

# GRESHAM

REDEVELOPMENT COMMISSION

## ADVISORY COMMITTEE

Jack Hollis, Chair  
Celso Naranjo, Vice Chair  
Marissa Clarke  
Jennifer McMillian  
Ibrahim Moustafa  
Gregory Schroeder  
Dimitrios Zourkos  
Dina DiNucci, Commission Vice Chair and Commission Liaison

**SEPTEMBER 11, 2024**  
**6:00 P.M.**

Gresham Redevelopment Commission  
**Advisory Committee Meeting**

The Gresham Redevelopment Commission Advisory Committee currently holds their meetings virtually via Zoom, an online meeting platform.

**Zoom Access Link and Call-in Numbers to join the meeting**

Click the link below to join the webinar:

<https://greshamoregon.zoom.us/j/83106272675?pwd=YWQwVWN4NUs2WWRVVKNTNTIOL1RKUT09>

Passcode: aZM2TU11h7

Or One tap mobile:

US: +12532158782,,83106272675#,,,,\*4632237382

Or Telephone:

Dial: US: +1 253 215 8782

Webinar ID: 831 0627 2675

Passcode: 4632237382

### **PLEASE NOTE**

Instructions for signing up for written or oral testimony are provided on this agenda under Item 3.

The City's business hours are Monday through Friday from 8:00 a.m. to 5:00 p.m.

Persons who plan to attend this meeting and desire translation services for this meeting must notify Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing [johntae.ivory@greshamoregon.gov](mailto:johntae.ivory@greshamoregon.gov) by 5:00 p.m. three (3) business days before the meeting, so that the City can make arrangements for translation services.

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE AGENDA  
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- A. 6:00 CALL TO ORDER BY PRESIDING OFFICER
- 1. 6:01 ROLL CALL
- 2. 6:03 ANNOUNCEMENTS
- 3. 6:08 INSTRUCTIONS TO CITIZENS FOR TESTIFYING ON AGENDA AND NON-AGENDA ITEMS:
  - Written Testimony** must be received by 6:00 p.m. one (1) business day before the meeting via email to Johntae Ivory, Program Technician, at [Johntae.ivory@greshamoregon.gov](mailto:Johntae.ivory@greshamoregon.gov).
  - Oral Testimony:** If you plan to provide Oral public testimony, you must register your name, email address, phone number, and subject matter, one (1) business day before the meeting via email to Johntae Ivory, Program Technician, at [Johntae.ivory@greshamoregon.gov](mailto:Johntae.ivory@greshamoregon.gov).
- 4. 6:10 PUBLIC COMMENT
- 5. 6:20 2029 COMMUNITY INVESTMENT FRAMEWORK: PROJECTS & PRIORITIES  
Erika Fitzgerald, Gresham Redevelopment Commission Interim Executive Director  
**Committee Action: Discussion**
- 6. 6:50 MEETING MINUTES: JULY 10, 2024  
**Committee Action: Decision**
- 7. 7:00 GOOD OF THE ORDER
- B. 7:05 ADJOURNMENT OF MEETING

<b>MEETING SCHEDULE (Subject to Change)</b>	
<p style="text-align: center;"><b>GRESHAM REDEVELOPMENT COMMISSION</b></p> <p style="text-align: center;"><b><u>Meeting Schedule</u></b></p> <p style="text-align: center;">Meets as needed on the third Tuesday of the month at 2:30 p.m.</p>	<p style="text-align: center;"><b>GRESHAM REDEVELOPMENT COMMISSION</b></p> <p style="text-align: center;"><b><u>ADVISORY COMMITTEE</u></b></p> <p style="text-align: center;"><b><u>Meeting Schedule</u></b></p> <p style="text-align: center;">Meets as needed on the second Wednesday of the month at 6:00 p.m.</p>

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE (GRDCAC)  
JULY 10, 2024 MEETING MINUTES**

**MEETING LOCATION**

Online meeting via Zoom Conference Call US: +12532158782, Webinar ID 831 0627 2675, or  
<https://greshamoregon.zoom.us/j/83106272675>

COMMITTEE PRESENT: Jack Hollis, Chair  
Marissa Clarke  
Ibrahim Moustafa  
Jennifer McMillian  
Gregory Schroeder  
Celso Naranjo

COMMITTEE ABSENT: Dimitrios Zourkos

COMMISSION  
LIAISON PRESENT: Commission Vice Chair Dina DiNucci

STAFF PRESENT: Brian Monberg, Gresham Redevelopment Commission Executive Director  
Michael Gonzales, Gresham Redevelopment Program Coordinator  
Johntae Ivory, Program Technician, Recording Secretary

**A. CALL TO ORDER**

**Chair Jack Hollis** called the meeting to order at **6:00 P.M.**

**1. ROLL CALL**

**Chair Hollis** called the roll.

**2. ANNOUNCEMENTS**

**Mr. Ivory** said he will send out a couple emails about the Rockwood Market Hall events and our public engagement schedule. He gave the committee information about the Community Market Hall that happens every Sunday from 12 p.m. to 4 p.m.

**Vice Chair Celso Naranjo** acknowledged he received an email regarding the Grand opening of the Aviva Apartments. He said the date has changed to Oct 1<sup>st</sup> at noon.

**Mr. Ivory** will make sure everyone gets the information about the event.

**3. INSTRUCTIONS TO CITIZENS FOR TESTIFYING ON AGENDA AND NON-AGENDA ITEMS**

**Chair Hollis** read the instructions.

**4. PUBLIC COMMENT**

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

**5. YAMHILL CORRIDOR IMPROVEMENT UPDATE**

**Brian Monberg, Gresham Redevelopment Commission Executive Director**, to give the presentation.

(PowerPoint presentation attached as Exhibit A.)

**Commission Vice Chair Dina DiNucci** asked if Urban Renewal must eat all the cost that is related to the vision for the Y East improvements, or does it come from the transportation division.

**Mr. Monberg** explained the investments we're making in Rockwood would not be sacrificing or reducing funds that would otherwise be spent within the transportation department. He explained, historically the relationship between the transportation department and Urban Renewal has been to leverage city transportation funds as much as possible to pursue the transportation system needs in Rockwood consistent with the rest of the city.

**Mr. Moustafa** asked if it's possible to move the project a block south to Main Street. He believes it's pedestrian friendly area and not really a sidewalk up to a certain point.

**Mr. Monberg** said it's an important pedestrian connection and the intent is to continue the pedestrian connection. He noted, there have been some funds identified to help with that sidewalk infill and he will follow up with the commission to get more information on the construction timeline.

**Mr. Moustafa** asked if a sidewalk is added on someone's property line, and does the owner have to eat those couple of feet.

**Mr. Monberg** acknowledged our transportation engineering staff would be able to follow up with more detail, but the City's effort is to avoid, minimize, and mitigate anywhere that there seen as an impact to the property. The city tries to avoid required easements but there are cases where that needs to be done.

**Commission Vice Chair DiNucci** explained that Yamhill isn't a very wide street for all the traffic and pedestrians in the area.

**Mr. Moustafa** said it would be fantastic to see improvements to the Vance Park entrance. He said there's a crosswalk on 182<sup>nd</sup> and main that has blinking lights. He would be concerned if they added improvements to extend the Y East trail because of the pedestrian traffic, and he believes a full traffic light would be safer for that area. He suggested we talk with the community about some of the upcoming improvements because he has concerns about how many people who live in the dense area could lose parking opportunities.

**Mr. Monberg** appreciated the feedback, and he will incorporate the comments and acknowledges the need for an assessment of impact to minimize the loss of parking.

**Chair Hollis** said we should connect with some transportation groups that focus on bringing bicycles and walking ability to the living spaces for more data and information regarding parking in the areas.

**Vice Chair Naranjo** agrees with improvements to the Vance Park entrance to make it accessible and welcoming for the public. He explained he's talked to people at the Rockwood Station apartments, and they raised concerns about lack of parking because of the many multi housing units in the area. He believes we should make Yamhill a one way street heading west from 197<sup>th</sup> to 181<sup>st</sup>, we could keep all the parking and have another 2 way bicycle traffic with minimal cost to put up barriers. One way road typically reduces speeds in residential areas.

**Mr. Monberg** will provide the feedback to the engineering team and have them look at that and provide a response to the overall traffic demands and ideas from the committee.

**Commission Vice Chair DiNucci** asked if Multnomah County is still in discussions to help fund more improvements to Vance Park. She thinks it's positive that they're considering additional funds or collaborating on Grants, to help secure more funds for improvements.

**Mr. Monberg** agrees they have had multiple discussions with the county who's leading that effort, and he believes it will be complimentary for the current park and future changes to Vance Park.

**Commission Vice Chair DiNucci** asked if there's a process in place to repair the roads after the utility work on Yamhill.

**Mr. Monberg** said he has had discussions about the roads, and he can come back and give an update on the repairs. He acknowledged the opportunity to add this to our Yamhill project.

**Commission Vice Chair DiNucci** talked about a young girl who was hit by a car at her previous coffee shop. She worked with the pastor and the city to get a crosswalk on the intersection at main. She understands the need for improvements at Yamhill because of the number of people in that dense area.

## **6. MEETING MINUTES:**

**Chair Hollis** announced that it's time to approve the minutes of **June 12, 2024**. Members who were not in attendance at the meetings being voted on should abstain from voting on those minutes. Additionally, for each meeting being voted on, a majority of members in attendance at that meeting must be in attendance tonight in order to be able to take a vote on those minutes or the vote will be tabled to the next meeting. Therefore, we will vote on the minutes for each meeting separately.

### **June 12, 2024 MINUTES**

Motion was made by **Jennifer McMillian** and seconded by **Gregory Schroeder TO APPROVE THE MINUTES OF June 12, 2024**. The motion passed as follows:

Jack Hollis	YES
Marissa Clarke	YES
Jennifer McMillian	YES
Gregory Schroeder	YES
Ibrahim Moustafa	ABSTAINED
Celso Naranjo	ABSTAINED

**7. ELECTION OF OFFICERS**

**Chair Hollis** explained that the bylaws state that election of officers happens annually in July. As he mentioned earlier, he is eligible to serve another term as Chair well as Vice Chair.

**Election of Chair**

**Mr. Moustafa** nominated **Jack Hollis**.

There were no additional nominations.

**Chair Hollis** called for the vote.

The election of **Jack Hollis** to serve as Chair of the GRDCAC passed as follows:

Marissa Clarke	YES
Jack Hollis	YES
Jennifer McMillian	YES
Ibrahim Moustafa	YES
Celso Naranjo	YES
Gregory Schroeder	YES

**Election of Vice Chair**

**Chair Hollis** nominated **Celso Naranjo**

There were no additional nominations.

**Chair Hollis** called for the vote.

The election of **Celso Naranjo** to serve as Vice Chair of the GRDCAC passed as follows:

Marissa Clarke	YES
Jack Hollis	YES
Jennifer McMillian	YES
Ibrahim Moustafa	YES
Celso Naranjo	YES
Gregory Schroeder	YES

**9. GOOD TO THE ORDER:**

**Commission Vice Chair DiNucci** offered to host a tour of Rockwood and will work with **Mr. Ivory** to arrange a time and date. She acknowledged how this is her favorite committee to be part of and enjoys everyone's ideas.

**Mr. Ivory** congratulated **Chair Hollis & Vice Chair Naranjo** for their nomination, and he enjoys working with them.

**B. ADJOURNMENT OF MEETING**

Hearing no further business, **Chair Hollis** adjourned the meeting at **7:04 P.M.**

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory  
Recording Secretary