

**City of Gresham Finance Committee  
Wednesday, August 20, 2025, 7:00 p.m.  
Zoom Meeting Minutes**

**Finance Committee Members Present:**

Anisa Ali  
Mike Schultze, Vice-Chair  
Nick McWilliams  
Preston Pace  
Rusty Allen  
Theresa Tschirky, Chair

**Finance Committee Members Absent:**

Faith Luch

**Council Liaison in Attendance:**

Janine Gladfelter

**Staff Members in Attendance:**

Elizabeth McCann, Director of Budget & Finance  
Susan Brown, Finance & Accounting Services Manager  
Terry Aguon, Treasury Analyst  
Bill Eggert, Budget Manager  
Blake Petersen, Sr Financial Analyst  
Sarah Kirk, Budget Analyst

**1. Convene Meeting and Roll Call**

The meeting was convened at 7:00 pm by Chair Tschirky.

**2. Public Comment**

None

**3. Approval of Meeting Minutes for June 2025**

There was a motion made by Mr. McWilliams and seconded by Mr. Allen to:

**“Approve the meeting minutes as distributed.”**

**Motion passes unanimously.**

#### 4. Election of Vice-Chair

Chair Tschirky began by reviewing the rules and guidelines for the elections of the Chair and Vice-Chair positions. The Vice-Chair position was due to be elected this year.

There was a nomination made by Mr. Allen and seconded by Mr. McWilliams to:

**“Appoint Mr. Schultze as Vice-Chair of the Finance Committee.”**

**Nomination passes unanimously. Mr. Schultze has been appointed Vice-Chair.**

#### 5. State Revolving Fund Loan Agreement

Ms. McCann began with her presentation.

*“Presentation can be seen as a part of Attachment A”*

Mr. Pace asked about the process for this loan to become forgivable.

Ms. McCann responded that it is a relatively simple reimbursement type arrangement. The city completes the project and pays the vendor, then submits the paperwork to the state. The state provides reimbursement and documentation that the loan is forgiven. This project was already scheduled as part of the groundwater project, so even if the loan fell through, the City was planning to complete the project anyway.

Mr. McWilliams asked for clarification on where the \$3 million was originally in the budget.

Ms. McCann stated that it was a budgeted project and cash reserves were going to be used. The state offered the City the opportunity to apply for a second round of forgivable loan funding.

Chair Tschirky asked what the initial cost estimate for the overall project was and what the estimate was today.

Mr. Petersen explained the initial estimate for the groundwater project was around \$70 million for Gresham’s contributions towards the project. At this point, it has now been projected to be about \$100 million for total project costs. Those are largely inflationary factors which have been significant across the industry.

Mr. Allen inquired if there was a time frame for the availability of the loan, and if there was a delay, would the loan be lost.

Ms. McCann answered the application has already been submitted to the state, and response

was not expected until October. After application approval, the loan acceptance would be submitted to City Council for acceptance. The water purchase IGA with the City of Portland expires in 2026 and that timeline is more restrictive than the timeline for the forgivable loan.

There was a motion made by Mr. Schultze and seconded by Mr. Allen to:

**“Recommend City Council approve this loan.”**

**Motion passes unanimously.**

## **6. Project Updates**

Ms. McCann shared project updates with the committee.

- Staff conducted a financial feasibility study of a fire district in partnership with a consultant. The results were presented to Council in July. There is complexity in this project due to fire services provided to Wood Village, Troutdale, and Fairview, and Fire District 10 through intergovernmental agreements.
- Council held a work session regarding the proposed Financial Policies in July. A second work session will be held in September for additional policy direction. Council is scheduled to consider the policies for adoption in October.

Ms. Brown also shared an update that the year end fiscal closing activities were moving along as planned. The technical closure in the financial system has been completed. Additional closing activities will continue through October.

## **7. Committee Business**

Ms. McCann informed members that they will be receiving invites for the joint meetings in September with Council. They will be on September 11<sup>th</sup>, 18<sup>th</sup> and 25<sup>th</sup>, 2025.

## **8. Good of the order**

None

## **9. Meeting Adjournment**

The meeting was adjourned by Chair Tschirky at 8:01pm. The next Finance Committee meeting will be held on September 17, 2025 at 7pm.

|S| Theresa Tschirky  
**Theresa Tschirky, Chair**

|S| Christina Ott  
**Christina Ott, Recording Secretary**