

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE (GRDCAC)  
JULY 9, 2025 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:    Marissa Clarke  
                                 Jack Hollis, Chair  
                                 Jennifer McMillan  
                                 Ibrahim Moustafa  
                                 Celso Naranjo  
                                 Gregory Schroeder

COMMITTEE ABSENT:    Leslie Garth

COMMISSION  
LIAISON PRESENT:       None

STAFF PRESENT:         Justin Douglas, Urban Renewal Director  
                                 Michael Gonzales, Urban Renewal Project Coordinator  
                                 Johntae Ivory, Program Technician, Recording Secretary

**A.     CALL TO ORDER**

**Chair Jack Hollis** called the meeting to order at **6:05 P.M.**

**1.     ROLL CALL**

**Chair Hollis** called the roll.

**2.     ANNOUNCEMENTS**

**Chair Hollis**

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

**Chair Hollis** read the instructions.

**4.     PUBLIC COMMENT**

**None**

**5.     ELECTION OF OFFICERS**

**Chair Hollis** explained that the bylaws state that the election of officers happens annually in July. As he explained, **Mr. Naranjo** is not eligible for Vice Chair but is eligible for Chair. Mr. Hollis is eligible to serve as Vice Chair but not Chair. All the remaining committee members are eligible to both Chair and Vice Chair.

**Election of Chair**

**Mr. Moustafa** nominated **Celso Naranjo**.

There were no additional nominations.

**Chair Hollis** called for the vote.

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

|                   |        |
|-------------------|--------|
| Marissa Clarke    | YES    |
| Jack Hollis       | YES    |
| Jennifer McMillan | YES    |
| Ibrahim Moustafa  | YES    |
| Celso Naranjo     | YES    |
| Gregory Schroeder | YES    |
| Leslie Garth      | ABSENT |

**Election of Vice Chair**

**Marissa Clarke** nominated **Ibrahim Moustafa**.

There were no additional nominations.

**Chair Naranjo** called for the vote.

The election of **Ibrahim Moustafa** to serve as Vice Chair of the GRDCAC passed as follows:

|                   |        |
|-------------------|--------|
| Marissa Clarke    | YES    |
| Jack Hollis       | YES    |
| Jennifer McMillan | YES    |
| Ibrahim Moustafa  | YES    |
| Celso Naranjo     | YES    |
| Gregory Schroeder | YES    |
| Leslie Garth      | ABSENT |

**6. URBAN RENEWAL UPDATES & FISCAL YEAR 2025-26 DRAFT SCHEDULE**

**Justin Douglas** gave the presentation.

**Mr. Moustafa** asked if the City owns the buildings next to the former Lydia's Restaurant.

**Mr. Douglas** acknowledged the Gresham Redevelopment Commission (GRDC) does own the properties next door from Lydia's restaurant, as well as the woodshop that is close by.

**Mr. Moustafa** asked about the Yamhill Corridor project and if there was an impact study to understand traffic and parking for the residents living along that street.

**Mr. Douglas** said he will follow up to see if an impact study has been done by the city.

**Mr. Moustafa** talked about how that area is one of the most densely populated stretches in the county and explained some of the public safety concerns. He would like to see a safety impact study done to understand the area better. He believes a neighborhood meeting with the community would be helpful to understand their concerns and to make sure their voices are heard.

**Mr. Hollis** asked if staff could provide some traffic experts about the conflict between cars and bike traffic to hear both sides of the advocacy and bring a recommendation to the council.

**Chair Naranjo** suggested we keep as many parking spaces as we can with the Yamhill project. He asked for an update on the vacant office space at 18428 E Burnside St.

**Mr. Douglas** said there have been discussions with a Martial Arts studio and recently with a halal market.

**Mr. Hollis** asked about a long-term plan regarding the other properties the GRDC owns.

**Mr. Douglas** is reevaluating the current properties with a sense of urgency to with the intent of a disposition strategy for the remaining years in the Rockwood-West Gresham Urban Renewal plan.

**Chair Naranjo** suggested a community parking lot if at the end with no solution or enough funds are available for redevelopment.

**Mr. Hollis** talked about other possible ideas like paved areas for food trucks or events.

## **7. MEETING MINUTES:**

**Chair Naranjo** announced that it's time to approve the minutes of **MAY 7, 2025**. 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.

### **MAY 7, 2025 MINUTES**

Motion was made by **Jack Hollis** and seconded by **Ibrahim Mustafa TO APPROVE THE MINUTES OF May 7, 2025**, the motion passed as follows:

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

**8. GOOD TO THE ORDER:**

**Mr. Ivory** thanked Mr. Hollis for his leadership with the advisory committee over the last couple of years. He also thanked **Chair Naranjo** for his dedication and his role with the committee. **Mr. Ivory** thanks **Mr. Douglas** for the stability and the new ideas he's been bringing in. He's excited about the future for everyone.

**B. ADJOURNMENT OF MEETING**

Hearing no further business, **Chair Hollis** adjourned the meeting at **6:45 P.M.**

Respectfully submitted,

/s/ Johntae Ivory

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Johntae Ivory  
Recording Secretary