

# GRESHAM

REDEVELOPMENT COMMISSION

## ROCKWOOD/WEST GRESHAM 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

**March 11, 2026**  
**6:00 P.M.**

Rockwood/West Gresham  
**Advisory Committee Meeting**

The Rockwood/West Gresham 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.

**ROCKWOOD/WEST GRESHAM 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. 6:15 FISCAL YEAR 2026-27 CAPITAL IMPROVEMENT PROGRAM BUDGET AND FORECAST  
Elizabeth McCann, Director of Budget & Finance  
Staff will provide information about the CIP.  
*Committee Action: Discussion*
  - 6. 6:45 MEETING MINUTES: January 14, 2026  
*Committee Action: Decision*
  - 7. 6:50 GOOD OF THE ORDER
- B. 7:00 ADJOURNMENT OF MEETING

MEETING SCHEDULE (Subject to Change)	
<b>GRESHAM REDEVELOPMENT COMMISSION</b>  <u>Meeting Schedule</u> Meets as needed on the third Tuesday of the month at 2:30 p.m.	<b>ROCKWOOD/WEST GRESHAM <u>ADVISORY COMMITTEE</u></b>  <u>Meeting Schedule</u> Meets as needed on the second Wednesday of the month at 6:00 p.m.

**ROCKWOOD/WEST GRESHAM ADVISORY COMMITTEE  
JANUARY 14, 2026, 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: Celso Naranjo, Chair  
Ibrahim Moustafa, Vice Chair  
Leslie Garth  
Jack Hollis  
Jennifer McMillan  
Gregory Schroeder

COMMITTEE ABSENT: None

COMMISSION  
LIAISON PRESENT: None

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

**A. CALL TO ORDER**

**Chair Naranjo** called the meeting to order at **6:07 P.M.**

**1. ROLL CALL**

**Chair Naranjo** called the roll.

**2. ANNOUNCEMENTS**

**Mr. Ivory** announced that the GRDC meeting on Tuesday January 20, 2026, has been moved to the City Hall downstairs conference room and will start at 1 p.m. instead of the usual 2:30 p.m. He noted that the agenda will be updated, attendees should check in at the front desk for directions, and the meeting will include presentation on the Portland Opportunities Investment Corporation campus.

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

**Chair Naranjo** read the instructions.

**4. PUBLIC COMMENT**

None

**5. 2026 URBAN RENEWAL UPDATES**

Presented by: **Justin Douglas, GRDC Director and Michael Gonzales, Urban Renewal Project Coordinator.**

**Mr. Douglas** wished everyone a Happy New Year and said he enjoyed meeting many members in person during the December visit, thanking Mr. Ivory for organizing the Rockwood Market Hall experience. He shared two updates, starting with the Rockwood Storefront Improvement Grant program, noting that the GRDC postponed the item to January and that the same guidelines are now on the January 20 agenda. He added that his team recently met with the Chair and Vice Chair and invited them to share the Advisory Committee's perspective.

**Chair Naranjo** acknowledged recent public testimony regarding whether nonprofit organizations should be included in the Storefront Improvement Grant Program. He noted this topic had been discussed in prior years and shared that research into similar programs nationwide showed many include non-profits. While the current draft scheduled for GRDC consideration limits eligibility to for non-profit businesses and explained changes to the program could happen in the future.

**Vice Chair Moustafa** emphasized the importance of considering the committee's first public testimony during his tenure and noted the non-profit referenced aligns closely with GRDC goals related to beautification, its location near the Rockwood Market Hall and revitalization to area. He highlighted that non-profits would still be subject to the same merit-based requirements, including matching funds and contractor selection, and expressed support for inclusion.

**Ms. McMillan** shared that the committee had previously supported non-profit inclusion but believed prior hesitation stemmed from the assumption non-profits had access to other grants. She noted that grant funding is now more difficult to obtain, strengthening the case for non-profit eligibility.

**Mr. Schroeder** agreed and stated that many non-profits in Rockwood serve the immediate community and should be eligible to participate.

**Ms. Garth** echoed support, noting that non-profits contribute significantly to community improvement and should not be excluded from assistance.

**Mr. Hollis** supported non-profit inclusion and suggested the committee formally vote and submit a recommendation to the GRDC to ensure decision makers are informed of the advisory committee's position.

**Chair Naranjo** stated it may be possible to make changes prior to Tuesday's meeting but noted the draft has already been published for public review, which affects timing expectations. He emphasized that the committee serves in an advisory role and does not hold final decision-making authority. However, he added that a unanimous recommendation from the committee could carry significant weight with the GRDC.

**Mr. Hollis** sked staff to clarify the Advisory Committee process sending a recommendation to the GRDC regarding the proposed no-profit policy.

**Mr. Douglas** recommended that Chair Naranjo submit an email directly to GRDC members or through staff for distribution.

**Chair Naranjo** invited members to consider bringing forward a motion.

**Ms. McMillan** asked whether the committee could submit an amendment or revision to the draft policy already published.

Motion was made by **Jack Hollis** and seconded by **Leslie Garth TO REQUEST NONPROFITS BE INCLUDED IN THE STOREFRONT GRANT PROGRAM GUIDELINES**. The motion passed as follows:

Leslie Garth	YES
Jack Hollis	YES
Jennifer McMillan	YES
Ibrahim Moustafa	YES
Celso Naranjo	YES
Gregory Schroeder	YES

**Mr. Douglas** explained a proposed change to Gresham Revised Code that would shift urban renewal budget oversight from individual Advisory Committees to the City's Finance Committee. This would streamline the process by consolidating budget review for all urban renewal plans into one committee, reducing meetings, avoiding quorum issues, and improving efficiency while still ensuring proper financial oversight.

**Mr. Gonzales** noted the Budget and Finance team are willing to continue presenting relevant information during the budget process, as in the past, but emphasized their role would be more formal moving forward.

**Mr. Hollis** suggested adding language to the bylaws to allow the Advisory Committee to review the budget and forward recommendations or concerns to the Finance Committee and GRDC, helping ensure continuity and avoiding disconnects between committees.

**Mr. Douglas** stated staff could explore bylaw amendments to preserve the committee's advisory role in budget review and noted a future bylaw update to rename the committee to distinguish it from the Downtown/Civic Advisory Committee.

**Ms. Garth** supports the committee to be connected to the budget, noting she did not want to simply make rubber-stamp decisions but instead provide meaningful input.

**Vice Chair Moustafa** suggested a middle-ground approach of continuing to receive budget packets annually to cross-check against year-long program discussions and flag any concerns.

**Ms. McMillan** suggested providing multi-year priorities and goals in advance, so budget development aligns with committee direction

**Chair Naranjo** noted that the three-year timeframe aligns with current planning, explaining that most funds have already been allocated and the current process primarily involves distributing payments, with little new funding anticipated.

**Mr. Gonzales** announced that POIC, HMS, and BORA will present a POIC campus design update at the next GRDC meeting. He also shared that there is one advisory committee vacancy and encouraged members to refer candidates, with applications open through mid-month and a goal of seating a new member by March.

**6. MEETING MINUTES:**

**Chair Naranjo** announced that it's time to approve the minutes of December 10, 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. He asked if anyone had corrections to the minutes.

**Vice Chair Moustafa** noted that the Advisory Committee had received an email from Mr. Jason Naumann, who provided public testimony at the last meeting, requesting specific verbiage corrections. He noted Mr. Naumann's had provided written testimony for the official record, as the minutes are paraphrased from the conversation.

**Chair Naranjo** confirmed that Mr. Naumann's testimony would be included in the record if it was not already captured and noted that some information might have been omitted. He then asked again if there were any actual corrections to the minutes. No corrections were offered.

**DECEMBER 10, 2025 MINUTES**

Motion was made by **Jennifer McMillan** and seconded by **Ibrahim Moustafa TO APPROVE THE MINUTES OF December 10, 2025**. The motion passed as follows:

Leslie Garth	YES
Jack Hollis	YES
Jennifer McMillan	YES
Ibrahim Moustafa	YES
Celso Naranjo	YES
Gregory Schroeder	YES

**7. GOOD TO THE ORDER:**

**Vice Chair Moustafa** thanked staff and expressed appreciation for their responsiveness, noting that a recent request from testimony was addressed promptly and allowed for committee discussion. He stated he is pleased with how the process is working and looks forward to another year.

**B. ADJOURNMENT OF MEETING**

Hearing no further business, **Chair Naranjo** adjourned the meeting at **6:51 P.M.**

Respectfully submitted,

/s/ Johntae Ivory

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Johntae Ivory  
Recording Secretary