

GRESHAM

REDEVELOPMENT COMMISSION

ROCKWOOD-WEST GRESHAM ADVISORY COMMITTEE

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

June 10, 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 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 MEETING AGENDA
JUNE 10, 2026 – PAGE 2**

- A. 6:00 CALL TO ORDER BY PRESIDING OFFICER
- 1. 6:01 ROLL CALL
- 2. 6:03 ANNOUNCEMENTS
- 3. 6:13 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. 6:15 PUBLIC COMMENT
- 5. 6:20 URBAN RENEWAL UPDATE
Justin Douglas, GRDC Executive Director
Staff will discuss priorities and considerations for the Rockwood-West Gresham Urban Renewal area for fiscal years 2026-27 through 2028-29.
Committee Action: Discussion
- 6. 6:45 MEETING MINUTES: MARCH 11, 2026
Committee Action: Decision
- 7. 6:50 GOOD OF THE ORDER
- B. 7:00 ADJOURNMENT OF MEETING

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

**ROCKWOOD/WEST GRESHAM ADVISORY COMMITTEE
MARCH 11, 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
Leslie Garth
Jack Hollis
Jennifer McMillan
Gregory Schroeder

COMMITTEE ABSENT: Ibrahim Moustafa, Vice Chair

COMMISSION
LIAISON PRESENT: Kayla Brown, GRDC Commission Acting Chair

STAFF PRESENT: Justin Douglas, GRDC Executive Director
Johntae Ivory, Program Technician, Recording Secretary

A. CALL TO ORDER

Chair Naranjo called the meeting to order at 6:03 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.

4. PUBLIC COMMENT

None

5. FISCAL YEAR 2026-27 GRDC BUDGET DEVELOPMENT PROCESS

Presented by: **Elizabeth McCann, Director of Budget and Finance, Justin Douglas, GRDC Executive Director**

Elizabeth McCann, Director of Budget and Finance, presented an overview of the proposed 2026–27 through 2030–31 Capital Improvement Program (CIP). She explained that the CIP is a rolling five-year plan updated annually and informed by master plans, financial planning, Council goals, and community input. She noted the CIP includes projects across multiple service areas and is reviewed by the Planning Commission, Budget Committee, and City Council prior to adoption. Funding sources may include urban renewal, grants, and other revenue streams. She then turned the presentation over to Justin Douglas to review those projects in detail.

Mr. Douglas reviewed six proposed CIP projects; all aligned with Urban Renewal Plan goals. Projects include POIC campus support, Property Acquisition Fund, Fire Station 74 reconstruction, site improvements, Yamhill Corridor Improvement, and a new affordable housing item. He noted key funding sources, including grants, and shared that staff plan to engage the committee earlier in the CIP process in future years.

Mr. Hollis emphasized the importance of the committee continuing to provide feedback to the Finance Committee, even if informally (e.g., thumbs up/down). He asked about timing and next steps, expressing interest in reviewing materials and making a recommendation at a future meeting.

Chair Naranjo acknowledged the committee's transition away from the Budget Committee role and expressed support for continuing to provide input to staff before projects move to decision-making bodies. He noted the CIP aligns with past discussions and shares interest in future affordable homeownership opportunities.

Ms. Garth expressed appreciation for the opportunity to provide input, acknowledging that committee members may have differing perspectives and valuing the ability to share feedback.

Ms. McCann confirmed that the committee is welcome to provide recommendations, written or oral testimony, during the Budget Committee process. She outlined upcoming timelines, offered access to the full CIP document, and noted future efforts to engage the committee earlier in the process.

Mr. Douglas clarified the timeline for submitting feedback, suggesting the committee could provide input in April. He also noted alternative options for submitting a recommendation, including drafting a letter if a formal meeting is not possible.

6. MEETING MINUTES:

Chair Naranjo announced that it's time to approve the minutes of January 14, 2026. 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.

JANUARY 14, 2026 MINUTES

Motion was made by **Jennifer McMillan** and seconded by **Gregory Schroeder TO APPROVE THE MINUTES OF January 14, 2026**. The motion passed as follows:

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

7. GOOD TO THE ORDER:

Mr. Douglas provided an update on the Advisory Committee vacancy. The application was open for approximately six weeks, and eight applications were received. After initial screening, four candidates were selected for interviews based on their connection with the Rockwood community. He noted, interviews will be conducted by a panel of staff and committee leadership. A recommendation will be forwarded to the GRDC for approval, with the goal of filling the vacancy by April or May.

Mr. Ivory provided an update on the Storefront Improvement Grant Program, noting 12 applications received, with two in contract phase. Common project scopes include painting, window, fencing, and door improvements. He reported strong community interest, ongoing bid and permitting work, and estimated \$200,000 in projects with about \$110,000 in potential grant funding. He also highlighted multilingual outreach efforts and collaboration with the Green Business team to connect applicants with additional resources.

Mr. Hollis asked about program capacity and whether applicants are being turned away, and suggested tracking ineligible requests for future consideration.

Mr. Ivory reported strong program participation with no applicants turned away due to capacity, noting a few eligibility-related limitations and ongoing application processing.

Mr. Douglas recognized Mr. Ivory's efforts and highlighted an example where an applicant upgraded their project beyond code requirements with staff guidance.

Celso Naranjo provided an update on prior discussions regarding nonprofit eligibility, noting that the GRDC maintained the program's focus on small businesses. He shared that advisory committee input was presented to the GRDC and acknowledged that not all recommendations were adopted, while emphasizing the committee's advisory role in providing input rather than making final policy decisions.

B. ADJOURNMENT OF MEETING

Hearing no further business, **Chair Naranjo** adjourned the meeting at **6:48 p.m.**

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory
Recording Secretary

DRAFT