

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

**October 20, 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=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.

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., on Monday, October 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 Monday, October 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

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 September 1, 2026.
Urban Renewal

D. Public Hearing

E. Commission Business – 60 Minutes

1. Rockwood Storefront Improvement Grant Program Update

This item is an informational update on the Rockwood Storefront Improvement Grant Program (Program). Staff will seek Gresham Redevelopment Commission (GRDC) feedback on the Program. If requested, staff will return in November to seek GRDC approval on amended Program guidelines.

Michael Gonzales, Urban Renewal Project Coordinator
Urban Renewal

2. Update on the Five-Year Action Plan for the Downtown/Civic Urban Renewal Plan

This item is informational only. Staff will seek GRDC feedback on high-level priorities for a five-year action plan (Action Plan) that will guide the budget, projects, and activities for the Downtown/Civic Urban Renewal Plan.

Justin Douglas, GRDC Executive Director
Urban Renewal

F. Staff Reports

G. Commission Measures, Proposals and Announcements

H. Adjournment

Total Estimated Time: 80 Minutes



Gresham Redevelopment Commission

AGENDA ITEM TYPE: Consent

Gresham Redevelopment Commission Meeting Minutes

Meeting Date: October 20, 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 September 1, 2026.

Reviewed by:

Justin Douglas, GRDC Executive Director

Attachments:

A. GRDC Minutes 9-1-26

A. Opening

1. Call to Order

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, September 1, 2026, at 3:31 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 Jerry Hinton
Commissioner Cathy Keathey
Commissioner Sue Piazza

COMMISSION ABSENT: Commissioner Eddy Morales

STAFF PRESENT: Teresa Carr, Gresham City Manager
Ellen Van Riper, Gresham City Attorney
Justin Douglas, GRDC Executive Director
Michael Gonzales, Urban Renewal Project Coordinator
Jamie Trimble, 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, August 31, 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 August 31, 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 no citizens signed up to provide oral testimony or submitted written 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 September 1, 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 Brown** and seconded by **Commissioner Hinton** 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	YES
Commissioner Jerry Hinton	YES
Commissioner Cathy Keathley	YES
Commissioner Eddy Morales	ABSENT
Commissioner Sue Piazza	YES

D. Public Hearing

E. Commission Business

1. Ground Lease for Real Property at 18613-18685 East Burnside Street

Move to approve a ground lease (New Ground Lease) with Rockwood Rising, LLC and any wholly owned, controlled, or affiliated entities for the real property owned by the Gresham Redevelopment Commission (GRDC) located at 18613-18685 E. Burnside Street (Building A).

Mr. Douglas presented a request to approve a new ground lease with Rockwood Rising LLC for GRDC-owned Building A, also known as the Lumen Business Center, at 18613–18685 E. Burnside Street. The new lease is part of the development partner's New Markets Tax Credit financing unwind and will apply solely to Building A. He noted that the financial terms remain unchanged, with lease payments beginning in February 2029.

Commissioner Piazza asked if the ground lease payments beginning in 2029 would continue to go to the GRDC or transfer to the City of Gresham after the urban renewal plan ends.

Mr. Douglas clarified that the GRDC will continue to exist after 2029 and will manage the Downtown/Civic Urban Renewal Plan. Any remaining resources from the Rockwood-West Gresham Urban Renewal Plan will continue to be governed by the GRDC.

Commissioner Piazza asked whether the urban renewal funds were required to be spent by 2029.

Mr. Douglas clarified that June 30, 2029, is the date after which no new projects can be introduced for potential funding. Existing projects with remaining resources may continue, with available funds carrying forward in the urban renewal budget.

Commissioner Piazza asked if the ongoing lease payments would continue for the term of the lease and whether that revenue would be a reason to keep the GRDC in place rather than having the funds revert to the City.

Mr. Douglas explained that the GRDC is the legally designated entity to govern the urban renewal agency for the City of Gresham and will continue to administer urban renewal activities. He noted that because the City is beginning a new 30-year urban renewal plan, the GRDC will continue to be required to administer those activities under state law. The budgeting question was noted as a separate issue.

Chair Stovall called for a motion to approve agenda item E-1.

A motion was made by **Commissioner Hinton** and seconded by **Commissioner Brown** to APPROVE AGENDA ITEM E-1.

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	ABSENT
Commissioner Sue Piazza	YES

F. Staff Report

G. Commission Measures, Proposals and Announcement

H. Adjournment

Hearing no further business, **Chair Stovall** adjourned the meeting at 3:47 P.M.

Travis Stovall,
Chair

GRESHAM REDEVELOPMENT COMMISSION BUSINESS MEETING MINUTES
September 1, 2026

Prepared by:

Johntae Ivory
City Recorder



Gresham Redevelopment Commission

AGENDA ITEM TYPE: Report

Rockwood Storefront Improvement Grant Program Update

Meeting Date: October 20, 2026
Service Area: Urban Renewal

Staff Member: Michael Gonzales
Agenda Item Number: E-1

Requested Council Action and Suggested Motion:

This item is an informational update on the Rockwood Storefront Improvement Grant Program (Program). Staff will seek Gresham Redevelopment Commission (GRDC) feedback on the Program. If requested, staff will return in November to seek GRDC approval on amended program guidelines.

Public Purpose, Community Outcome, and Strategic Plan Alignment:

The Program funds improvements to exterior façades of eligible commercial buildings within the Rockwood-West Gresham Urban Renewal Area (URA). Current Program guidelines allow owners and tenants of eligible buildings to apply for matching funds up to \$10,000 per business, which are paid to the grantee after the agreed-upon improvements are completed and paid for by the applicant. The intent is to leverage investments and support projects that enhance property values, improve safety perception, increase neighborhood vibrancy, and stimulate economic development.

This Program furthers the following Rockwood-West Gresham Renewal Plan Goals: Goal 1 (Public Involvement), Goal 2 (Improve Rockwood Town Center), Goal 4 (Help Create and Retain Family Wage Jobs by Improving Industrial and Commercial Areas) and Goal 8 (Promote Quality Development).

Background:

On January 20, 2026, the GRDC approved Resolution No. 56, adopting Program guidelines. The Program, with a \$200,000 budget, was launched in February, 2026, with a goal to improve the commercial vitality and appearance of Rockwood street-facing commercial properties. Business outreach included direct mailers, door-to-door follow-up, and an informational webpage with an online application to submit proposals.

Staff has met with eighteen (18) applicants to guide them through the application process. Eight (8) have completed their projects and been reimbursed, two (2) are in progress, four (4) are in the application review process, and four (4) have withdrawn.

The current amount awarded in matching grants is \$71,363.50, with an additional private investment of \$79,363, totaling \$150,727 in total investments generated from these projects.

Recommendation and Alternatives:

The Rockwood-West Gresham Advisory Committee and staff are proposing the following amendments to Program guidelines:

Current Guidelines	Proposed Amendments
Max grant award: \$10,000	Max grant award: \$20,000
Prioritize for-profit business	Allow non-profit organizations to apply
Paving ineligible	Paving eligible
	Previous grantees can re-apply after a three-month waiting period, allowing multiple applications up to \$40,000 per grantee.

Based on staff and advisory committee recommendations, staff is seeking GRDC input to help shape any potential amendments to the program guidelines.

Alternatively, the GRDC can direct staff not to make any changes to the Program guidelines or modify the proposed amendments.

Budget/Financial Impact:

As noted, \$74,363.50 of the GRDC-authorized \$200,000 budget has been expended to date. Staff recommend increasing the total Program budget to \$300,000 to allow for more grant applicants at higher maximum awards.

Public Involvement:

Staff provided a Program update to the Rockwood-West Gresham Advisory Committee on October 14, 2026, for feedback. Committee recommendations align with those of staff.

Attachments:

A. None

Reviewed Through:

Justin Douglas, GRDC Executive Director
Elizabeth McCann, Budget and Finance Director
Ellen VanRiper, City Attorney
Teresa Carr, City Manager



Gresham Redevelopment Commission

AGENDA ITEM TYPE: Report

Update on the Five-Year Action Plan for the Downtown/Civic Urban Renewal Plan

Meeting Date: October 20, 2026
Service Area: Urban Renewal

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

Requested Council Action and Suggested Motion:

This item is informational only. Staff will seek Gresham Redevelopment Commission (GRDC) feedback on high-level priorities for a five-year action plan (Action Plan) that will guide the budget, projects, and activities for the Downtown/Civic Urban Renewal Plan.

Public Purpose, Community Outcome, and Strategic Plan Alignment:

Early GRDC direction on an Action Plan allows for the GRDC to communicate its priorities and inform the details of projects, programs, and initiatives proposed by staff and the Downtown/Civic Advisory Committee.

Background:

On September 2, 2025, the City Council unanimously adopted the Downtown/Civic Urban Renewal Plan, authorizing approximately \$381,000,000 in tax increment finance investments over the next three decades. The Urban Renewal Plan contemplates investments in the following broad categories:

- Private Development Leverage. Establish programs to encourage private investment.
- Community Identity. Invest in parks, streets, storefronts, and placemaking.
- Transportation. Improve street connectivity, pedestrian, and bicycle facilities.
- Utilities. Invest in pipes and other public infrastructure to support private development.

The nature of tax increment funding is such that revenue generation in an urban renewal plan is somewhat slow. Staff estimate that from fiscal year 2026-27 through 2030-31, there will be approximately \$4,000,000 to \$5,500,000 in revenue available to invest in the Historic Downtown and Civic neighborhoods. While this budget may

preclude significant investments in transformative real estate development projects, it still offers the GRDC to make smaller, impactful investments that will set the stage for future growth.

Recommendation and Alternatives:

Recommendation:

Staff recommend that the GRDC provide high-level guidance to inform the Action Plan.

Budget/Financial Impact:

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

Public Involvement:

NA.

Attachments:

A. None

Attachments:

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