A. Opening

1. Call to Order

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, June 9, 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 Kayla Brown
Commissioner Janine Gladfelter (Arrived at 3:10 P.M)
Commissioner Jerry Hinton
Commissioner Cathy Keathey
Commissioner Sue Piazza

COMMISSION ABSENT: Commissioner Eddy Morales

STAFF PRESENT: Eric Schmidt, Gresham City Manager
Ellen Van Riper, Gresham City Attorney
Elizabeth McCann, Director of Budget and Finance
Justin Douglas, GRDC Executive Director
Michael Gonzales, Urban Renewal Project Coordinator
Johntae Ivory, Recording Secretary

B. Open Public Comment - 10 Minutes

1. <u>Instructions to the Public</u>

Written Testimony must be received by 3:00 p.m. on Monday, June 8, 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 June 8, 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. <u>Open Public Testimony</u>

Chair Travis Stovall read the instructions.

Johntae Ivory, Recording Secretary, reported that no citizens signed up to provide oral testimony or submitted written testimony.

C. Consent Agenda - 5 Minutes

GRDC actions are taken in one motion on Consent Agenda items; however, GRDC 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 May 5, 2026.

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

A motion was made by **Commissioner Hinton** and seconded by **Commissioner Keathley** to APPROVE CONSENT AGENDA ITEM C-1

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

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

D. 1. Public Hearing – 20 Minutes

Public Hearing & Resolution No. 59: Budget and Appropriations of the Gresham Redevelopment Commission for Fiscal Year 2026/27.

As required by Oregon law, the GRDC will hold a public hearing to allow for written and oral comments from citizens regarding the Fiscal Year 2026/27 Budget for the and approve Resolution No. 59.

Chair Stovall read the Order of Procedure (Order of Procedure attached as Exhibit A.)

Elizabeth McCann, Budget and Finance Director, gave the staff report.

Chair Stovall asked if there were written and public comments about the hearing.

Mr. Ivory reported that no individuals signed up to provide oral testimony or submitted written testimony.

Hearing none, **Chair Stovall** asked if there was consensus to continue or close the hearing.

The consensus was to close the hearing.

Chair Stovall called for a motion.

Motion was made by **Commissioner Brown** and seconded by **Commissioner Keathley TO approve Resolution No. 59 Adopting Budget and Making Appropriations of the Gresham Redevelopment Commission of Gresham, Oregon, for Fiscal Year 2026/27, Including the Declaration of Tax Increment Authorizing the Collection of Tax Increment Revenues. The Budget is Adopted in the Aggregate Amount of $36,494,000.**

Chair Stovall called for the vote.

The motion passed as follows:

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

E. Commission Business

1. **Resolution No. 60 - A Resolution Approving an Intergovernmental Agreement between the Gresham Redevelopment Commission and the City of Gresham for Credit Facility Services**

Move to approve Resolution No. 60 a resolution of the Gresham Redevelopment Commission (GRDC), authorizing the GRDC to enter into an Intergovernmental Agreement for credit facility services with the City of Gresham.

Ms. McCann presented the staff report.

Chair Stovall called for discussion on the motion.

Motion was made by **Commissioner Keathley** and seconded by **Commissioner Gladfelter.**

Hearing none, **Chair Stovall** called for the vote.

The motion passed as follows:

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

F. Staff Report

1. <u>Urban Renewal Update</u>

Justin Douglas, GRDC Executive Director, gave the presentation.

Mr. Douglas presented a follow-up to the May 5, 2026, meeting, outlining priorities for the Rockwood-West Gresham Urban Renewal Area over the next several years. He provided updates on redevelopment opportunities for GRDC-owned properties, affordable homeownership initiatives, the Portland Opportunities Investment Center (POIC) campus, Fire Station 74, Yamhill Street improvements, and the Storefront Improvement Grant Program. **Mr. Douglas** also shared an analysis showing the positive impact of urban renewal investments on property values and discussed potential options for amending the Urban Renewal Plan to increase its borrowing capacity before reaching maximum indebtedness, requesting GRDC feedback on whether staff should conduct further analysis.

Commissioner Keathley asked whether Rockwood is now better positioned to attract for-profit development and requested more information about the City's role and potential urban renewal investment in the Multnomah County Vance property before considering any future funding.

Mr. Douglas said Rockwood's market has strengthened since the Plan's adoption, with more private investment now occurring. He also said it's too early to define any urban renewal role in the County's Vance property and that any potential involvement would need further discussion and GRDC direction.

Mr. Schmidt added that staff have had ongoing discussions with Multnomah County about the Vance Vision project and potential partnership opportunities. He emphasized that while the County would retain ownership; urban renewal funding could be one of several tools the GRDC may consider in the future if it chooses to pursue a partnership.

Commissioner Piazza asked whether the affordable homeownership program would still generate property tax revenue. She expressed concern about focusing too heavily on affordability, encouraging a broader mix of housing to help increase overall property values in Rockwood.

Mr. Schmidt clarified that HOME funding requires serving low-to-moderate income. households, but the GRDC could also use a mix of funding sources and approaches. He noted there is flexibility to structure the project with different affordability levels and housing types, especially in a potential partnership scenario.

Commissioner Piazza asked whether the former woodshop site near Rockwood Village could be considered for housing or if it needs to remain a commercial/business use.

Mr. Douglas acknowledges the site was previously a business and noted redevelopment for housing is limited due to required street improvements that would reduce buildable area, so they are likely looking for reuse of the existing building rather than full redevelopment.

Commissioner Piazza said she supports the Vance property vision but would only consider expanding urban renewal if the County is willing to transfer control of the site, expressing concern that development timelines are too long otherwise

Mr. Schmidt suggested they can do additional light analysis on Vance-related options if the GRDC is interested in better preparing for future decision-making.

Commissioner Gladfelter supports gathering more information on the Vance property, including potential impacts to property taxes, while noting it is still early and speculative. She also clarified that the HOME down payment assistance is a grant program that does not directly impact property taxes, though it comes with affordability limits.

Commissioner Hinton supports continuing strong investment in Rockwood while also considering diversifying urban renewal efforts in other areas. He asked about the financial health and lessons from Portland's affordable housing program, and how Gresham's funding situation compares.

Mr. Douglas was not sure there are direct lessons for Gresham from Portland's situation, but noted it may reflect broader challenges facing housing providers and is more of a warning signal than a direct comparison.

Commissioner Brown supported involving TriMet in the Burnside/184 property and raised concerns about Hawthorne Woods access and feasibility before issuing an Request for Interest. She also questioned the timing of approving the POIC gym partnership given project uncertainty.

Mr. Douglas said the POIC agreements aren't legally required until closing, but the developer needs "form and substance" of the agreements now to proceed with design review, especially for shared facilities, access, and parking.

Commissioner Brown expressed a preference for Option 1, supporting additional resources while keeping the maximum indebtedness increase at or below 20%. She has concerns about placing additional demands on voters given the upcoming levy and existing urban renewal district. The commissioner supported further discussion and exploring areas such as Vance Park through Option 1.

Commissioner Keathley expressed a preference not to expand the urban renewal area, citing concerns about impacts on General Fund resources, including public safety and infrastructure. The commissioner supported the proposed housing focus but remained concerned about concentrating lower-income families in one area.

Chair Stovall asked about the TriMet parking lot availability.

Mr. Douglas believes the TriMet parking lot is currently closed to public access. The approximately two-acre site includes a utility facility that provides power to the MAX tracks, while the remainder of the property is a largely unused, striped parking lot.

Mr. Schmidt said TriMet has been changing its approach to Park and Ride sites, with a focus on potentially repurposing properties for higher-density development and better uses.

The TriMet Park and Ride site was identified as a potential example of this broader policy shift.

Chair Stovall emphasized that continued maintenance of the TriMet site is important and requested that the City clearly communicate its expectations to TriMet. Concerns were raised that, without a redevelopment timeline, the property could become overgrown or fall into disrepair if maintenance is reduced. He noted that urban renewal investments can generate additional property value over time, with benefits often realized later as redevelopment occurs. He supported carefully considering potential expansion, particularly given opportunities around Vance Park, and requested additional information and data before making a decision.

G. Commission Measures, Proposals and Announcement

Mr. Ivory provided updates on recent and upcoming community events at the Rockwood Market Hall. He highlighted the 11th annual Green and Clean Days of Service held at Vance Park, where more than 150 volunteers participated in park cleanup and beautification efforts led by **Commissioner Hinton**, strengthening community pride and improving public spaces. Looking ahead, he announced a "Schools Out for Summer" event scheduled for Friday from 11 a.m. to 2 p.m., featuring free food, youth activities, and resource tables from local organizations. Additionally, he shared plans for a series of soccer watch parties beginning Saturday at the Market Hall, starting with a Brazil vs. Morocco match, along with food vendors, a large public viewing screen, and future watch party events promoted through the Market Hall's website.

H. Adjournment

Hearing no further business, **Chair Stovall** adjourned the meeting at **3:38 P.M.**

Travis Stovall,
Chair

Prepared by:

Johntae Ivory
City Recorder