GRESHAM
REDEVELOPMENT COMMISSION

ROCKWOOD-WEST GRESHAM ADVISORY COMMITTEE

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

September 9, 2026
6:00 P.M.

Rockwood-West Gresham

Advisory Committee Meeting

The Rockwood-West Gresham Advisory Committee will hold this meeting in-person and virtually via Zoom, an online meeting platform.

LOCATION
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.)

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=YWQwVWN4NUs2WWRVVkNTNTl0L1RKUT09
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

A. 6:00 CALL TO ORDER BY PRESIDING OFFICER

1. 6:01 ROLL CALL

2. 6:03 ANNOUNCEMENTS

3. 6:05 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. 6:07 PUBLIC COMMENT

5. 6:10 ELECTION OF OFFICERS
Committee Action: Decision

6. 6:15 MEETING MINUTES: JUNE 10, 2026
Committee Action: Decision

7. 6:20 WALKING TOUR OF DOWNTOWN ROCKWOOD
Committee Action: Discussion

B. 7:00 ADJOURNMENT OF MEETING

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

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
JUNE 10, 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 Gregory Schroeder Colin Stout
COMMITTEE ABSENT:	Jennifer McMillan
COMMISSION LIAISON PRESENT:	Janine Gladfelter, Commission Vice Chair
STAFF PRESENT:	Justin Douglas, GRDC Executive Director Michael Gonzales, Urban Renewal Project Coordinator

A. CALL TO ORDER

Chair Naranjo called the meeting to order at 6:00 p.m.

1. ROLL CALL

Chair Naranjo called the roll.

2. ANNOUNCEMENTS

Chair Naranjo welcomed **Colin Stout** to the committee.

Mr. Stout introduced himself, sharing his background with Rockwood Water, the City of Gresham Development Engineering Department, and his interest in supporting Rockwood area improvements. He expressed enthusiasm for serving on the committee and collaborating with members.

Remaining advisory committee members and staff introduced themselves and provided brief background information.

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

Chair Naranjo read the instructions.

4. PUBLIC COMMENT

None

5. URBAN RENEWAL UPDATES

Presented by**: Justin Douglas, GRDC Executive Director**

Mr. Douglas provided an update on the Rockwood Urban Renewal Plan and Capital Improvement Program, including the 2029 plan timeline, redevelopment opportunities, and potential affordable housing investments. Staff also noted ongoing discussions with TriMet and Habitat for Humanity regarding future housing and site development options.

Mr. Hollis asked about the $500,000 investment and what share of total project costs it covers. Inquired about matching funds from state or federal sources. Sought clarification on the overall financing structure and leverage of the investment. Asked how Habitat's funding model supports 40 affordable units. Requested information on whether other partners are contributing. Also asked about TriMet's intentions for surplus property and the proposed redevelopment concepts and land uses.

Mr. Gonzales clarified grant ranges, noting minimums around $10K and maximums potentially $40K.

Commissioner Gladfelter explained federal funding flows into City housing programs, including down payment assistance up to $40K. Noted funds are allocated through committee recommendation and City Council approval.

Mr. Douglas noted the exact match percentage was not available and would be followed up. He said the $500K is a small part of a larger capital stack, with total project costs likely exceeding $15M. Referenced HUD-related funding supporting housing programs and noted down payment assistance up to $40K per household. Suggested Habitat could present at a future meeting, and he described TriMet concepts including housing, internal streets, and possible supporting uses like childcare and retail, with housing as the primary focus. Changing topics, he explained Hawthorne Woods was acquired as an active woodworking site with equipment. Noted staff have met with community partners about potential lease or purchase interest. He said a Request for Interest (RFI) will likely be issued next fiscal year due to flexible site uses.

Mr. Hollis shared that he has been speaking with woodworking guilds in Portland and the metro area, and there is strong interest in the Hawthorne Woods site. Asked what the use could look like, including classes, full facility operations, or job training models, and requested notification when the RFI is released to share with interested groups.

Mr. Douglas reported Portland Opportunities Industrialization Center (POIC) exercised its second 180-day extension under the Disposition and Development Agreement, extending deadlines to submit for permits and design reviews to November. The agreement includes City use of gym space in exchange for a $500K contribution, expected on a future GRDC agenda. Provided Fire Station 74 funding update with $8M state and $6M urban renewal funding, with potential gap funding depending on final costs. He shared that the Construction Manager General Contractor (CMGC) and architect contracts are nearly ready, and Yamhill Street improvements will proceed through in-house design before construction.

Mr. Hollis asked for confirmation on Fire Station 74 funding, and whether additional gap funding will be needed. Suggested proactively preparing City Council if additional funds are required. Also raised Yamhill Street design concerns, including transit access, bike lanes, and loss of parking, and requested expert input to help inform design decisions.

Mr. Douglas confirmed $8M in State funding and $6M in Urban Renewal funding, with costs still being refined and a possible funding gap. Noted that Yamhill Street is constrained, and design efforts focus on minimizing impacts while improving safety. 30 percent design drawings are expected this winter.

Mr. Moustafa recommended through surveys evaluating project impacts during the 30 percent design phase, with particular attention to parking, vehicle access, and pedestrian safety. He emphasized balancing sustainability goals with the transportation needs of residents in the area.

Mr. Douglas suggested that he will coordinate with the transportation team to determine an appropriate time to present the project to the advisory committee, noting that winter would likely be the best timeframe.

Mr. Stout stated that traffic calming measures, including potential bulb-outs, may have the greatest impact on the project due to possible effects on parking. He emphasized the importance of reviewing the designs early and minimizing any loss of existing parking.

Chair Naranjo encouraged the project team to consider actual parking patterns and reiterated his support for exploring a one-way street configuration to improve traffic flow, parking, and bicycle access. He encouraged preserving existing trees and incorporating them into the project design where possible.

Mr. Schroeder seconded the comment, noting that preserving tree canopy is a top priority of the Urban Forestry Committee.

Mr. Gonzales noted that tree preservation has been a consistent priority for the transportation team, especially near the east entrance and Yamhill's bend off Burnside, alongside traffic calming and safety considerations.

Mr. Douglas reminded the group that the Storefront Improvement Grant Program was approved by GRDC in February with a request to return within six months with an update. He noted that staff will bring back both program updates and potential guideline revisions particularly around nonprofit eligibility later this summer for advisory committee and GRDC consideration.

Mr. Hollis asked about the ability to increase funding for the program and whether that would require waiting for the next budget cycle.

Mr. Douglas explained that the program is funded through the materials and services budget, which has flexibility, and noted that the fiscal year 2026–27 budget is expected to include about $500,000. He added that GRDC could choose to continue or increase support for the program using those available resources.

Mr. Stout asked how completed storefront improvements are recognized or promoted, and whether awareness of the program is being shared beyond a small group.

Mr. Douglas explained that outreach for the Storefront Improvement Grant Program included mailed flyers to roughly 200 eligible businesses, translated materials, and ongoing in-person outreach by staff. He noted that formal project "celebrations" have not yet been established, but completed projects will be recognized with window signage and a QR code linking back to the program.

Mr. Gonzales added that a marketing effort is underway to highlight before and after project photos and that early outreach has already generated additional interest and referrals as completed projects begin to influence neighboring businesses.

Mr. Douglas explained that Rockwood's assessed value growth has outpaced projections, suggesting urban renewal investment impact. Noted the district could amend its plan to increase maximum indebtedness, which must be approved before the FY 2027–28 cap. Mentioned potential projects, including the Vance Park area.

Mr. Hollis asked whether the potential expansion acreage in the Rockwood Urban Renewal area would be sufficient to support the Vance Park project and related work, noting uncertainty about whether the available expansion capacity would fully accommodate it.

Mr. Douglas noted that more established urban renewal districts like Rockwood have significantly greater resources than newer districts, which typically take several years to build capacity and ramp up funding availability

Mr. Moustafa asked how the funding deadline relates to a potential increase in maximum indebtedness, specifically whether already approved funds must be used by the deadline or if that is a separate allocation.

Mr. Douglas explained that any amendment to increase maximum indebtedness must occur before the district reaches its maximum indebtedness cap, as State statute does not allow amendments after debt capacity has been fully reached. He noted that the Rockwood district is expected to reach maximum indebtedness in FY 2027–28, making that fiscal year the key deadline for deciding whether to pursue any increase.

Commissioner Gladfelter acknowledged general agreement that the Commission would be interested in receiving more information and indicating consensus to further explore the topic.

6. MEETING MINUTES:

Chair Naranjo announced that it's time to approve the minutes of March 11, 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.

MARCH 11, 2026, MINUTES

Motion was made by **Jack Hollis** and seconded by **Gregory Schroeder TO APPROVE THE MINUTES OF March 11, 2026.** The motion passed as follows:

Leslie Garth	YES
Jack Hollis	YES
Jennifer McMillian	ABSENT
Ibrahim Moustafa	ABSTAIN
Celso Naranjo	YES
Gregory Schroeder	YES
Colin Stout	ABSTAIN

7. GOOD TO THE ORDER:

Mr. Gonzales shared upcoming community events at Rockwood Market Hall, including the "Schools Out for Summer" event on Friday from 11 AM – 2 PM with food, activities, and family resources. He also noted upcoming summer soccer viewing events featuring international matches, intended to bring the community together with vendors and additional programming throughout the season.

Mr. Moustafa congratulated the GRDC staff on the rollout of the Storefront Improvement Grant Program, noting that it has already gained strong traction and is producing encouraging early results.

Mr. Gonzales proposed organizing a summer or early fall walking tour of downtown Rockwood sites for the committee to review local assets and opportunities in person. He suggested targeting August or September, ideally aligning with a regular committee meeting, and noted staff may send out a poll to coordinate scheduling.

Mr. Hollis suggested using the walking tour as an opportunity to identify small, tangible neighborhood issues during the visit and document them for follow-up. He noted that prior tours helped surface minor items that were then addressed through coordination with other city departments, and encouraged continuing that practice to support quick, practical improvements.

Chair Naranjo encouraged use of the "My Gresham" reporting system and reminded attendees to share it with others, noting that reported issues are often addressed quickly and can result in prompt fixes.

B. ADJOURNMENT OF MEETING

Hearing no further business, **Chair Naranjo** adjourned the meeting at **7:13 p.m.**

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory
Recording Secretary