

Gresham Downtown / Civic Urban Renewal Plan

GRDC Meeting
May 20, 2025

GRESHAM
REDEVELOPMENT COMMISSION

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Roadmap

1. Role of Gresham Redevelopment Commission
2. Background
3. Process
4. Plan and Report Review
5. Financial Overview
6. Next Steps
7. Consideration of Resolution

Role of the Gresham Redevelopment Commission

To determine whether to send the Gresham Downtown/Civic Urban Renewal Plan out for formal review.

A map of Gresham, Oregon, with three neighborhoods highlighted by colored circles: Rockwood Neighborhood (yellow), Civic Neighborhood (orange), and Historic Downtown (blue). A dashed line with arrows at both ends connects the Rockwood and Historic Downtown areas, passing through the Civic Neighborhood. The map also shows major roads like I-5 and SR 26, and landmarks like Mt. Hood Community College.



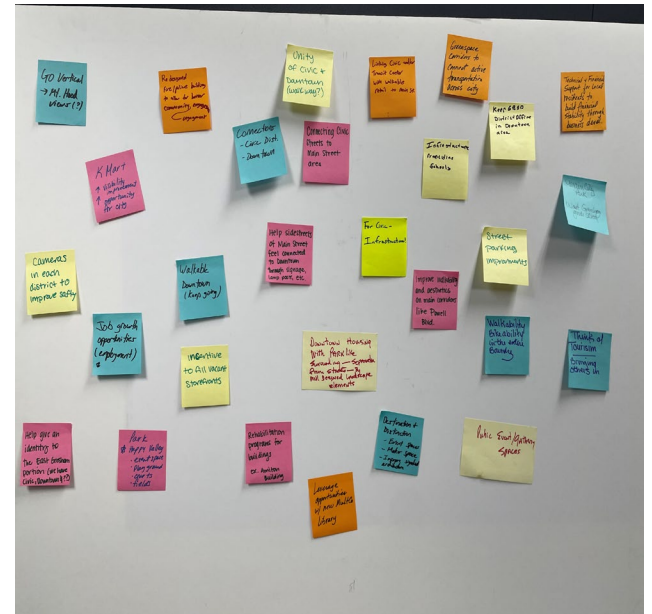
Background and Engagement History

1. Feasibility Study – 2023

2. Task Group - 4 meetings

- Feb 22, 2024: Urban Renewal 101, background information and purpose
- April 16, 2024: Identify investment priority needs and proposed projects
- May 29, 2024: Finances and project alignment with goals and objectives
- October 24, 2024: Review of draft Plan and Report

3. Briefing for the Commission – February 2025

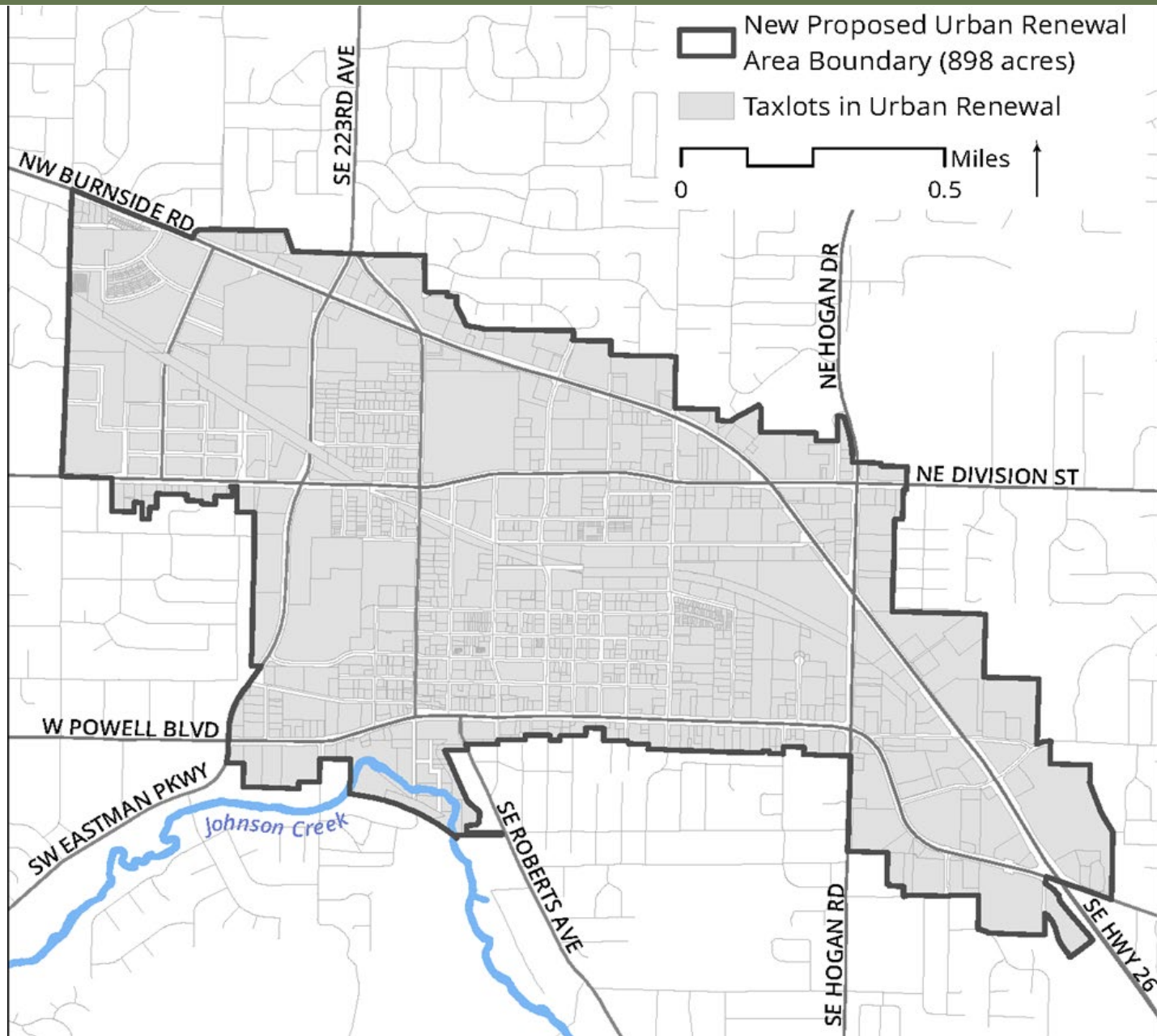


Stakeholder Outreach

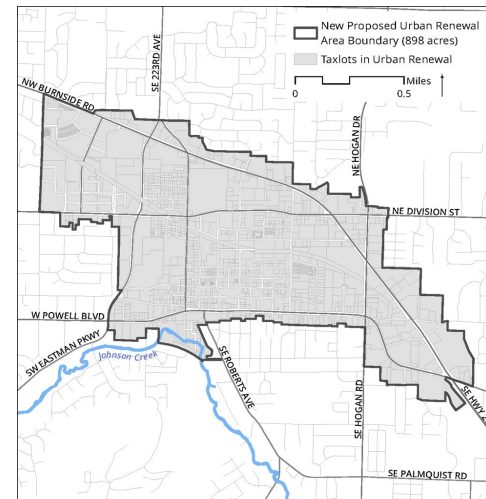
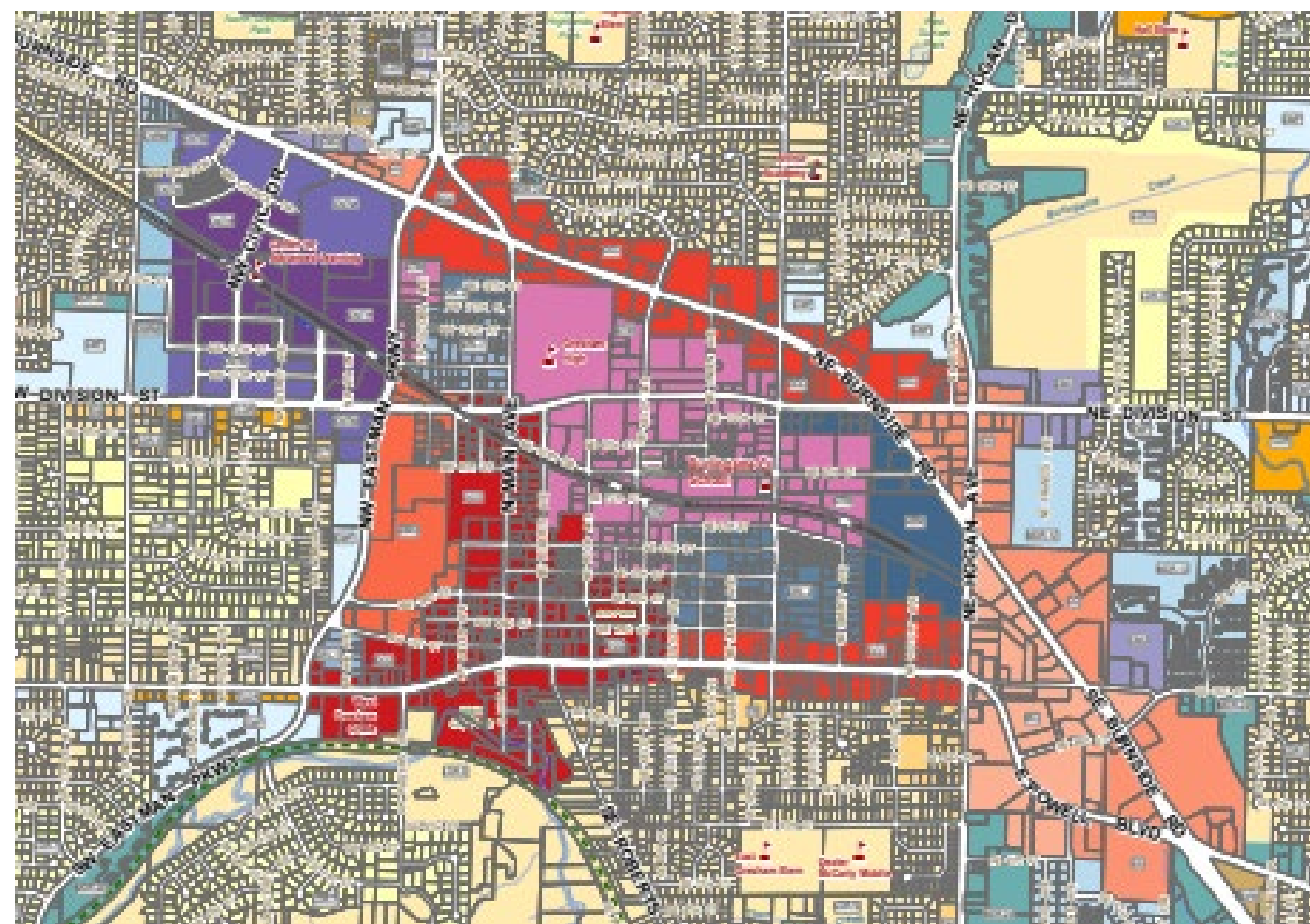
- GRDC Advisory Committee
- Gresham Area Chamber of Commerce Leadership Academy
- Historic Downtown Gresham Business Association
- Gresham Area Chamber of Commerce Government Affairs Council
- Gresham Coalition of Neighborhoods
- Northwest Neighborhood Association



Proposed Boundary



Proposed Boundary



Process

GRDC

- *GRDC Reviews and decides whether to send out for public review*

Taxing Districts/ County

- *Send to All Taxing Districts – Consult and Confer*
- *Presentation to Multnomah County Commission*

Planning Commission

- *Planning Commission Review for Conformance with Comprehensive Plan*

City Council

- *City Council Hearing and Vote*
- *Notice to all Citizens*

Plan Vision and Goals

Plan Vision:

Create a vibrant, inclusive and resilient community where everyone can share in economic prosperity, enjoy connection and belonging and live a high-quality life.

- A. Authentic Engagement
- B. Placemaking and Community Identity
- C. Housing
- D. Business and Community Vitality
- E. Transportation
- F. Infrastructure



Goals and Projects

Authentic Engagement:

In all project categories

Placemaking and Community Identity:

Community Identity
Private Development
Leverage,
Transportation
Utilities

Housing:

Community Identity,
Private Development
Leverage,
Transportation,
Utilities

Business and Community Vitality:

Community Identity,
Private Development
Leverage,
Transportation,
Utilities

Transportation:

Community Identity
Transportation

Infrastructure:

Community Identity
Utilities
Transportation

Maximum Indebtedness

\$381,000,000
projected over 30 years

Net TIF	\$437.5 M
Maximum Indebtedness	\$381 M
<u>Capacity (in 2025 \$\$)</u>	<u>\$211.2 M</u>
Years 1-5	\$18.1 M
Years 6-10	\$29.8 M
Years 11-15	\$14.2 M
Years 16-20	\$50.2 M
Years 21-25	\$35.5 M
Years 26-30	\$63.4 M

Potential Funding for Projects

Proposed Uses

	2025 \$	YOE \$	%
Private Development Leverage	\$53 M	\$103M	27%
Community Identity	\$54 M	\$94M	25%
Transportation	\$31 M	\$55M	14%
Utilities	\$24 M	\$45M	12%
<u>Debt Administration, Issuance Costs & Reserves</u>	<u>\$49 M</u>	<u>\$85M</u>	<u>23%</u>
Total Resources	\$211 M	\$381M	100%

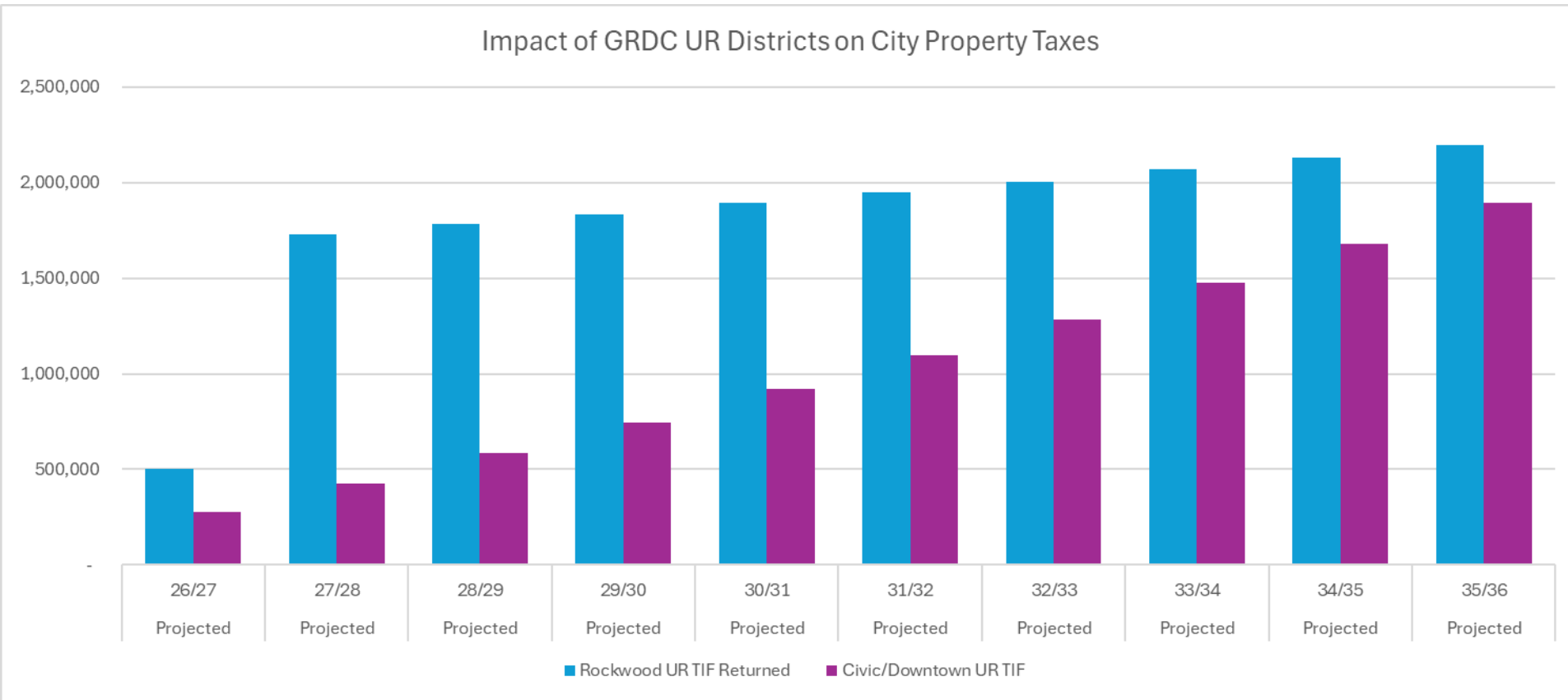
Impacts on Taxing Districts – General Government

Multnomah County	\$127M
Port of Portland	\$2M
East Mult. Soil/Water	\$3M
Metro	\$3M
City of Gresham	\$106M
<u>Multnomah County Library</u>	<u>\$36M</u>
Subtotal General Government	\$277M

Impacts on Taxing Districts – School District

Gresham Barlow School District	\$133M
Multnomah ESD	\$13M
<u>Mt. Hood Community College</u>	<u>\$14M</u>
Subtotal Education	\$161M
Total Taxing District impacts	\$437M

Fiscal Impacts to the City of Gresham



Statutory Limitations: Acreage and Assessed Value

	Acreage
City of Gresham	15.141.91
15%	2,271.29
Rockwood West Gresham URA acreage	1.199.75
Remaining available before Civic/Downtown	1,071.54
Civic Center/ Downtown	897.6
Remaining	173.94
Percentages	13.85%

	Assessed Value
A. City of Gresham	\$11,297,398,620
B. Rockwood West Gresham URA excess value	\$583,802,466
C. Rockwood West Gresham URA frozen base	\$437,507,294
D. Civic Center/ Downtown	\$831,332,982
Percentages = (C+D)/(A-B)	11.84%

Next Steps and Schedule

- | | |
|----------------------------------------------------------|-------------------------|
| 1. GRDC Meeting | May 20 |
| 2. Taxing Districts Consult and Confer | May 30 – July 10 (est.) |
| 3. Multnomah County Briefing | July 8 |
| 4. Planning Commission Recommendation | July 14 |
| 5. Notice of City Council Hearing Mailed | July (TBD) |
| 6. City Council Public Hearing (1 st Reading) | August 19 |
| 7. City Council, Enactment Reading | September 2 |

Longer Term Milestones

Fiscal Year 2025-26

- Solicit nominations for Gresham Downtown/Civic Advisory Committee
- GRDC approve Advisory Committee members
- Develop three- to five-year investment strategy; seek GRDC approval

Fiscal Year 2026-27

- First year of tax increment finance proceeds available

Consideration of Resolution and Recommendation

Move to approve Resolution No. 54 directing staff to commence the formal public review process for the Gresham Downtown/Civic Urban Renewal Plan

