



City of Gresham Budget Committee
Tuesday May 8, 2024
via Zoom Meeting Platform Minutes

Committee Member Present:

Marissa Clarke
Commissioner Dina DiNucci
Commissioner Janine Gladfelter
Commissioner Jerry Hinton
Jack Hollis, Chair
Commissioner Vincent Jones-Dixon
Jennifer McMillian
Ibrahim Moustafa
Celso Naranjo, Vice-Chair
Commissioner Sue Piazza
Mayor Travis Stovall
Gregory Schroeder
Demetrious Zourkos

Committee Members Absent:

Commissioner Eddy Morales

Staff Members in Attendance:

Sharron Monohon, Budget and Finance Director
Brian Monberg, Director of Urban Renewal
Elizabeth McCann, Budget Manager
Ellen Van Riper, City Attorney
Eric Schmidt, Interim City Manager
Johntae Ivory, Program Technician
Ian Peterson, Financial Analyst
Sagun Pokharel, Budget Analyst

Christina Ott, Recording Secretary

1. Convene Meeting

The meeting was convened at 6:03pm by Chair Hollis. He asked Ms. Monohon to lead roll call.

2. Agenda Review, Ground Rules, and Meeting Protocols

Ms. Monohon reviewed the agenda, the ground rules, and the meeting protocols.

3. Election of Budget Committee Officers

Mr. Zourkos asked for nominations for Chair of the GRDC Budget Committee.

Mr. Naranjo nominated Jack Hollis for GRDC Budget Committee Chair.

Vote passes unanimously.

Mr. Moustafa nominated Celso Naranjo for GRDC Budget Committee Vice-Chair.

Vote passes unanimously.

4. Instructions for Public Comment

Chair Hollis went over the instructions for Public Testimony for any public comments made during the meeting.

5. Approval of Minutes for FY 2023/24 Budget Committee Meeting

There was a motion made by Ms. McMillan and seconded by Mr. Zourkos to:

“Approve the Minutes for FY 2023/24 GRDC Budget Committee.”

Motion passes unanimously.

6. Budget Message and Overview of FY 2024/25 Proposed Budget

Mr. Monberg began with his presentation of the Budget Message and Overview of the FY 2024/25 Proposed Budget.

“Presentation can be seen as a part of Attachment A”

7. Public Comment

Chair Hollis opened it up to public testimony.

Ms. Monohon shared that there was no public comment or testimony submitted.

8. Committee Discussion

Ms. McMillan asked for clarification on where and who will be taxed on the Property Tax revenue.

Ms. McCann responded that Urban Renewal Taxes are a bit complicated. The way they are calculated is based on the properties within the defined area of the Urban Renewal Area. The amount of property taxes from 2003 when the district was established continues to go to existing jurisdictions. Any growth above that level is what goes to the Urban Renewal district. The complicated part is the amount of taxes for Urban Renewal is spread across the entire city. Everybody sees Urban Renewal on their tax bill in Gresham, but it is calculated to the amount specific to that area and funds must be used within the same area.

Mr. Monberg added that Urban Renewal is not an increase to in property tax. It's reflective of what the current property tax would have been paid. As Ms. McCann said, a portion of that gets redirected specifically for Capital Improvements.

Commissioner DiNucci asked where the revenue from the lease/rent from the 2 current property acquisitions are going towards.

Mr. Monger replied that the revenue that incurs from those properties has been a line item in our budget over the last several fiscal years. That goes into a fund to be able to manage and provide administration and services for that property.

Commissioner DiNucci then asked if it all goes to the city or does the city charge a certain amount for those funds to cover the cost of managing those properties.

Ms. McCann answered that it is direct expenses because the people managing those properties in conjunction with the Property Management Company are the Urban Renewal staff. Urban Renewal is paying for that staff and the direct expenses. The city is not charging additional fees on top of that to manage it. All the expenses of the operations of urban renewal are in the city budget and the GRDC reimburses the city for those expenses. It is to the benefit of the district and is their expenses that it's covering, not the general City Budget.

Commissioner Hinton asked if there are any short-term loans that have been made by the GDRC and need to be recapitalized.

Mr. Monberg clarified there are no short-term loans that are outstanding.

9. Approval of FY 2024/25 Budget and Tax Rate

There was a motion made by Mr. Naranjo and seconded by Mayor Stovall to:

“Approve the Proposed Budget for FY 2024/25 in the aggregate amount of \$25,372,700 and approve Urban Renewal Property Tax revenue at 100% of division of Tax available.”

Motion passes unanimously.

10. Adjourn Meeting

The meeting was adjourned by Chair Hollis at 6:38pm.

Jack Hollis, Chair

Christina Ott, Recording Secretary