

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

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 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**

Travis Stovall,
Chair

GRESHAM REDEVELOPMENT COMMISSION BUSINESS MEETING MINUTES
May 20, 2025

Prepared by:

Johntae Ivory
City Recorder