

GRESHAM

REDEVELOPMENT COMMISSION

ADVISORY COMMITTEE

Celso Naranjo, Chair
Ibrahim Moustafa, Vice Chair
Leslie Garth
Jack Hollis
Jennifer McMillan
Gregory Schroeder
Kayla Brown, Commission Acting Chair and Commission Liaison

**January 14, 2026
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=YWQwVWN4NUs2WWRVVkNTNTI0L1RKUT09>

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 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.

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.

- 4. 6:10 PUBLIC COMMENT**

- 5. 6:15 2026 URBAN RENEWAL UPDATES**

Justin Douglas, GRDC Executive Director

Staff will provide an update on the Storefront Improvement Grant Program, revisions to GRDCAC Bylaws, GRDCAC membership nominations, and other topics.

Committee Action: **Discussion**

- 6. 6:55 MEETING MINUTES: December 10, 2025**

Committee Action: **Decision**

- 7. 7:00 GOOD OF THE ORDER**

- B. 7:10 ADJOURNMENT OF MEETING**

MEETING SCHEDULE (Subject to Change)

GRESHAM REDEVELOPMENT COMMISSION <u>Meeting Schedule</u> Meets as needed on the third Tuesday of the month at 2:30 p.m.	GRESHAM REDEVELOPMENT COMMISSION <u>ADVISORY COMMITTEE</u> <u>Meeting Schedule</u> Meets as needed on the second Wednesday of the month at 6:00 p.m.
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GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE (GRDCAC)
DECEMBER 10, 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>.

Rockwood Market Hall
(3rd floor Conference room)
458 SE 185TH Avenue
Gresham, OR 97233

(The meeting will be held upstairs on the 3rd floor of the Rockwood Market Hall conference room. The entrance is located on the east side of the building.)

COMMITTEE PRESENT: Celso Naranjo, Chair
Ibrahim Moustafa, Vice Chair
Leslie Garth
Jack Hollis
Jennifer McMillian
Gregory Schroeder

COMMITTEE ABSENT: None

**COMMISSION
LIAISON PRESENT:** None

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

A. CALL TO ORDER

Chair Naranjo called the meeting to order at **6:13 P.M.**

1. ROLL CALL

Chair Naranjo called the roll.

2. ANNOUNCEMENTS

None

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

Chair Naranjo read the instructions.

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4. PUBLIC COMMENT

Jason Naumann, Vice President of the Rockwood Neighborhood Association and co-founder of Rockwood Common, addressed the advisory committee to encourage stronger community engagement. He highlighted the association's 37 events over the past year, including workshops and resilience projects funded through partnerships like the Community Air Action Plan. Mr. Naumann emphasized the importance of accessible meetings, collaboration on the Rockwood-West Gresham Urban Renewal Plan, and priorities such as affordable housing and more parks. He invited committee members and residents to connect formally or informally to continue building dialogue and community involvement.

5. YEAR END REVIEW

Gresham Redevelopment Commission Update Summary:

Presented by: **Justin Douglas, GRDC Director, Michael Gonzales, Urban Renewal Project Coordinator, Johntae Ivory, Program Technician.**

Storefront Improvement Grant

The Gresham Redevelopment Commission (GRDC) tabled action on the proposed Rockwood-West Gresham Storefront Improvement Grant until January 20 after public testimony on nonprofit eligibility. Staff clarified the program targets for-profit businesses to support commerce, jobs, and tax growth, while nonprofits have other grant opportunities. Guidelines may be revisited in the future.

Capital Improvement Plan (CIP) – Housing Investments

The draft fiscal year 2026–29 CIP includes a potential \$5M over two years for housing investments, focusing on homeownership. Options discussed include affordable homeownership, acquisitions, site disposition, and feasibility grants. Guidance from the GRDC is expected in January.

Disposition Strategy for GRDC-Owned Properties

Staff, who is working with a consultant, is developing a strategy for GRDC-owned properties (Downtown Rockwood, 184th Ave, Hawthorne Woods, POIC B-188) to explore reuse, sale, lease, or redevelopment, incorporating community input. Long-term vacant property ownership is not intended.

Portland Opportunities Industrialization Center – POIC (B-188) Project Update

The project team extended the timeline six months for design refinements due to rising construction costs. Updated designs are expected in early 2026. Funding constraints and opportunity costs are being considered.

Fire Station 74 Update

Progress is paused due to regional fire district discussions. Alternative contracting and owner's representative options are under review, pending City Council direction.

Lydia's Building Demolition Update

Demolition is complete; the site is secured and leveled. Historic elements were preserved for the Gresham Historical Society. The parking lot is leased month-to-month, with interest in exploring temporary or interim uses consistent with permits and agreements.

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Mr. Hollis suggested engaging the GRDC to better understand distinctions between for-profit and nonprofit eligibility for the Storefront Improvement Grant. It was noted that nonprofit organizations reinvest funds directly into the community, and clarification was requested on whether there are policy or fiscal considerations informing the current eligibility framework.

Chair Naranjo noted that redevelopment investments have traditionally prioritized for-profit businesses due to their ability to generate direct tax revenue, while acknowledging that nonprofits provide important community benefits.

Mr. Hollis stated that the explanation provided addressed his concerns and clarified the counterargument. While expressing continued support for including nonprofits, it was noted that the GRDC will make the final determination.

Mr. Moustafa asked if that is something the advisory committee could have input on at this state.

Mr. Douglas indicated that while a meeting before mid-January may be possible, written feedback via email would be the most efficient way to provide input. He clarified that the grant program is not intended to be exclusionary but is designed to focus on for-profit businesses due to their role in generating commerce, jobs, and tax revenue. It was also noted that the City and GRDC have historically invested significantly in nonprofit organizations and currently administer multiple grant programs for nonprofits, while this program is intended to prioritize business support. Staff welcomed feedback and noted that final decisions rest with the GRDC.

Mr. Moustafa suggested a potential modification to the program to make it more equitable for both nonprofits and for-profit businesses. He proposed prorating contributions based on the tax rates nonprofits pay, allowing some assistance while balancing the financial impact for for-profit participants.

Mr. Douglas said approval for the program and funding is through the end of the current fiscal year. Noted that current guidelines are based on prior feedback but can be revised later if participation is low or adjustments are needed, including potentially broadening eligibility beyond nonprofits.

Mr. Hollis asked about the connection between consultants and public input regarding the Hawthorne site. He inquired whether interested parties, such as groups wanting to develop a woodshop, are currently engaging with the consultant or if discussions will begin after consultant feedback is received.

Mr. Douglas confirmed it's not too early for discussions. The consultant has strong local knowledge and is familiar with relevant organizations. Interest has been expressed in reusing the Hawthorne site, potentially through purchase or lease. If there is viable interest, a competitive process could follow. Any long-term city ownership would be avoided to prevent financial obligations. Staff will continue outreach as appropriate based on partner interest.

Mr. Naranjo emphasized that any capital improvement or affordable housing grants should include safeguards to ensure promised outcomes are delivered. Cited examples, such as the Portland Ritz-Carlton, where commitments to low-income housing were not fulfilled due to the developer's bankruptcy. Stressed the importance of structuring grants to prevent lack of follow-through.

Ms. Garth noted the program is moving in the right direction and emphasized ensuring grant commitments are fulfilled. Added that she hopes the focus includes homeownership opportunities, encouraging long-term investment by residents rather than just rental apartments.

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Mr. Hollis said the focus is on homeownership rather than density. Multi-home structures are acceptable if they lead to ownership rather than rentals—dense ownership is preferred over rental properties.

Mr. Moustafa explained historically, condos pose challenges for contractors due to liability and costs. The focus is on homeownership, such as six townhomes people can buy rather than 100 rental units, ensuring local resources benefit the community instead of outside investors.

Mr. Hollis said reviewing past guidelines showed the program was falling behind on homeownership goals, partly due to developer pushback claiming it was impractical, but the aim is to make it work.

Mr. Moustafa noted City-acquired properties in the redevelopment district are often unsuitable for housing. This has historically been a key consideration and will continue to be highlighted.

Mr. Schroeder said prioritizing homeownership, certain sites—like Lydia's on the MAX line—require higher density due to legal and market constraints, making apartments more likely unless a community use like a medical clinic is feasible. Other properties off the MAX line should focus on townhomes and homeownership opportunities.

Mr. Hollis responded to the POIC, B188 project. He said, if a development program risks failing, it may be worth considering additional funding to ensure success. He wants to evaluate the required allocation before the next budget cycle and present it to GRDC if needed to support Rockwood's overall benefit.

Mr. Gonzales noted the Commission members feel they've contributed enough to the project—about \$1–1.75M including property value and pre-development funds and want to see tangible progress. There's concern as the project scope has been shrinking, and the Commission is eager to see the next steps.

Mr. Hollis said the project continues to shrink, it may deliver less than intended, potentially requiring additional funding to meet goals. Any recommendation to allocate more would come only after reviewing projections and determining whether the investment is worthwhile; otherwise, cutting losses could be advised.

Mr. Gonzales stated POIC and the developer (HMS) have significant investments, so all parties want the project to succeed. The Commission is weighing opportunity costs and deciding how to allocate limited funds, balancing housing priorities against other needs like the fire station and public safety.

6. MEETING MINUTES:

Chair Naranjo announced that it's time to approve the minutes of **November 12, 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.

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November 12, 2025 MINUTES

Motion was made by **Jack Hollis** and seconded by **Ibrahim Moustafa** TO APPROVE THE MINUTES OF November 12, 2025. The motion passed as follows:

Jack Hollis	YES
Jennifer McMillian	YES
Ibrahim Moustafa	YES
Celso Naranjo	YES
Leslie Garth	YES
Gregory Schroeder	ABSENT (Left meeting)

7. GOOD TO THE ORDER:

Mr. Ivory thanked the advisory committee for their commitment and contributions to GRDC decision-making, noting the group's strength and valuable ideas. He encouraged members to share ideas or community feedback via email and expressed optimism for the coming year while wishing everyone a safe and joyful holiday season.

B. ADJOURNMENT OF MEETING

Hearing no further business, **Chair Naranjo** adjourned the meeting at **7:09 P.M.**

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory
Recording Secretary