<b>Expenses</b>	Design/Const Admin	1,264,950	500,000	250,000	0	0	0	2,014,950
	Construction	0	11,827,250	5,575,200	0	0	0	17,402,450
	Admin (3%)	38,000	369,800	174,800	0	0	0	582,600
<b>Expenses Total</b>		<b>1,302,950</b>	<b>12,697,050</b>	<b>6,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,000,000</b>



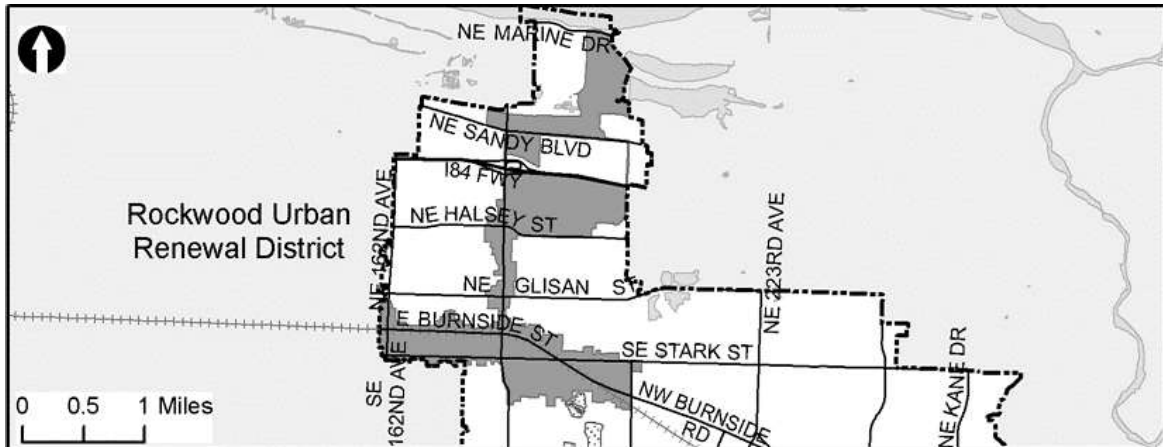
**FUNDED PROJECT  
Urban Renewal**

**CIPUR00010: Affordable Housing**

**Description:** This project will cover capital costs associated with affordable home ownership opportunities. Capital costs will help fund development projects that include affordable housing, particularly home ownership, either on privately-owned or Gresham Redevelopment Commission-owned properties in the Urban Renewal Area.

**Justification:** This project will help renew and revitalize the Rockwood/West Gresham Urban Renewal Area, making it more appealing to private investment.

**Type of project:** Construction and renovation of facilities and supporting utilities.



**Estimated Dollars:**

Funds	Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Resources	Urban Renewal	0	3,605,000	0	0	0	0	3,605,000
<b>Resources Total</b>		<b>0</b>	<b>3,605,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,605,000</b>
Expenses	Admin (3%)	0	105,000	0	0	0	0	105,000
	Other	0	3,500,000	0	0	0	0	3,500,000
<b>Expenses Total</b>		<b>0</b>	<b>3,605,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,605,000</b>

Urban Renewal Unfunded and Future Summary								
Project	Project Name	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total
UR1001	Riverside Drive (to Sandy Boulevard)	0	0	0	0	0	0	2,930,000
UR1002	Rockwood Triangle Implementation	0	0	0	0	0	0	176,580
UR1005	San Rafael Street (181st to 201st)	0	0	0	0	0	0	2,280,000
UR1006	Wilkes Street (181st to 192nd)	0	0	0	0	0	0	3,000,000
UR1008	201st Avenue (San Rafael to I-84)	0	0	0	0	0	0	2,400,000
UR1009	Rockwood Town Center Future Streets	0	0	0	0	0	0	1,000,000
UR1013	192nd Avenue (Wilkes to Halsey)	0	0	0	0	0	0	2,400,000
UR1016	181st Avenue Boulevard	0	0	0	0	0	0	2,400,000
UR1017	Halsey Street (181st to 195th)	0	0	0	0	0	0	2,400,000
UR1018	201st Avenue (Stark to Burnside)	0	0	0	0	0	0	960,000
UR1019	201st Avenue at Stark Street	0	0	0	0	0	0	960,000
UR1023	197th Avenue at Burnside	0	0	0	0	0	0	1,800,000
UR1026	Rockwood Town Center Parks	0	0	0	0	0	0	2,400,000
UR1032	Off Street Parking Facility	0	0	0	0	0	0	2,300,000
UR1033	Rockwood Town Center MAX Line Upgrade	0	0	0	0	0	0	2,400,000
UR1035	Transit Shelters and Amenities	0	0	0	0	0	0	1,200,000
UR1037	Pipe Replacements Along 181st South of I-84	0	0	0	0	0	0	1,385,230
UR1038	Pipe Replacements Along 181st North of I-84	0	0	0	0	0	0	1,390,807
UR1039	Pipe Replacements - Barr Road & Halsey Street	0	0	0	0	0	0	1,721,258
UR1041	Team Track	0	0	0	0	0	0	1,200,000
UR1042	Rail Spur Upgrade	0	0	0	0	0	0	1,200,000
UR1044	Industrial Area Investments	0	0	0	0	0	0	1,500,000
UR1045	181st Ave Light Rail Station Improvements	0	0	0	0	0	0	4,800,000
UR1048	181st Ave Street Improvements	0	0	0	0	0	0	1,200,000
UR1050	Burnside Road Boulevard Phase II	0	0	0	0	0	0	3,000,000
UR1051	Concept Planning - 181st Ave	0	0	0	0	0	0	150,000
<b>Grand Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>48,553,875</b>

UNFUNDED and FUTURE SUMMARY - URBAN RENEWAL

**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

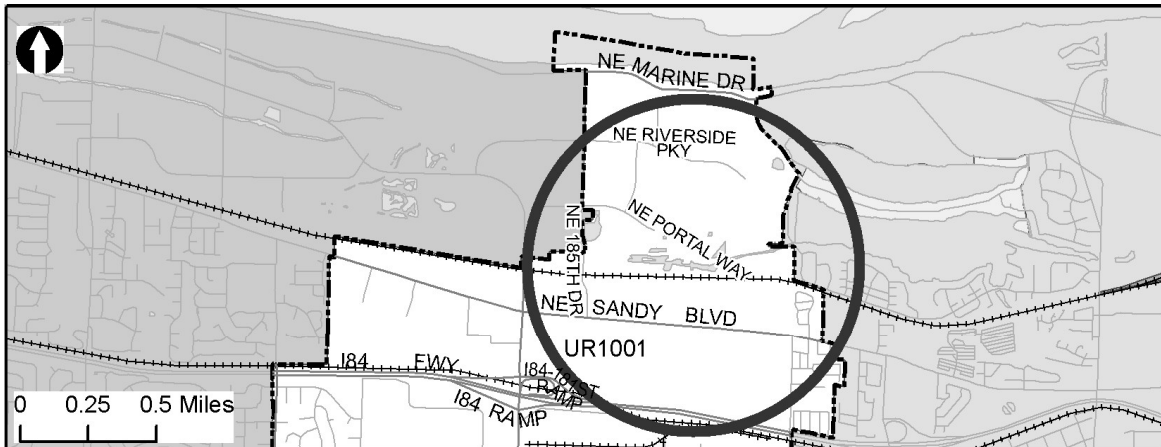
**UR1001: Riverside Drive (to Sandy Boulevard)**

**Description:** This project includes preliminary engineering of alternatives for a street network that extends Riverside and Portal Way to the east. Identifying development constraints in this area and strategizing solutions will also occur. Project construction is contingent on a public/private partnership.

**Justification:** Once constructed, this project will provide a needed street connection, which, in turn will open underutilized land to new industrial development and bring new jobs to the urban renewal area.

**Type of Project:** Construction of facilities and utilities for growth.

**Partners:** Team with property owner to attract capital intensive industrial uses.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	2,930,000
	<b>Resources Total</b>		<b>2,930,000</b>
	Expenses	Design/Const Admin	2,570,175
		Admin (14%)	359,825
	<b>Expenses Total</b>		<b>2,930,000</b>

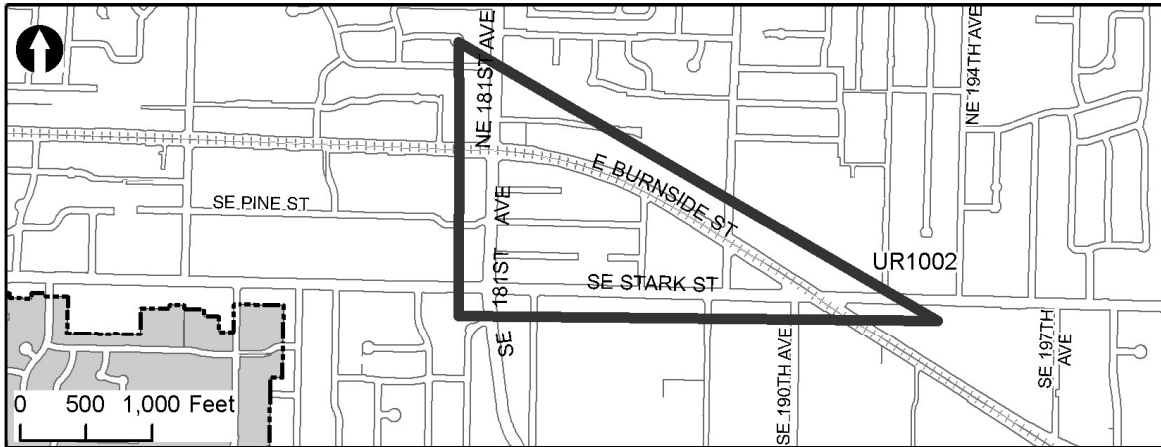
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1002: Rockwood Triangle Implementation**

**Description:** The projects will be located primarily within the Rockwood Triangle (181st, Burnside, Stark) and be aimed at improving the overall appearance and economic development potential of the area. Projects include landscaping and other public amenities.

**Justification:** This project will help renew and revitalize the Rockwood Town Center, making it more appealing to private investment.

**Type of Project:** Construction of facilities and utilities for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	176,580
	<b>Resources Total</b>		<b>176,580</b>
	Expenses	Design/Const Admin	87,119
		Construction	67,775
		Admin (14%)	21,686
	<b>Expenses Total</b>		<b>176,580</b>

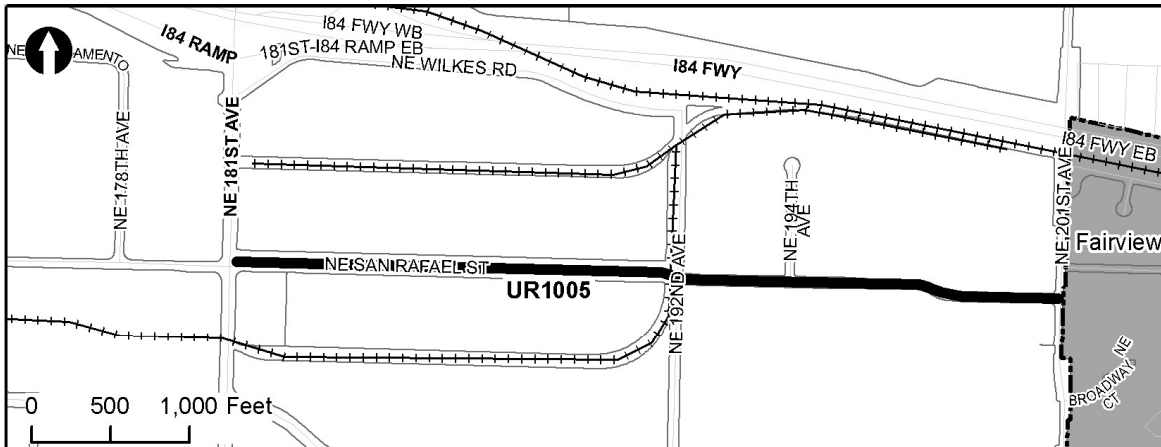
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1005: San Rafael Street (181<sup>st</sup> to 201<sup>st</sup>)**

**Description:** San Rafael Street currently does not meet City street standards, especially, east of 181st. This project will improve the portion of San Rafael that is located in the Urban Renewal Area to meet Collector Street Standards. It will also improve the intersection of 181st and San Rafael to meet current standards.

**Justification:** This project will help renew and revitalize the Rockwood/West Gresham Urban Renewal Area, making it more appealing to private investment.

**Type of Project:** Construction of facilities and utilities for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	2,280,000
	<b>Resources Total</b>		<b>2,280,000</b>
	Expenses	Design/Const Admin	414,527
		Construction	1,585,474
		Admin (14%)	279,999
	<b>Expenses Total</b>		<b>2,280,000</b>

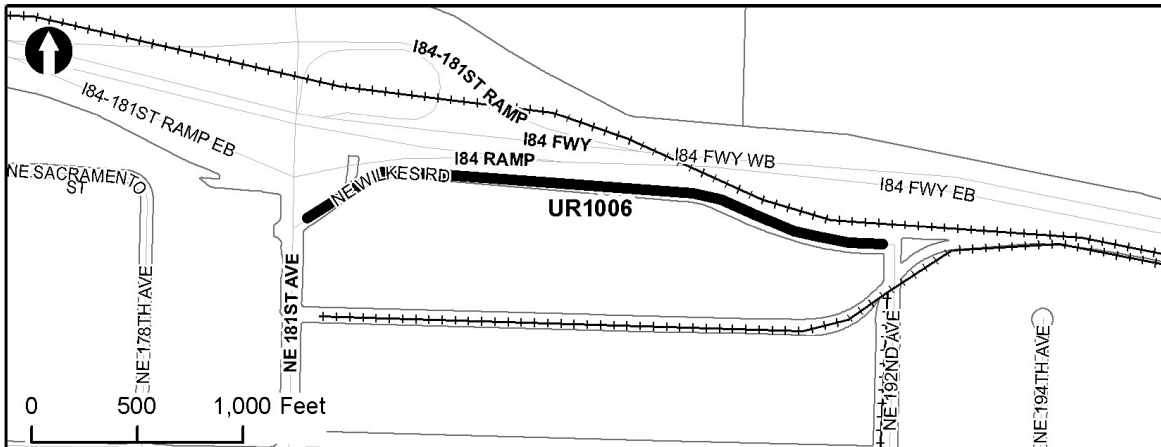
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1006: Wilkes Street (181<sup>st</sup> to 192<sup>nd</sup>)**

**Description:** Wilkes is a substandard street with an inverted crown and no structured drainage, which doesn't support the existing truck traffic in this prime industrial area. Pella Corporation, one of Gresham's top ten employers, is located on Wilkes. This project will improve Wilkes Street to a collector standard and it will complement the recently improved access of Wilkes at 181<sup>st</sup>.

**Justification:** This project will help renew and revitalize the Rockwood/West Gresham Urban Renewal Area, making it more appealing to private investment.

**Type of Project:** Construction of facilities and utilities for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	3,000,000
	<b>Resources Total</b>		<b>3,000,000</b>
	Expenses	Design/Const Admin	789,474
		Construction	1,842,105
		Admin (14%)	368,421
	<b>Expenses Total</b>		<b>3,000,000</b>

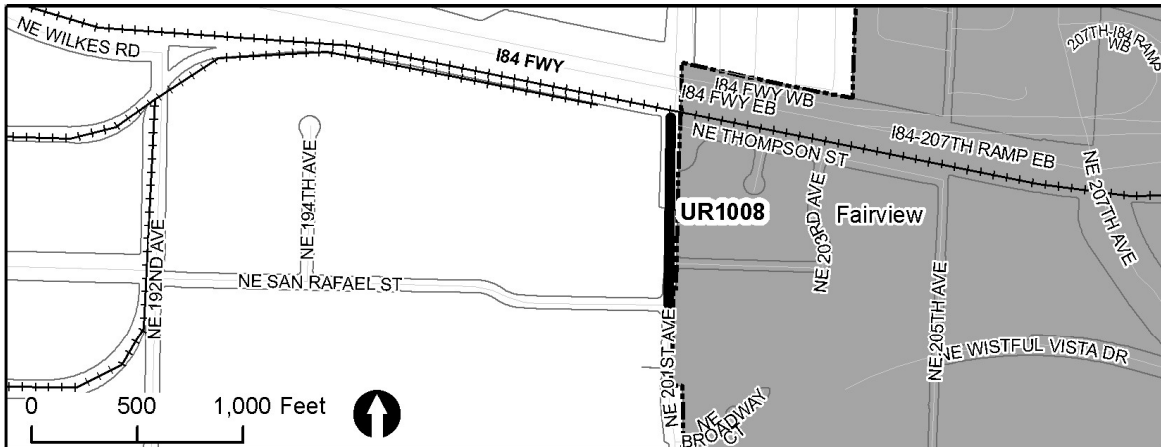
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1008: 201<sup>st</sup> Avenue (San Rafael to I-84)**

**Description:** This project will standardize 201st Avenue within the urban renewal area. Improvements may include sidewalk, street lighting, and stormdrains. This project is noted in the Transportation System Plan.

**Justification:** This project will help decrease traffic congestion, improve motorist and nonmotorist safety, and minimize delays on the city's major arterials.

**Type of Project:** Construction of facilities and utilities for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	2,400,000
	<b>Resources Total</b>		<b>2,400,000</b>
	Expenses	Design/Const Admin	240,000
		Property Acq	360,000
		Construction	1,505,263
		Admin (14%)	294,737
	<b>Expenses Total</b>		<b>2,400,000</b>

**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

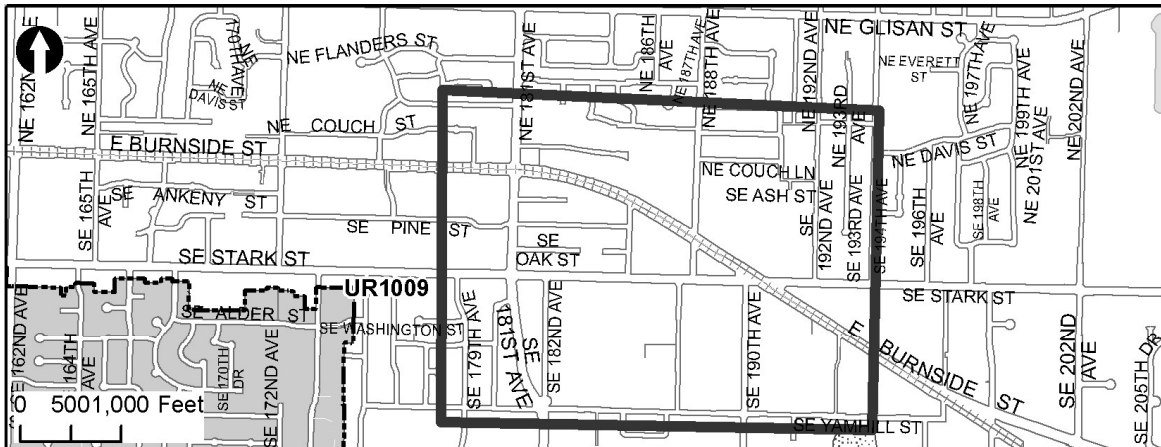
**UR1009: Rockwood Town Center Future Streets**

**Description:** This project will fund acquisition of needed right-of-way, design, and construction of new local streets within the Rockwood Town Center. The street or streets to be built will be most likely be adopted future streets on the City’s future street plans.

**Justification:** Improve the public infrastructure to increase neighborhood safety and attract private investment.

**Type of Project:** Construction of facilities and utilities for growth.

**Partners:** Future permitted development will assist with acquisition and construction of local streets.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	1,000,000
	<b>Resources Total</b>		<b>1,000,000</b>
	Expenses	Design/Const Admin	60,000
		Property Acq	100,000
		Construction	717,193
		Admin (14%)	122,807
	<b>Expenses Total</b>		<b>1,000,000</b>

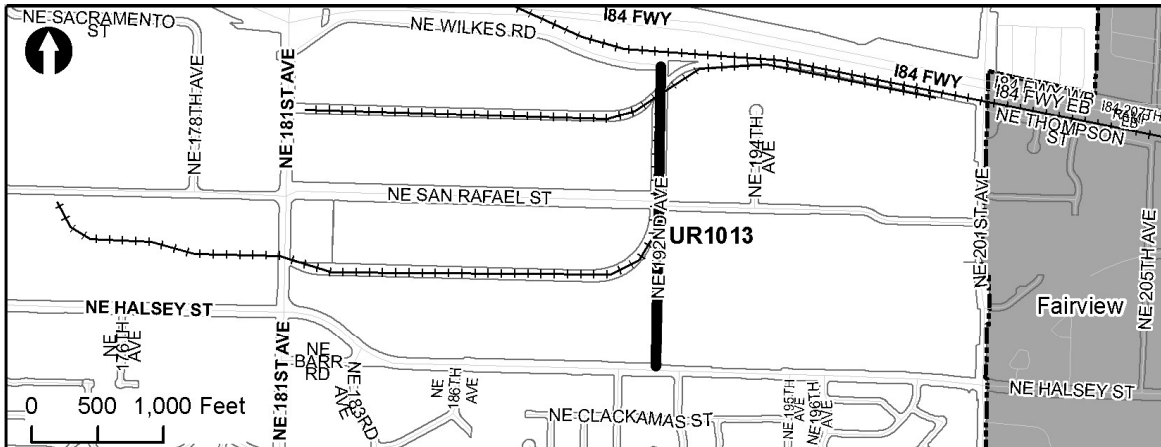
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1013: 192<sup>nd</sup> Avenue (Wilkes to Halsey)**

**Description:** This project will improve 192nd Avenue to a collector standard by adding sidewalk, bike lanes and improved street lighting.

**Justification:** Improve the public infrastructure to increase neighborhood safety and attract private investment.

**Type of Project:** Construction of facilities and utilities for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	2,400,000
	<b>Resources Total</b>		<b>2,400,000</b>
	Expenses	Design/Const Admin	631,579
		Construction	1,473,684
		Admin (14%)	294,737
	<b>Expenses Total</b>		<b>2,400,000</b>

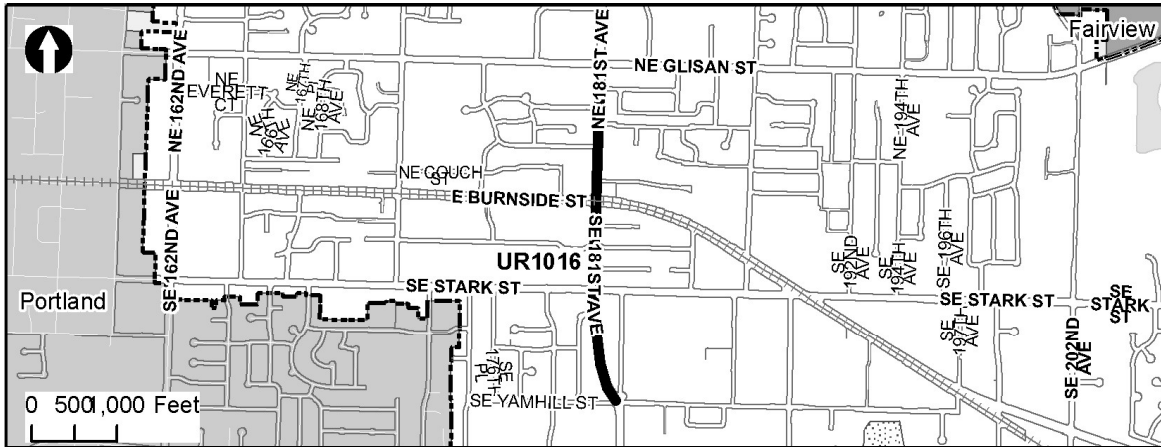
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1016: 181<sup>st</sup> Avenue Boulevard**

**Description:** This project will construct boulevard improvements from Glisan to Yamhill through the Rockwood Town Center as noted in the Transportation System Plan. Boulevard improvements may include wide sidewalks, improved street lighting, street trees, and median among other improvements. UR1051 covers preliminary concept design work for 181<sup>st</sup> Avenue between Glisan and Yamhill.

**Justification:** Improve public infrastructure to increase neighborhood safety and attract private investment.

**Type of Project:** Construction of facilities and utilities for growth.



Estimated Dollars:	Funds	Description	Total
	<b>Resources</b>	Grant	
	Urban Renewal		1,200,000
<b>Resources Total</b>			<b>2,400,000</b>
<b>Expenses</b>	Design/Const Admin		240,000
	Property Acq		120,000
	Construction		1,745,263
	Admin (14%)		294,737
<b>Expenses Total</b>			<b>2,400,000</b>

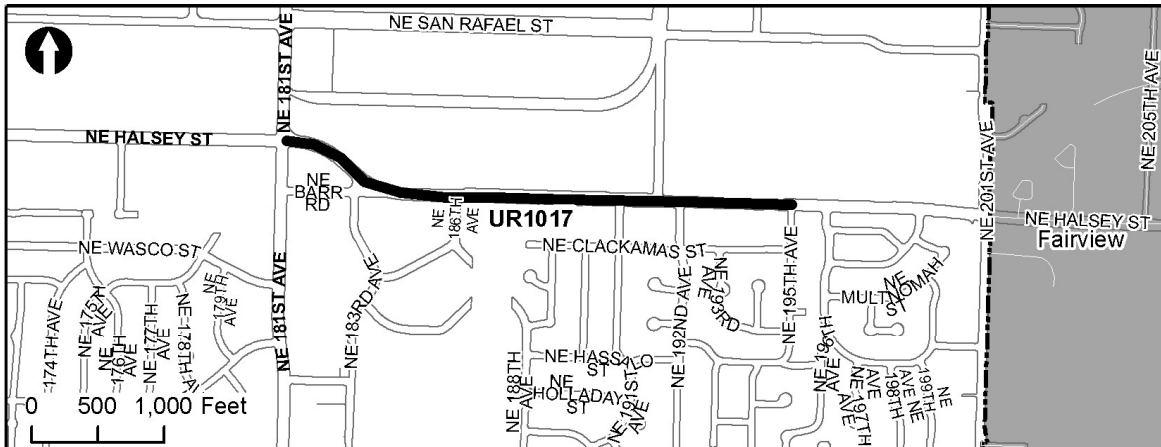
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1017: Halsey Street (181<sup>st</sup> to 195<sup>th</sup>)**

**Description:** This project will standardize Halsey Street within the urban renewal area. Improvements may include sidewalk, street lighting, and storm drains.

**Justification:** This project will help decrease traffic congestion, improve motorist and nonmotorist safety, and minimize delays on the city's major arterials.

**Type of Project:** Construction of facilities and utilities for growth.



Estimated Dollars:	Funds	Description	Total
	<b>Resources</b>		Developer
		Urban Renewal	1,800,000
	<b>Resources Total</b>		<b>2,400,000</b>
<b>Expenses</b>		Design/Const Admin	240,000
		Property Acq	120,000
		Construction	1,745,263
		Admin (14%)	294,737
	<b>Expenses Total</b>		<b>2,400,000</b>

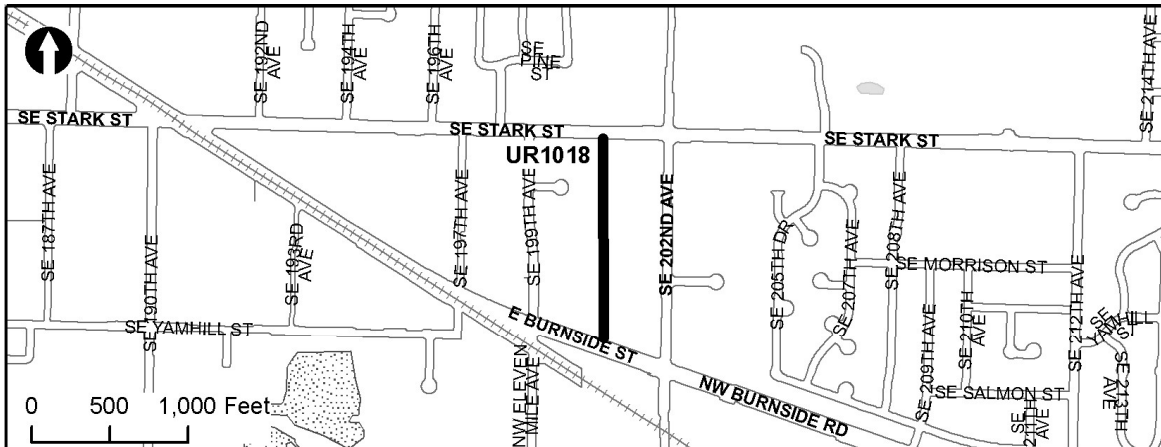
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1018: 201<sup>st</sup> Avenue (Stark to Burnside)**

**Description:** This project will standardize 201st Avenue within the urban renewal area. Improvements may include sidewalk, street lighting, and storm drains.

**Justification:** This project will help decrease traffic congestion, improve motorist and nonmotorist safety, and minimize delays on the city's major arterials.

**Type of Project:** Construction of facilities and utilities for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	960,000
	<b>Resources Total</b>		<b>960,000</b>
	Expenses	Design/Const Admin	96,000
		Construction	746,106
		Admin (14%)	117,894
	<b>Expenses Total</b>		<b>960,000</b>



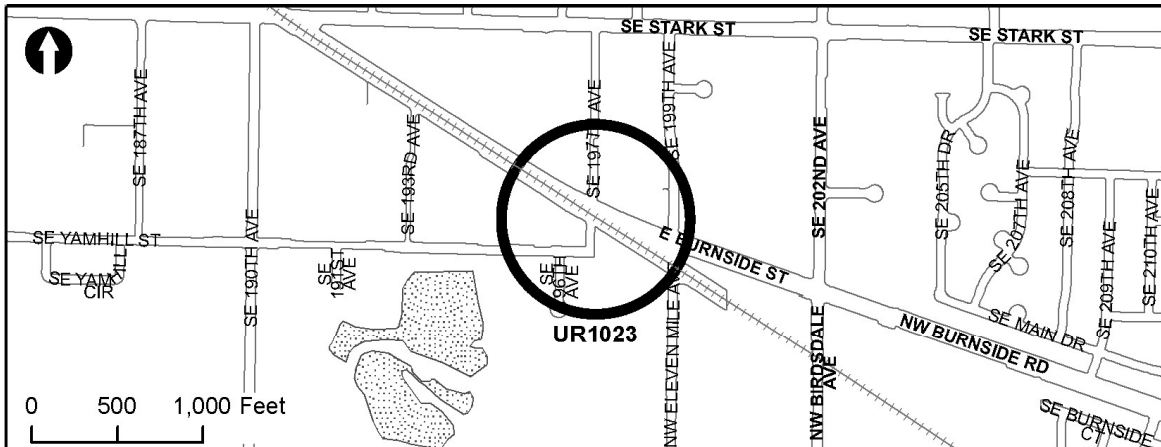
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1023: 197<sup>th</sup> Avenue at Burnside**

**Description:** This project will construct pedestrian improvements to increase safety to light rail and MAX Path users..

**Justification:** This project will improve pedestrian safety as well as encourage walking and biking in Gresham.

**Type of Project:** Construction of facilities and utilities for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	1,800,000
	<b>Resources Total</b>		<b>1,800,000</b>
	Expenses	Design/Const Admin	180,000
		Property Acq	120,000
		Construction	1,278,948
		Admin (14%)	221,052
	<b>Expenses Total</b>		<b>1,800,000</b>



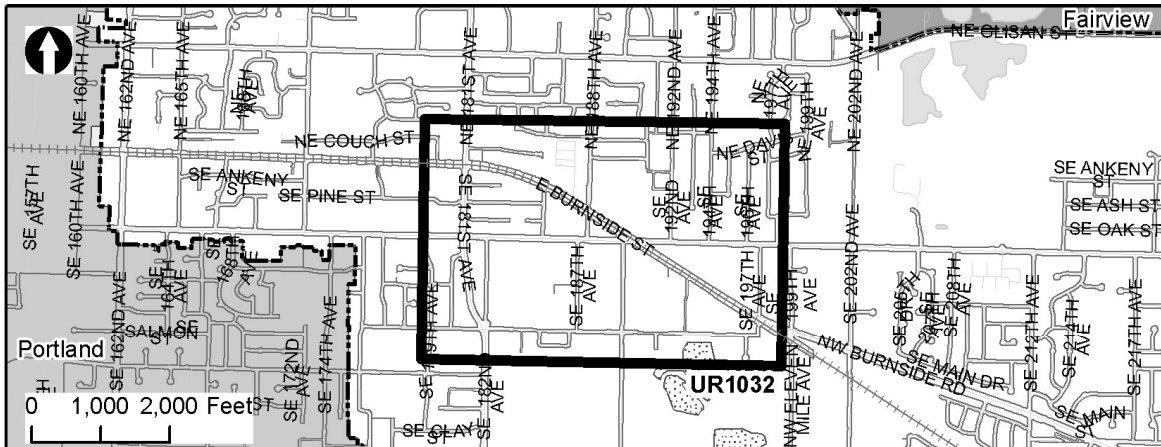
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1032: Off Street Parking Facility**

**Description:** Rockwood's commercial growth is dependent upon adequate parking. This project will contribute funding to construct public shared parking facilities to primarily serve the Rockwood Town Center.

**Justification:** Parking is instrumental in supporting commercial development as planned in the Rockwood Town Center.

**Type of Project:** Construction of facilities and utilities for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	2,300,000
	<b>Resources Total</b>		<b>2,300,000</b>
	Expenses	Design/Const Admin	300,000
		Construction	1,717,544
		Admin (14%)	282,456
	<b>Expenses Total</b>		<b>2,300,000</b>



**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

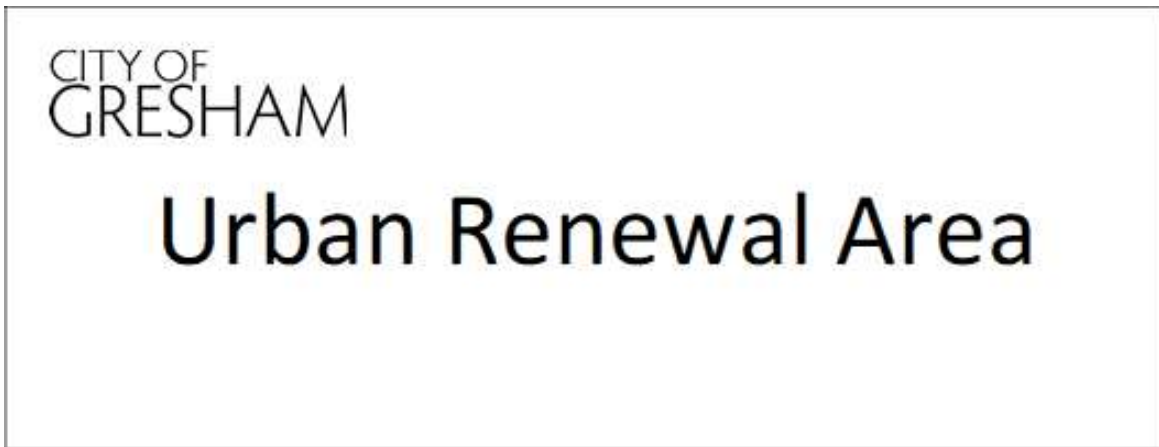
**UR1035: Transit Shelters and Amenities**

**Description:** In coordination with TriMet, this project will improve existing bus shelters and add more shelters to the network, improve network signage, and improve overall conditions for bus riders. Areas to be addressed include Sandy Boulevard, 181st Avenue, Stark Street, San Rafael Street, Wilkes Street, 192nd Avenue, and others as required by future routes.

**Justification:** Improving the transit facilities will increase the safety to transit riders and encourage greater transit use.

**Type of Project:** Construction of facilities and utilities for growth.

**Partners:** TriMet



<b>Estimated Dollars:</b>	<b>Funds</b>	<b>Description</b>	<b>Total</b>
	<b>Resources</b>	TriMet	960,000
		Urban Renewal	240,000
	<b>Resources Total</b>		<b>1,200,000</b>
	<b>Expenses</b>	Design/Const Admin	12,000
		Construction	1,040,632
		Admin (14%)	147,368
	<b>Expenses Total</b>		<b>1,200,000</b>

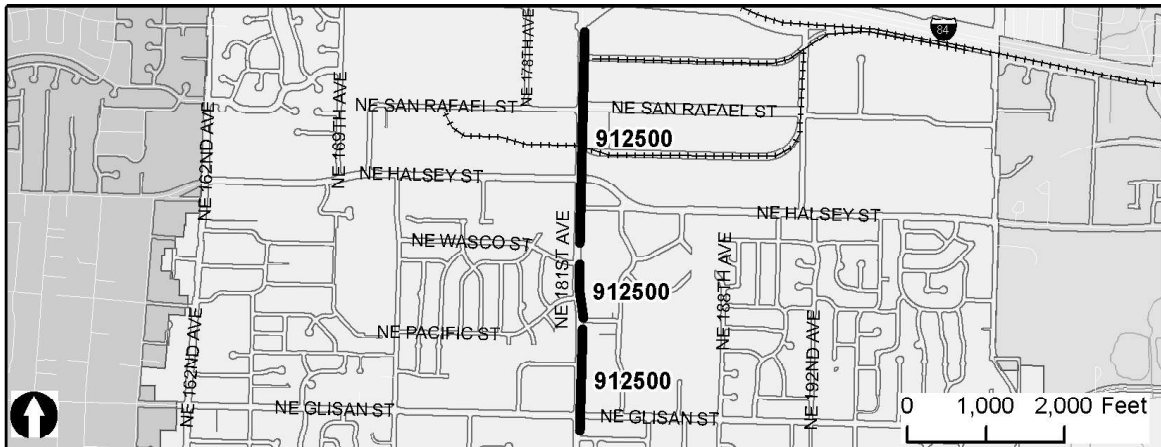
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1037: Pipe Replacements Along 181<sup>st</sup> South of I-84**

**Description:** Partner with the City's Stormwater Division to replace pipe segments along 181st Avenue starting just south of Glisan Street and extending to I-84. This project is noted in Stormwater CIP#912500.

**Justification:** This capital project will provide increased capacity to alleviate expected flooding problems on 181st Ave. south of I-84.

**Type of Project:** Construction of facilities and utilities for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	1,385,230
	<b>Resources Total</b>		<b>1,385,230</b>
	Expenses	Design/Const Admi	280,322
		Construction	934,806
		Admin (14%)	170,102
	<b>Expenses Total</b>		<b>1,385,230</b>

**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1038: Pipe Replacements Along 181st North of I-84**

**Description:** Partner with the City's Stormwater Division to replace pipe segments along 181st Avenue starting north of I-84 and extending to the outfall of the 181st Avenue pipe system. Based on impervious percentages for existing and future conditions, 23% of the project would be funded by SDCs. This project is noted in Stormwater CIP #912300.

**Justification:** This capital project will provide increased capacity to alleviate expected flooding problems on 181st Ave. north of I-84.

**Type of Project:** Construction of facilities related to growth and to correct deficiencies.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	1,390,807
	<b>Resources Total</b>		<b>1,390,807</b>
	Expenses	Design/Const Admi	281,578
		Construction	938,374
		Admin (14%)	170,855
	<b>Expenses Total</b>		<b>1,390,807</b>

**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1039: Pipe Replacements- Barr Road & Halsey Street**

**Description:** Partner with the City's Stormwater Division to replace pipe segments starting at the intersection of Halsey and Barr. Segments within the urban renewal area will funded through tax increment financing. Based on impervious percentages for existing and future conditions, 31% of the project would be funded by SDCs. This project is noted in Stormwater CIP #CIPSW00025 and CIPSW00026. SDC project #WG-2.

**Justification:** This capital project will provide increased capacity to alleviate expected flooding problems in 192nd Ave system.

**Type of Project:** Construction of facilities related to growth and to correct deficiencies.



Estimated Dollars:	Funds	Description	Total
	<b>Resources</b>	SDC	
		Urban Renewal	1,187,668
	<b>Resources Total</b>		<b>1,721,258</b>
<b>Expenses</b>		Design/Const Admi	348,549
		Construction	1,161,369
		Admin (14%)	211,340
	<b>Expenses Total</b>		<b>1,721,258</b>

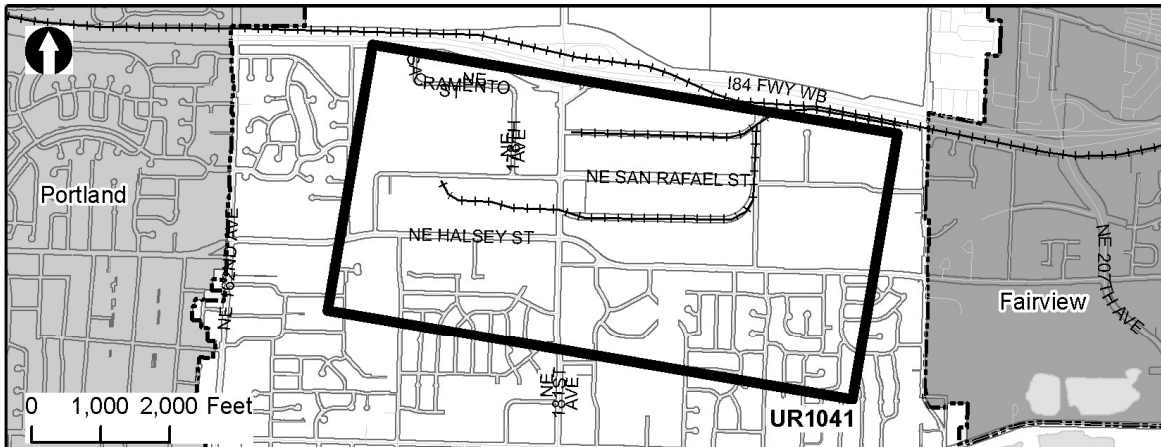
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1041: Team Track**

**Description:** Access to rail is becoming more appealing to industrial businesses as fuel costs increase. The industrial area south of I-84 has two spur lines that connect to Union Pacific's rail road tracks. For businesses not located directly adjacent to the spur lines, but want access to freight rail, a shared loading dock, or team track, can be used. This project will build the team track to support long term industrial growth in the urban renewal area.

**Justification:** Improve the public infrastructure to attract private investment.

**Type of Project:** Construction of facilities and utilities for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	1,200,000
	<b>Resources Total</b>		<b>1,200,000</b>
	Expenses	Design/Const Admin	120,000
		Property Acq	138,000
		Construction	794,632
		Admin (14%)	147,368
	<b>Expenses Total</b>		<b>1,200,000</b>

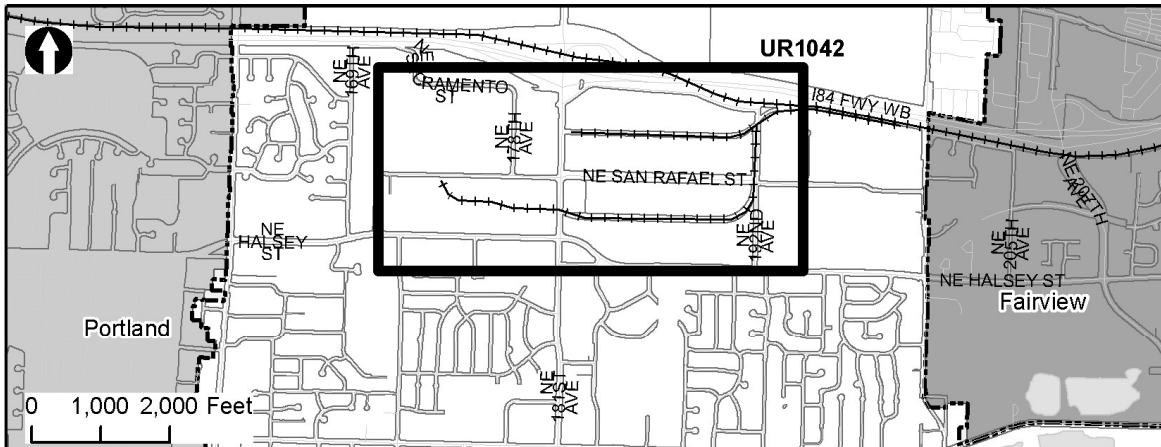
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1042: Rail Spur Upgrade**

**Description:** Industrial businesses are becoming more interested in access to freight rail. The industrial area south of I-84 has two spur lines with access to Union Pacific's main freight line. Currently the spur lines are in disrepair and need significant upgrading. This project will contribute to improve those spur lines in coordination with Union Pacific.

**Justification:** Improve the public infrastructure to attract private investment.

**Type of Project:** Construction of facilities and utilities for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	1,200,000
	<b>Resources Total</b>		<b>1,200,000</b>
	Expenses	Construction	1,052,632
		Admin (14%)	147,368
	<b>Expenses Total</b>		<b>1,200,000</b>

**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

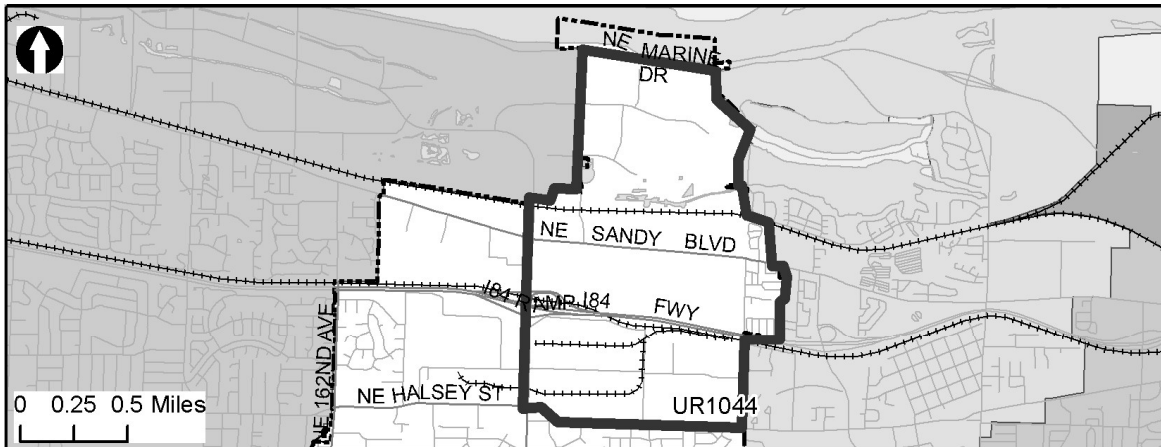
**UR1044: Industrial Area Investments**

**Description:** A study evaluating the development opportunities of the industrial area within the urban renewal area was adopted by the Gresham Redevelopment Commission in 2007. The study includes an action plan with capital projects to help attract new capital intensive industrial development. The intent of the action plan is to better position the GRDC to respond to new industrial development as it occurs. Projects will be implemented as needed. Early projects included signal upgrades at intersections along 181st to increase existing street capacity and support new industrial businesses within the URA.

**Justification:** Improve public infrastructure to attract capital intensive, industrial uses.

**Type of project:** Construction of facilities and utilities for growth.

**Partners:** Union Pacific will be involved in any railroad spur line projects. Private investors.as properties develop.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	1,500,000
	<b>Resources Total</b>		<b>1,500,000</b>
	Expenses	Design/Const Admin	263,158
		Construction	1,052,632
		Admin (14%)	184,210
	<b>Expenses Total</b>		<b>1,500,000</b>

**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1045: 181st Ave Light Rail Station Improvements**

**Description:** This project will make significant capital improvements to the 181st Street light rail station. Improvements include significant repair or possible replacement of the light rail shelters, station lighting, track upgrade and landscaping, and public art. All will increase safe access to transit and create more appealing transit facilities.

**Justification:** This project will increase safety for a transit dependent neighborhood and help renew and revitalize the Rockwood Town Center, making it a more appealing to private investment.

**Type of Project:** Construction of facilities and utilities for growth.

**Partners:** TriMet



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	4,800,000
	<b>Resources Total</b>		<b>4,800,000</b>
	Expenses	Design/Const Admin	421,052
		Construction	3,789,474
		Admin (14%)	589,474
	<b>Expenses Total</b>		<b>4,800,000</b>

**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

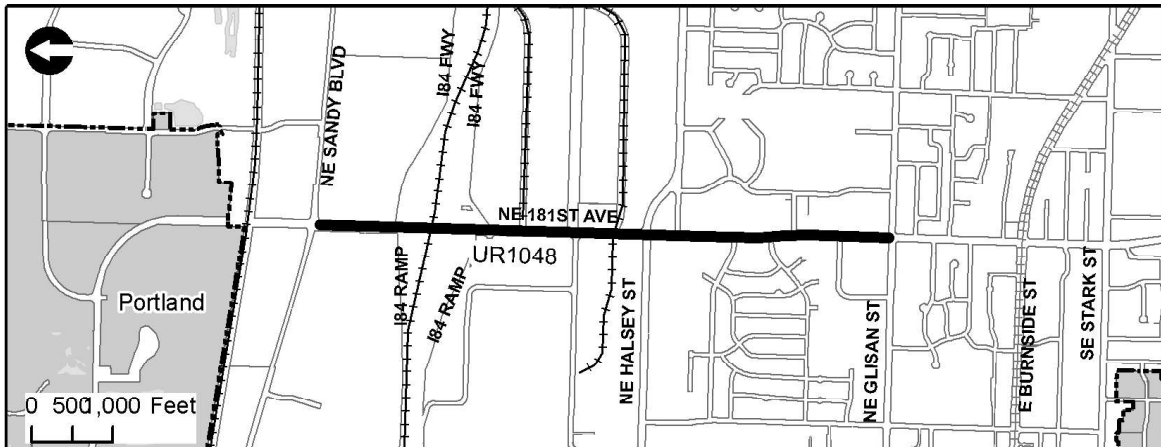
**UR1048: 181st Ave Street Improvements**

**Description:** 181st Avenue the north/south link between the industrial and commercial uses within the urban renewal area. It's function and appearance is key to attracting new development. This project will fund boulevard-related improvements within 181st Avenue from Sandy to Glisan. See also UR 1051 – Concept Planning – 181st Avenue.

**Justification:** Attract new development to the urban renewal area and improve safety.

**Type of Project:** Construction of facilities and utilities for growth

**Partners:** City of Gresham Transportation Division, future development



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	1,200,000
	<b>Resources Total</b>		<b>1,200,000</b>
	Expenses	Design/Const Admin	105,263
		Construction	947,369
		Admin (14%)	147,368
	<b>Expenses Total</b>		<b>1,200,000</b>

**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

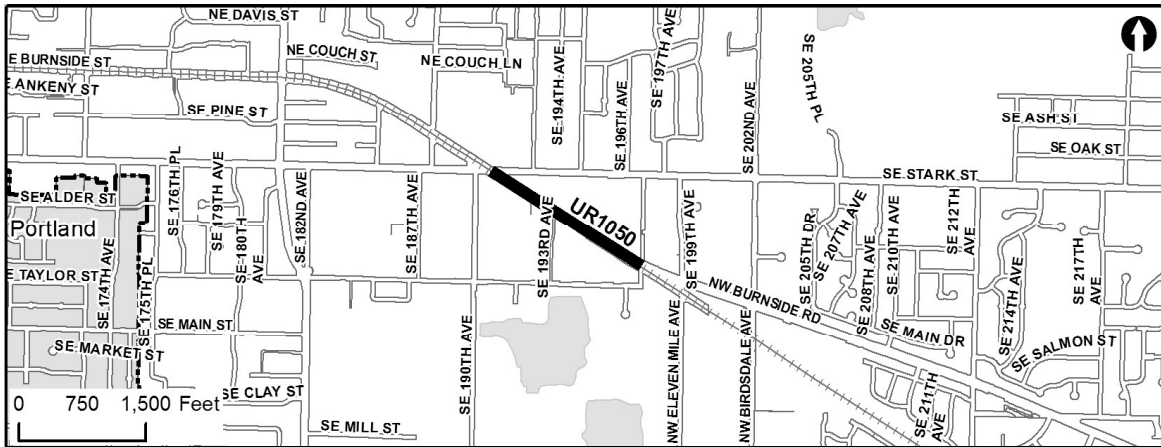
**UR1050: Burnside Road Boulevard Phase II**

**Description:** This project will construct boulevard improvements from Stark to 197th in the Rockwood Town Center. Boulevard improvements may include undergrounding of utilities, wide sidewalks, pedestrian-oriented street lighting, street trees, bike lanes, and on-street parking, among other enhancements.

**Justification:** Improve the public infrastructure to increase neighborhood safety and attract private investment.

**Type of Project:** Construction of facilities and utilities for growth.

**Partners:** Additional Funding for Construction will be sought.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	3,000,000
	<b>Resources Total</b>		<b>3,000,000</b>
	Expenses	Construction	2,631,579
		Admin (14%)	368,421
	<b>Expenses Total</b>		<b>3,000,000</b>

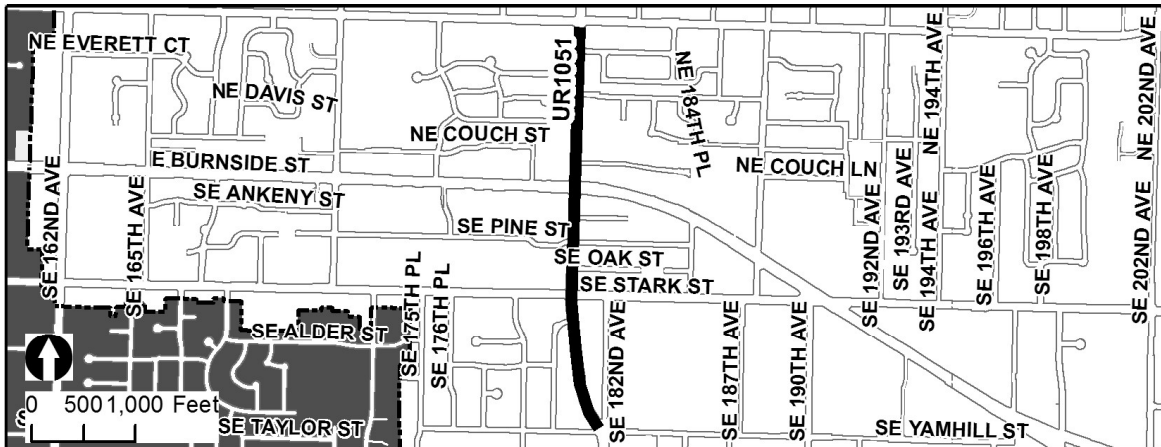
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1051: Concept Planning - 181st Ave**

**Description:** This project will begin preliminary concept design for project UR1016 “181<sup>st</sup> Ave Boulevard.” This project will include design options for boulevard improvements from Glisan to Yamhill through the Rockwood Town Center. Boulevard improvements may include wide sidewalks, improved street lighting, street trees and medians among other improvements.

**Justification:** Improve public infrastructure to increase neighborhood safety and attract private investment.

**Type of project:** Construction of facilities and utilities for growth.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	150,000
	<b>Resources Total</b>		<b>150,000</b>
	Expenses	Design/Const Admin	131,579
		Admin (14%)	18,421
	<b>Expenses Total</b>		<b>150,000</b>