

A. Opening

1. Call to Order

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, April 15, 2025, at 2:31 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 Kayla Brown
Commissioner Janine Gladfelter
Commissioner Jerry Hinton
Commissioner Cathy Keathley
Commissioner Eddy Morales

COMMISSION ABSENT: Commissioner Sue Piazza

STAFF PRESENT: Eric Schmidt, Gresham City Manager
Ellen Van Riper, Gresham City Attorney
Justin Douglas, GRDC Director
Michael Gonzales, Redevelopment Project Coordinator
Johntae Ivory, Recording Secretary

B. Open Public Comment - 10 Minutes

1. Instructions to the Public

Written Testimony must be received by 3:00 p.m. on Monday, April 14, 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 April 14, 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 no written or public comment.

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 March 18, 2025.

2. Appointment to the Gresham Redevelopment Commission Advisory Committee

Move to confirm the appointment of Leslie Garth to the Gresham Redevelopment Commission Advisory Committee.

Motion was made by **Commissioner Keathley** and seconded by **Commissioner Hinton**
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 Kayla Brown	YES
Commissioner Janine Gladfelter	YES
Commissioner Eddy Morales	YES
Commissioner Cathy Keathley	YES
Commissioner Jerry Hinton	YES
Commissioner Sue Piazza	ABSENT

D. Public Hearing

E. Commission Business - 20 Minutes

1. Draft Urban Renewal Capital Improvement Program Fiscal Years 2025-26-2029/30

Urban Renewal projects are incorporated into the City of Gresham's Capital Improvement Program (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). The Commission will review a draft of the five-year UrbanRenewal CIP.

Michael Gonzales, Redevelopment Project Coordinator, presented the presentation.
(PowerPoint presentation attached as Exhibit A.)

Eric Schmidt thanked & acknowledged **Michael Gonzales for his efforts as the Interim GRDC Director** and he introduced **Justin Douglas**, the new **Economic Development & GRDC Director**.

Mr. Douglas said he has served the public sector for 18 years, doing economic development and urban renewal work. He acknowledged how wonderful his new role is with the City of Gresham and is impressed with the good work the city has been doing the last few years.

Commissioner Keathley asked about the Aviva Apartments property & relationship between GRDC and the landlord.

Mr. Gonzales explained landlord for the Aviva Apartments is Central Bethany, who is also the property management company behind the project.

Commissioner Brown is excited about the next 5 years. She asks about the future property acquisitions and interest from new developers. She also asked for an update on the Portland Opportunities Industrialization Center (P.O.I C) campus about them financing the project and groundbreaking.

Mr. Gonzales explained P.O.I.C is currently in the land use review process and will have to come up with a funding package to close on the property. He also noted that staff haven't had conversations with developers regarding the B184 & Hawthorne woodshop properties.

Commissioner Brown asked if Multnomah County has come out to assess the land they own next to the Hawthorne Woodshop and when will the Yamhill Street Improvement plan to break ground.

Mr. Gonzales said Multnomah County has assessed the property and is waiting for proposals regarding easements that could be brought forward from adjacent properties next door. He acknowledges that groundbreaking won't happen until the following fiscal year because of staffing resources.

Commissioner Hinton asked for clarification regarding administrative costs for projects because some say 3% and some say 14%.

Elizabeth McCann, Budget & Finance Director, explains the difference in administrative costs of 14% are for the internal city staff covering the cost to manage the project and the 3% is for passing money & overhead that is substantially lower.

F. Commission Measures, Proposals and Announcements

Mr. Gonzales announced the next event at the Rockwood Market Hall is Sunday, May 4, 2025, from 2-5 p.m.

G. Adjournment

Hearing no further business, **Chair Stovall** adjourned the meeting at **2:55 P.M**

Travis Stovall,
Chair

GRESHAM REDEVELOPMENT COMMISSION BUSINESS MEETING MINUTES
April 15, 2025

Prepared by:

Johntae Ivory
City Recorder