

A. Opening

1. Call to Order

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, May 5, 2026, at 2:34 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 Janine Gladfelter
Commissioner Jerry Hinton
Commissioner Cathy Keathey

COMMISSION ABSENT: Commissioner Kayla Brown
Commissioner Eddy Morales
Commissioner Sue Piazza

STAFF PRESENT: Brian Staley, Gresham Assistant City Manager
Ellen Van Riper, Gresham City Attorney
Justin Douglas, GRDC Executive Director
Michael Gonzales, Urban Renewal Project Coordinator
Elizabeth McCann, Director of Budget and Finance
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, May 4, 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 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

Chair Travis Stovall read the instructions.

Johntae Ivory, Recording Secretary, acknowledged one written comment submitted.

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 March 17, 2026.

2. Appointment to the Rockwood-West Gresham Advisory Committee

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

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

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 item C-1, C-2, C-3

A motion was made by **Commissioner Hinton** and seconded by **Commissioner Keathley** 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	ABSENT
Commissioner Janine Gladfelter	YES
Commissioner Jerry Hinton	YES
Commissioner Cathy Keathley	YES
Commissioner Eddy Morales	ABSENT
Commissioner Sue Piazza	ABSENT

D. Public Hearing

E. Commission Business

F. Staff Report

1. Urban Renewal Update

Justin Douglas, Urban Renewal Director, gave the presentation.

He provided a brief update on the Rockwood West Gresham Urban Renewal Plan and upcoming projects ahead of a more detailed discussion scheduled for June 9, 2026. Updates included progress on the Portland Opportunities Industrialization Center campus, redevelopment opportunities at Burnside and 184th, Fire Station 74, Yamhill Street improvements, affordable homeownership initiatives, and the Storefront Improvement

Grant Program. Staff also discussed future considerations for expanding the urban renewal district and increasing borrowing capacity, and requested feedback from commissioners on topics for future discussion.

Commissioner Gladfelter expressed support for pursuing affordable homeownership opportunities in Rockwood, particularly at the Burnside and 184th site. She also supported partnership opportunities with TriMet to expand housing development potential.

Commissioner Keathley asked whether unspent urban renewal funds could continue rolling over after 2029 and if there was any time limit on spending remaining funds.

Mr. Douglas said the unspent Rockwood resources will roll over to future fiscal years, with budget allocations reviewed annually by the GRDC and subject to reallocation through the CIP process.

Commissioner Keathley asked for clarification of when the funds would stop drawing from the general fund, confirming the anticipated end date of 2029.

Chair Stovall confirmed that partial repayments to the general fund have already begun and that additional funds will start returning in FY 2026–27, while some funds remain allocated in the program.

Commissioner Keathley requested clarification on the process and benefits of increasing the acreage and maximum indebtedness, including the financial and economic impacts, and whether the two actions could be considered separately or together.

Mr. Douglas explained that the potential increase in acreage or indebtedness was added for future consideration before 2029, noting that amending the existing Rockwood Urban Renewal Plan could provide faster and more efficient funding for adjacent properties than creating a new district.

Commissioner Keathley asked whether using funds through an amendment to the urban renewal plan would reduce resources available to the general fund.

Mr. Douglas confirmed that increasing maximum indebtedness would reduce general fund resources, and noted that this would be a policy decision for future discussion with the GRDC, including in June or a later meeting, as it is a statutory option for consideration.

Commissioner Hinton Council requested an update on development within a quarter-mile of the Fred Meyer “Catalyst Site,” focusing on private projects, to assess whether the investment successfully spurred nearby redevelopment and to inform future decisions.

Mr. Douglas noted that staff are working on financial analysis of benefits and revenue impacts, and raised the possibility of considering future opportunities related to Vance Park and the county’s Vance vision, including potential coordination or expansion if that project moves forward.

F. Commission Measures, Proposals and Announcement

G. Adjournment

Hearing no further business, **Chair Stovall** adjourned the meeting at **3:00 P.M.**

Travis Stovall,
Chair

Prepared by:

Johntae Ivory
City Recorder