

Commission Chair Travis Stovall  
Commission Vice Chair Cathy Keathley      Commissioner Jerry Hinton  
Commission Acting Chair Kayla Brown      Commissioner Sue Piazza  
Commissioner Eddy Morales      Commissioner Janine Gladfelter

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**Gresham Redevelopment Commission  
Business Meeting**

June 17, 2025  
2:30 PM

Gresham Public Safety and Schools Building  
Council Chambers  
1333 NW Eastman Parkway, Gresham, Oregon

Members of the public are welcome to attend this meeting in the Council Chambers.  
This meeting will also be broadcast live at [www.greshamoregon.gov/agendas](http://www.greshamoregon.gov/agendas) and via Zoom.

Please use the link below to join the Zoom webinar:

<https://greshamoregon.zoom.us/j/87895316107?pwd=YTIJZFJrcTV5SU8xa1NoVWdXWXhsZz09>

Webinar ID: 878 9531 6107  
Passcode: 4xERZB5sqX

Telephone: 253 215 8782  
Passcode: 498 368 8933

**PLEASE NOTE**

Instructions for signing up for written or oral testimony are provided on this agenda under section B (1): Instructions to Citizens on Signing Up for Public Testimony Regarding Agenda and Non-Agenda Items.

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**A. Opening – 5 Minutes**

1. Call to Order
2. Roll Call

## **B. Open Public Comment – 10 Minutes**

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### **1. Instructions to the Public**

Written Testimony must be received by 3:00 p.m., on Monday, June 16, 2025, via email to Johntae Ivory, Program Technician, at [johntae.ivory@greshamoregon.gov](mailto:johntae.ivory@greshamoregon.gov)

Oral Testimony: Persons wishing to provide oral testimony must register their request to Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing

[johntae.ivory@greshamoregon.gov](mailto:johntae.ivory@greshamoregon.gov) by 3:00 p.m., Monday, June 16, 2025, and include their name, email address, phone number, and subject matter of the oral testimony.

Mr. Ivory will send persons who wish to provide oral testimony via Zoom a Zoom link to use to provide the oral testimony.

### **2. Open Public Testimony**

## **C. Consent Agenda – 5 Minutes**

Commission actions are taken in one motion on Consent Agenda items; however, Commission members can remove items from the Consent Agenda to be addressed separately.

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### **1. Gresham Redevelopment Commission Meeting Minutes**

Move to approve minutes from the Gresham Redevelopment Commission meeting of May 20, 2025.

Urban Renewal

## **D. Public Hearing – 20 Minutes**

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### **1. Public Hearing & Resolution No. 55: Budget and Appropriations of the Gresham Redevelopment Commission for Fiscal Year 2025/26**

As required by Oregon law, the Commission will hold a public hearing to allow for written and oral comments from citizens regarding the Commission's Fiscal Year 2025/26

Budget for the Rockwood-West Gresham Urban Renewal Area and approve Resolution No. 55.

Budget and Finance

## **E. Commission Business**

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## **F. Commission Measures, Proposals and Announcements**

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## **G. Adjournment**

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**Total Estimated Time: 40 Minutes**



**AGENDA ITEM TYPE: CONSENT**

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**Gresham Redevelopment Commission Meeting Minutes**

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Meeting Date: June 17, 2025  
Service Area: Urban Renewal

Staff Member: Johntae Ivory  
Agenda Item Number: C-1

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**Requested Council Action and Suggested Motion:**

Move to approve minutes from the Gresham Redevelopment Commission meeting of May 20, 2025

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**Reviewed By:**

Justin Douglas, GRDC Director

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**Attachments:**

GRDC Minutes 5-20-25

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## A. Opening

### 1. Call to Order

**Chair Travis Stovall** called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, May 20, 2025, at 2:32 P.M. via Conference Call +1 253 215 8782, Meeting ID 878 9531 6107 or <https://greshamoregon.zoom.us/j/87895316107>

### 2. Roll Call

**COMMISSION PRESENT:** Commission Chair Travis Stovall  
Commissioner Janine Gladfelter  
Commissioner Jerry Hinton  
Commissioner Cathy Keathley  
Commissioner Sue Piazza

**COMMISSION ABSENT:** Commissioner Kayla Brown  
Commissioner Eddy Morales

**STAFF PRESENT:** Eric Schmidt, Gresham City Manager  
Helen Toloza, Gresham Deputy City Attorney  
Justin Douglas, GRDC Director  
Michael Gonzales, Urban Renewal Project Coordinator  
Johntae Ivory, Recording Secretary

**Chair Stovall** announced a motion to amend the agenda to include the **Urban Renewal Capital Improvement Program Fiscal Years 2025/26 – 2029/30** as Consent Agenda Item C-2.

Chair Stovall called for a motion to amend the agenda and include the consent item C-2.

Motion was made by **Commissioner Hinton** and seconded by **Commissioner Keathley**  
APPROVE TO INCLUDE AGENDA ITEM C-2.

Chair Stovall asked if there was any discussion on the motion.

Hearing none, Chair Stovall called for the vote. The motions passed as follows:

Commission Chair Travis Stovall	YES
Commissioner Janine Gladfelter	YES
Commissioner Cathy Keathley	YES
Commissioner Jerry Hinton	YES
Commissioner Sue Piazza	YES
Commissioner Kayla Brown	ABSENT
Commissioner Eddy Morales	ABSENT

**B. Open Public Comment - 10 Minutes**

**1. Instructions to the Public**

Written Testimony must be received by 3:00 p.m. on Monday, May 19, 2025, via email to Johntae Ivory, Program Technician, at [johntae.ivory@greshamoregon.gov](mailto:johntae.ivory@greshamoregon.gov)

Oral Testimony: Persons wishing to provide oral testimony must register their request to Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing [johntae.ivory@greshamoregon.gov](mailto:johntae.ivory@greshamoregon.gov) by 3:00 p.m. on May 19, 2025 and include their name, email address, phone number, and subject matter of the oral testimony. Mr. Ivory will send persons who wish to provide oral testimony via Zoom a Zoom link to use to provide the oral testimony.

**2. Open Public Testimony**

**Chair Travis Stovall** read the instructions.

**Johntae Ivory, Recording Secretary**, reported one oral testimony by Sue O'Halloran. Two written testimonies submitted by Catherine Nicewood and Jason Naumann.

**C. Consent Agenda - 5 Minutes**

Commission actions are taken in one motion on Consent Agenda items; however, Commission members can remove items from the Consent Agenda to be addressed separately.

**1. Gresham Redevelopment Commission Meeting Minutes**

Move to approve minutes from the Gresham Redevelopment Commission meeting of April 15, 2025.

**2. Urban Renewal Capital Improvement Program Fiscal Years 2025/26 – 2029/30**

Commission approval of this item would approve the Urban Renewal Capital Improvement Program (CIP) and recommend it to the City Council for adoption. Urban Renewal projects are incorporated into the City of Gresham's CIP. Each year, the Urban Renewal CIP is updated to accurately reflect the needs and available resources of the Rockwood-West Gresham Urban Renewal Area (URA).

Motion was made by **Commissioner Gladfelter** and seconded by **Commissioner Keathley**.

APPROVE CONSENT AGENDA ITEMS C-1 & C-2.

Hearing none, **Chair Stovall** called for the vote. The motions passed as follows:

Commission Chair Travis Stovall	YES
Commissioner Janine Gladfelter	YES
Commissioner Cathy Keathley	YES
Commissioner Jerry Hinton	YES
Commissioner Sue Piazza	YES
Commissioner Kayla Brown	ABSENT
Commissioner Eddy Morales	ABSENT

**D. Public Hearing**

**E. Commission Business - 40 Minutes**

**1. Resolution No. 54: Directing Staff to Commence the Formal Public Review Process for the Gresham Downtown/Civic Urban Renewal Plan.**

This item will review the draft Gresham Downtown/Civic Urban Renewal Plan (Plan) and pass a resolution to commence the formal public review process of a new urban renewal plan which includes sending the Plan and the Report Accompanying Gresham Downtown/Civic Urban Renewal Plan (Report) to the overlapping taxing districts, to the Gresham Planning Commission for review of conformance with the Comprehensive Plan, for a briefing to Multnomah County Commission and to the Gresham City Council for a public hearing and vote on non-emergency ordinance.

Justin Douglas, GRDC Director

**Eric Schmidt, Gresham City Manager** thanked & acknowledged **Michael Gonzales, Urban Renewal Project Coordinator** for his efforts as the **Interim GRDC Director** and he introduced **Justin Douglas, Economic Development & GRDC Director**.

**Justin Douglas, Michael Gonzales and Elaine Howard, Elaine Howard Consulting, LLC**, gave the presentation.  
(PowerPoint presentation attached as Exhibit A.)

**Chair Stovall** asked about the impact of this new district on the general fund and if we modeled the new urban renewal district with our projections from the tax revenues coming back from Rockwood-West Gresham.

**Elizabeth McCann, Budget & Finance Director**, said they haven't incorporated the revenue into the projections going back to the general fund. Should the plan move forward, she believes there will be a net positive benefit to the general fund forecast.

**Chair Stovall** is supportive of the proposal and future impact. He would like to see what the projections look like 10 years from now and beyond.

**Commissioner Piazza** said she is a proponent of urban development, and she asked for clarification on certain boundary lines in the new district.

**Mr. Gonzales** was able to confirm the boundaries lines.

**Commissioner Piazza** acknowledges the contributions from other entities that help fund this new urban renewal district.

**Chair Stovall** likes the balance of the funds will provide for the City.

**Commissioner Keathley** asked if we could change the map boundaries now or in the future.

**Ms. Howard** said the changes can be made anytime but now it would be best to correct

any boundaries because everything is still a draft. If there's a change to the map, staff will have to redo all supporting documents to change the amount of tax lots, zoning and important statistics the report provides.

**Commissioner Keathley** asked if community identity projects are tangential to economic improvements for the new district.

**Ms. Howard** explained the Urban Renewal task group's main focus was community Identity to help support economic development and she gave examples from the report.

**Commissioner Keathley** asked about the concerns the community wrote in their written comments and the benefits of starting the new district now instead of waiting until the Rockwood-West Urban Renewal district to sunset in 2029.

**Mr. Douglas** said he understands there can sometimes be confusion that comes with urban renewal plans and potential investments. He is confident his team and city staff can deliver in both districts. He doesn't believe they are mutually exclusive and is well timed from a fiscally prudent perspective.

**Ms. Howard** believes the timing is perfect because they are closing down projects from one district and the funds will be able to grow in the new district without having to wait.

**Commissioner Keathley** said she would like staff to keep in mind when marketing the new plans to the public who are confused, staff should respond to them directly, so we can educate them on how urban renewal process works.

**Commissioner Hinton** noted this new district will not create any additional tax burdens to the citizens and he asked what the worst-case scenario is if interest rates go up beyond our projections.

**Ms. Howard** explained staff has put projections of what they think loans would be at based on history and they have estimated higher numbers. She doesn't believe interest rates will stay high but will go down.

**Commissioner Hinton** asked if the new district is mutually exclusive from any issues regarding compression.

**Ms. McCann** explained that urban renewal does not change anybody's actual tax bill or any of the underlying formulas underneath it.

**Chair Stovall** asked if part of the net TIF is inclusive of interest.

**Ms. Howard** stated the \$437.5 million dollars is inclusive of debt, insurance costs and interest.

**Ms. McCann** concluded by noting they will use a mix of tools to make sure that staff is being the most efficient and effective with the dollars we have.

**Commissioner Gladfelter** loves the plan and believes branding it the right way makes a difference and is important.

**Chair Stovall** thanked everyone for all the hard work to get this new urban renewal district to this point.

**Chair Stovall** called for a motion on the Commission Business item.

Motion was made by **Commissioner Piazza** and seconded by **Commissioner Gladfelter** APPROVE COMMISSION BUISNESS AGENDA ITEM E-1.

**Chair Stovall** asked if there was any discussion on the motion.

Hearing none, **Chair Stovall** called for the vote. The motions passed as follows:

Commission Chair Travis Stovall	YES
Commissioner Janine Gladfelter	YES
Commissioner Cathy Keathley	YES
Commissioner Jerry Hinton	YES
Commissioner Sue Piazza	YES
Commissioner Kayla Brown	ABSENT
Commissioner Eddy Morales	ABSENT

#### **F. Commission Measures, Proposals and Announcements**

**Commissioner Piazza** acknowledges the two letters that were sent in for public comment. She said it's important that we figure out how best to answer questions about what the GRDC is doing because she agrees with some of the concerns. The Commissioner would like to have a discussion and for staff to get back to the people who wrote the letters.

**Chair Stovall** got consensus from the Commission to have staff follow up and update the Commission on some of the responses and updates.

**Mr. Douglas** acknowledges one issue raised regarding the property the GRDC owns named Hawthorne Woodshop. He said, staff will follow up soon with the Commission regarding the future of that site.

#### **G. Adjournment**

Hearing no further business, **Chair Stovall** adjourned the meeting at **3:49 P.M**

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Travis Stovall,  
Chair

GRESHAM REDEVELOPMENT COMMISSION BUSINESS MEETING MINUTES  
May 20, 2025

Prepared by:

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Johntae Ivory  
City Recorder



## **AGENDA ITEM TYPE: PUBLIC HEARING**

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Public Hearing & Resolution No. 55: Budget and Appropriations of the Gresham Redevelopment Commission for Fiscal Year 2025/26

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Meeting Date: June 17, 2025  
Service Area: Budget and Finance

Staff Member: Elizabeth McCann  
Agenda Item Number: D-1

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### **Requested Council Action and Suggested Motion:**

Hold a public hearing and allow for public testimony regarding Gresham Redevelopment Commission Resolution No. 55.

Move to approve Resolution No. 55 Adopting Budget and Making Appropriations of the Gresham Redevelopment Commission of Gresham, Oregon for Fiscal Year 2025/26, including the Declaration of Tax Increment authorizing the collection of tax increment revenues. The budget is adopted in the aggregate amount of \$29,257,000.

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### **Public Purpose, Community Outcome, and Strategic Plan Alignment:**

As required by Oregon law, each year the Gresham Redevelopment Commission (GRDC) holds a public hearing to allow public comment from the community regarding the Rockwood-West Gresham Urban Renewal District Approved Budget prior to adoption by the GRDC.

The GRDC has the final responsibility for allocating the resources of the budget. This authority is part of the responsibility given to the elected body to adopt the annual budget and make appropriations (ORS 294.456).

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### **Background:**

On May 7, 2025, the GRDC Budget Committee held a public meeting and approved the Proposed Fiscal Year 2025/26 Budget at the conclusion of the meeting. The GRDC Budget Committee is comprised of the membership of the GRDC and GRDC Advisory Committee

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**Recommendation and Alternatives:**

Staff recommends that the GRDC hold a public hearing, allow for public testimony, and approve Resolution No. 55 adopting the Fiscal Year 2025/26 Budget as approved by the GRDC Budget Committee, and certify to the County Assessor a declaration of tax increment revenue that may be raised for the Rockwood-West Gresham Urban Renewal District.

**Alternatives:**

The GRDC may choose to hold the public hearing, allow for public testimony, and revise the Fiscal Year 2025/26 Approved Budget within statutory restrictions prior to adoption.

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**Budget/Financial Impact:**

The Fiscal Year 2025/26 Approved Budget is in the aggregate amount of \$29,257,000.

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**Public Involvement:**

Notice of the May 7, 2025 GRDC Budget Committee meeting was published in The Gresham Outlook on April 16, 2025, with a second notice published on April 23, 2025. Notice of the meeting was also posted on the City's website on April 9, 2025.

One public meeting was held on May 7, 2025. There were no public comments.

Notice of the June 17, 2025 public hearing for the GRDC to adopt the budget was published in The Gresham Outlook on May 28, 2025. Notice of the public hearing was also posted on the City's website on June 3, 2025.

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**Attachments:**

- A. GRDC RES NO 55 Budget FY25-26
  - B. GRDC Budget Exhibit A
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**Reviewed Through:**

Justin Douglas, GRDC Director  
Ellen Van Riper, Gresham City Attorney  
Eric Schmidt, Gresham City Manager

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## **RESOLUTION NO. 55**

### **A RESOLUTION ADOPTING THE FISCAL YEAR 2025/26 BUDGET AND MAKING APPROPRIATIONS FOR THE GRESHAM REDEVELOPMENT COMMISSION**

#### **THE GRESHAM REDEVELOPMENT COMMISSION FINDS:**

- A. The Rockwood-West Gresham Urban Renewal Plan (“Plan”) was approved and adopted by the City of Gresham per City of Gresham Ordinance No. 1573 dated August 5, 2003.
- B. On November 4, 2003, the electors of the City of Gresham approved the Plan.
- C. Gresham Revised Code (“GRC”) Article 2.24 established the Gresham Redevelopment Commission (“GRDC”), and GRC section 2.24.010 (4) authorizes the GRDC to adopt bylaws to govern its procedures.
- D. The GRDC adopted its By-Laws by Resolution No. 2 on February 26, 2004.
- E. The GRDC adopted Resolution No. 31, effective November 19, 2013, by which the Gresham Redevelopment Commission elected to not to under the jurisdiction of the Tax Supervision and Conservation Commission.
- F. On May 17, 2022, the electors of the City of Gresham approved Ordinance No. 1823, extending the Rockwood-West Gresham Renewal Plan to June 30, 2029.
- G. The GRDC has prepared a budget for the Fiscal Year 2025/26, commencing July 1, 2025.
- H. The budget was approved by the GRDC Budget Committee on May 7, 2025.
- I. It is necessary for the GRDC to pass a Resolution adopting the budget and making appropriations.

#### **THE GRESHAM REDEVELOPMENT COMMISSION RESOLVES:**

- 1. The GRDC adopts the budget in the aggregate amount of \$29,257,000 for Fiscal Year 2025/26, which budget is on file in the Budget and Finance office of the City of Gresham.
- 2. The GRDC makes appropriations for Fiscal Year 2025/26 in the amount and for the purposes set forth in Exhibit A.
- 3. The GRDC adopts the following declaration of tax increment:

## DECLARATION OF TAX INCREMENT

The GRDC hereby resolves to certify to the county assessor a request for the Rockwood / West Gresham Urban Renewal District for the maximum amount of revenue that may be raised by dividing the taxes under section 1C, Article IX of the Oregon Constitution and ORS Chapter 457.

4. The Executive Director is directed to file a certified copy of this Resolution in accordance with the procedures defined by the Multnomah County Assessor and such additional documents as required by law.

Yes: \_\_\_\_\_

No: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

Passed by the Gresham Redevelopment Commission and effective on June 17, 2025.

\_\_\_\_\_  
Justin Douglas  
Executive Director

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Travis Stovall  
Chairperson

\_\_\_\_\_  
Ellen Van Riper  
Gresham Redevelopment Commission  
Legal Counsel

## Exhibit A

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### Rockwood-West Gresham Urban Renewal Proposed Budget

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#### Fiscal Year 2025/26 Budget by Fund

	<b><u>2025/26 Appropriations</u></b>
<b>Operating Funds</b>	
<b>Rockwood Capital Improvement Fund</b>	
Materials & Services	12,109,000
Unappropriated	6,887,000
Total Fund Requirements	<u>18,996,000</u>
 <b>Non-Operating Funds</b>	
<b>Rockwood Debt Service Fund</b>	
Debt Service	8,652,000
Unappropriated	1,609,000
Total Fund Requirements	<u>10,261,000</u>
 <b>FY 2025/26 Budget in Aggregate:</b>	 <u><b>29,257,000</b></u>