GRESHAM
REDEVELOPMENT COMMISSION

DOWNTOWN/CIVIC ADVISORY COMMITTEE

Silvie Andrews
Mark Garber
Tracy Klinger
Claire Lider
Antonio Paez
Teresa Peterson
Janine Gladfelter, Commission Vice Chair and Commission Liaison

November 10, 2026
11:00 A.M.

Downtown/Civic
Advisory Committee Meeting

The Downtown/Civic Advisory Committee will hold this meeting in-person and virtually via Zoom, an online meeting platform.

LOCATION
Gresham City Hall
Conference Room 1A
1333 NW Eastman Parkway
Gresham, OR 97030

Zoom Access Link and Call-in Numbers to join the meeting

Click the link below to join the webinar:
https://greshamoregon.zoom.us/j/85344582118?pwd=bMrzO9j3UzukESufDdzAKD5mFKZxKO.1
Passcode:eNK6Df3x5m

Or One tap mobile:
US: + 16699006833,,85344582118#,,,,*9517128067#
Or Telephone:
Dial: US: + 1 253 215 8782
Webinar ID: 831 0627 2675
Passcode: 4632237382

A. 11:00 CALL TO ORDER BY PRESIDING OFFICER

1. 11:01 ROLL CALL

2. 11:03 ANNOUNCEMENTS, COMMITTEE MEMBER UPDATES

3. 11:05 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. 11:07 PUBLIC COMMENT

5. 11:10 REVIEW REMAINING QUESTIONS FROM LAST MONTH'S MEETING & PRESENTATION, URBAN RENEWAL DEFINITIONS, GENERAL QUESTIONS, ETC.

Committee Members, Staff
Committee members will have the opportunity to ask any questions about meeting materials or relevant subject matter.
Discussion

6. 11:15 ACTION PLAN DIRECTION FROM THE GRDC

Justin Douglas, GRDC Director
Staff will provide an update on GRDC high-level direction for Action Planning.
Information

7. 11:20 REVIEW OF MEMO & HOMEWORK ASSIGNMENT; INTERACTIVE ACTION PLAN PRIORITIZATION EXERCISE

Jamie Trimble, Michael Gonzales, Urban Renewal Project Coordinators
Staff will review the memo and homework and then lead Committee members in an interactive activity to communicate investment priorities.
Discussion, Action

8. 11:55 GOOD OF THE ORDER

B. 12:00 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.	**DOWNTOWN/CIVIC ADVISORY COMMITTEE** **Meeting Schedule** 11 AM – 12 PM, Thursday, December 10, 2026

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.

DOWNTOWN/CIVIC ADVISORY COMMITTEE MEETING
OCTOBER 2, 2026, MEETING MINUTES

MEETING LOCATION

Online meeting via Zoom Conference Call US: +12532158782, Webinar ID: 831 0627 2675, or https://greshamoregon.zoom.us/j/85344582118?

COMMITTEE PRESENT:	Silvie Andrews Thea Enos Mark Garber Tracy Klinger Claire Lider Antonio Paez Teresa Peterson
COMMITTEE ABSENT:	None
COMMISSION LIAISON PRESENT:	Janine Gladfelter, Commission Vice Chair
STAFF PRESENT:	Justin Douglas, GRDC Executive Director Michael Gonzales, Urban Renewal Project Coordinator Jamie Trimble, Urban Renewal Project Coordinator Johntae Ivory, Program Technician, Recording Secretary

A. CALL TO ORDER

Mr. Gonzales called the meeting to order at **1:06 p.m.**

1. ROLL CALL

Mr. Gonzales called the roll.

2. ANNOUNCEMENTS

Ms. Enos noted she will be changing her name because she is getting married soon.

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

Mr. Gonzales read the instructions.

4. PUBLIC COMMENT

None

DRAFT

Committee members and City staff introduced themselves, sharing their professional backgrounds, community involvement, and interest in supporting the new Downtown/Civic Urban Renewal District. Members expressed enthusiasm for strengthening local businesses, preserving Gresham's historic character, and helping shape the future of downtown through collaboration and community investment.

5. URBAN RENEWAL 101

Mr. Douglas provided an overview of urban renewal and Tax Increment Financing (TIF), including their history, purpose, and role in supporting economic development and community improvements. The presentation highlighted the Downtown/Civic Urban Renewal Plan, approved by City Council in September 2025, and discussed potential investments in infrastructure, housing, business development, parks, and transportation. Staff also explained the responsibilities of the Gresham Redevelopment Commission (GRDC) and the Advisory Committee. A key focus was the development of a five-year action plan to establish investment priorities and guide future projects. He emphasized the Advisory Committee's role in providing recommendations, engaging community members, and helping shape future urban renewal investments.

Ms. Enos asked how you would compare urban renewal to gentrification.

Mr. Douglas explained urban renewal is a government tool used to invest in local communities, while gentrification is a result of government actions and broader market forces that can increase property values, change neighborhood character, and potentially displace existing residents.

Mr. Garber clarified that historical displacement involved families being physically removed from their homes due to building demolitions, rather than being forced to relocate because of gentrification or rising property costs.

Ms. Peterson highlighted how public projects, such as freeway construction, can impact property values and create opportunities for private investment. While urban renewal and gentrification are different, both can influence neighborhood changes and displacement.

Mr. Paez asked how highway expansion projects affect homeowners when portions of their property are needed for construction and whether property owners receive compensation for the land taken.

Mr. Douglas explained that property owners impacted by eminent domain may receive compensation for their entire property or only the portion needed, with opportunities to negotiate or mediate the compensation amount. He concluded by saying it was a different era in policy making, and it's an important thing to understand when we talk about urban renewal today.

Mr. Garber asked whether new developments at Gresham Station, already under construction before the July 1 start date, would be included in the urban renewal tax increment once added to the full value tax rolls.

Mr. Douglas said tax increment contributions depend on when Multnomah County assesses a property as developed. Generally, projects completed after the urban renewal district begins will contribute to the tax increment, even if construction started earlier.

Mr. Paez asked whether recently built apartment buildings within the downtown urban renewal boundary received urban renewal funding or could qualify for financial assistance.

DRAFT

Mr. Douglas explained that while these developments are within the urban renewal boundary, they did not receive urban renewal funding. Staff expressed hope that future developments could benefit from urban renewal resources over the next 30 years.

Mr. Garber asked if eminent domain can be used to acquire property.

Mr. Dougals said strictly for public use.

Mr. Paez asked about the general development process for vacant commercial properties, using the former Bank of America on Powell Boulevard as an example. He wanted to understand the basic steps a property owner would take to propose a new development that aligns with the City's development requirements, from submitting an initial proposal through the City's review and approval process.

Mr. Douglas said the property owners could lead redevelopment with urban renewal funding in exchange for public benefits, such as parks or affordable housing. Alternatively, the GRDC could purchase the property, fund site improvements, and select a developer through a competitive proposal process.

Ms. Peterson gave an example to illustrate the risks and trade-offs of property acquisition, including the possibility of the City negotiating a purchase price below the asking price.

Mr. Garber asked the extent of urban renewal's involvement in specific redevelopment decisions versus providing broader guidance and vision.

Mr. Douglas acknowledged redevelopment planning will initially focus on broader goals, with opportunities for Advisory Committee input on specific properties.

Ms. Peterson shared the importance of having a clear vision for redevelopment, identifying available properties, and using TIF funding to make improvements that help attract developers while considering market conditions and project costs.

Mr. Douglas shared that City Council would consider approving a purchase and sale agreement for the Amiton building, subject to due diligence. If acquired, the property could present future redevelopment opportunities and allow for Advisory Committee input.

Ms. Peterson emphasized the importance of a coordinated redevelopment strategy that considers property investment, transportation, workforce needs, and community input to support future development. She provided several examples.

6. FUTURE MEETINGS AND OTHER LOGISTICS

Mr. Gonzales discussed upcoming meetings and next steps for the remainder of 2026. The Advisory Committee agreed to meet on November 10 and December 10, from 11:00 a.m. to noon, with hybrid participation available at City Hall. Staff will distribute meeting invitations and welcome packets containing required training materials and acknowledgments to be completed before the next meeting. The Advisory Committee will nominate and elect a Chair and Vice Chair at the November meeting. Future discussions will focus on financial projections, project priorities, and providing recommendations to the GRDC. Staff also clarified that committee members are welcome but not required to attend Commission meetings and will receive updates on Advisory Commission discussions.

DRAFT

7. GOOD TO THE ORDER:

None

B. ADJOURNMENT OF MEETING

Hearing no further business, **Mr. Gonzales** adjourned the meeting at 2:58 P.M.

Respectfully submitted,

/s/ Johntae Ivory
Johntae Ivory
Recording Secretary

DRAFT