

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE (GRDCAC)
APRIL 9, 2025 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: Marissa Clarke
 Jack Hollis, Chair
 Jennifer McMillian
 Celso Naranjo
 Gregory Schroeder

COMMITTEE ABSENT: Ibrahim Moustafa

COMMISSION
LIAISON PRESENT: Kayla Brown, GRDC Acting Chair, Commission Liaison

STAFF PRESENT: Justin Douglas, Gresham Redevelopment Commission Director
 Michael Gonzales, Interim Urban Renewal Manager
 Johntae Ivory, Program Technician, Recording Secretary

A. CALL TO ORDER

Chair Jack Hollis called the meeting to order at **6:01 P.M.**

1. ROLL CALL

Chair Hollis called the roll.

2. MEETING MINUTES:

Chair Hollis announced that it's time to approve the minutes of **March 12, 2025**. 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.

MARCH 12, 2025 MINUTES

Motion was made by **Jennifer McMillian** and seconded by **Marissa Clarke TO APPROVE THE MINUTES OF March 12, 2025**, the motion passed as follows:

Marissa Clarke	YES
Jennifer McMillian	YES
Celso Naranjo	YES
Ibrahim Moustafa	ABSENT
Jack Hollis	ABSTAINED
Gregory Schroeder	ABSTAINED

3. ANNOUNCEMENTS

Mr. Gonzales introduced the new **Economic Development & GRDC Director, Justin Douglas.**

Mr. Douglas said he has worked for Prosper Portland for the last 18 years and he's thrilled to be serving the City of Gresham. He is looking forward to working with everyone on this advisory committee.

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

Chair Hollis read the instructions.

5. PUBLIC COMMENT

None

6. FY25-26 GRDC BUDGET PROCESS

Staff will provide information about the budget process.

Elizabeth McCann, Director of Budget & Finance, to give the presentation.

Chair Hollis talked about the May 1 release of the budget documents will be the first time Gresham Redevelopment Advisory Committee (GRDCAC) members will be able to see them, with the vote to follow 7 days later.

Ms. McCann said the City of Gresham will be releasing their proposed budget on April 17, 2025, and the committee can reach out to her if they have any questions.

Mr. Gonzales, Interim Urban Renewal Manager to give the presentation about the Draft Urban Renewal Capital Improvement Program (CIP), Fiscal Years 2025/26 – 2029/30

Chair Hollis said we would like staff to continue to focus on connectivity & bike accessibility for the Yamhill Street corridor project. He would like to see more information regarding housing opportunities with our B184 site or other possible areas.

Mr. Gonzales explained that staff have looked at the B184 site for housing potential and had discussions with possible partners like TriMet who owns property next door. He said they also have been looking at other areas for housing as well as affordable home ownership.

Chair Hollis would like staff to look at other alternative home ownership ideas because of the Rockwood community input. He would like staff to bring in someone who can provide more information about housing.

Ms. McMillian asked about the statues of the Hawthorne Woodshop.

Mr. Gonzales acknowledged staff continue to have conversations with partners and organizations within the community about how to best utilize the space and find the right tenant.

Mr. Schroeder likes the idea of home ownership with high density and explains some challenges that make it hard for creative housing opportunities like condominiums. He agrees with the idea of tool libraries and other community uses for the Hawthorne Woodshop property.

Chair Hollis would like staff to continue to explore housing opportunities and to keep them in the process.

Ms. McMillian said building town homes or row houses for home ownership could be another opportunity.

Chair Hollis agrees with building smaller home opportunities like town homes so you can have more houses in a specific area. He explained talking with organizations like Habitat for Humanity would be great when staff is ready to start planning for housing opportunities.

Commissioner Brown gave helpful feedback about creative housing opportunities. She explained that getting enough information about the certain areas we like to pursue will help find the most feasible locations for future housing projects.

Mr. Gonzales explained to the committee that he would have someone from the City of Gresham Transportation department come and speak to everyone regarding the earlier conversation about the Yamhill Street improvement project.

Chair Hollis noted we can bring some of the non-profit organization advocates who know a lot about bike and walkability paths to one of our future meetings.

7. FUTURE URBAN RENEWAL DISTRICT IN GRESHAM

Staff will provide an overview of the proposed Downtown-Civic Urban Renewal Plan.

Mr. Gonzales, Interim Urban Renewal Manager to give the presentation.

Chair Hollis said in some capacity the new district could use our committee to learn from what has been done.

Vice Chair Naranjo is glad that the new district boundary is covering a large area of Gresham.

Mr. Douglas acknowledges the great opportunity for the next 20-30 years in the downtown civic neighborhoods if the Council approves the new district. He explained the process of setting up the new district and how it's communicated to the public.

Chair Hollis talked about ways to communicate with the public, so they don't get confused.

Vice Chair Naranjo suggested we continue to keep the community informed with the projects to make sure funds are being utilized correctly to add that layer of credibility.

8. GOOD TO THE ORDER:

Mr. Gonzales acknowledges staff have filled the final vacant committee position and plans to recommend **Leslie Garth** to the Gresham Redevelopment Commission on April 15, 2025. He explained she has been in the Rockwood area for the last 20 years and she's passionate about wanting to give back to the committee. She will attend our Budget and Advisory Committee meetings in May.

B. ADJOURNMENT OF MEETING

Hearing no further business, **Chair Hollis** adjourned the meeting at **7:06 P.M.**

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory
Recording Secretary