

# GRESHAM

REDEVELOPMENT COMMISSION

## ADVISORY COMMITTEE

Jack Hollis, Chair  
Celso Naranjo, Vice Chair  
Marissa Clarke  
Jennifer McMillian  
Ibrahim Moustafa  
Gregory Schroeder  
Kayla Brown, Commission Acting Chair and Commission Liaison

**April 9, 2025**  
**6:00 P.M.**

## Gresham Redevelopment Commission **Advisory Committee Meeting**

The Gresham Redevelopment Commission Advisory Committee currently holds their meetings virtually via Zoom, an online meeting platform.

### **Zoom Access Link and Call-in Numbers to join the meeting**

Click the link below to join the webinar:

<https://greshamoregon.zoom.us/j/83106272675?pwd=YWQwVWN4NUs2WWRVVkNTNTIOL1RKUT09>

Passcode: aZM2TU11h7

**Or One tap mobile:**

US: +12532158782,,83106272675#,,,,\*4632237382

**Or Telephone:**

Dial: US: +1 253 215 8782

Webinar ID: 831 0627 2675

Passcode: 4632237382

### **PLEASE NOTE**

Instructions for signing up for written or oral testimony are provided on this agenda under Item 3.

The City's business hours are Monday through Friday from 8:00 a.m. to 5:00 p.m.

Persons who plan to attend this meeting and desire translation services for this meeting must notify Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing [johntae.ivory@greshamoregon.gov](mailto:johntae.ivory@greshamoregon.gov) by 5:00 p.m. three (3) business days before the meeting, so that the City can make arrangements for translation services.

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE AGENDA  
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- A. 6:00 CALL TO ORDER BY PRESIDING OFFICER
- 1. 6:01 ROLL CALL
- 2. 6:03 ANNOUNCEMENTS
- 3. 6:08 INSTRUCTIONS TO CITIZENS FOR TESTIFYING ON AGENDA AND NON-AGENDA ITEMS:
  - Written Testimony** must be received by 6:00 p.m. one (1) business day before the meeting via email to Johntae Ivory, Program Technician, at [Johntae.ivory@greshamoregon.gov](mailto:Johntae.ivory@greshamoregon.gov).
  - Oral Testimony:** If you plan to provide Oral public testimony, you must register your name, email address, phone number, and subject matter, one (1) business day before the meeting via email to Johntae Ivory, Program Technician, at [Johntae.ivory@greshamoregon.gov](mailto:Johntae.ivory@greshamoregon.gov).
- 4. 6:10 PUBLIC COMMENT
- 5. 6:15 **FY25-26 GRDC BUDGET PROCESS**  
Elizabeth McCann, Director of Budget & Finance  
Staff will provide information about the budget process.  
**Committee Action: Discussion**
- 6. 6:25 **FUTURE URBAN RENEWAL DISTRICT IN GRESHAM**  
Michael Gonzales, Interim Urban Renewal Manager  
Staff will provide an overview of proposed Downtown-Civic Urban Renewal Plan  
**Committee Action: Discussion**
- 7. 6:55 **MEETING MINUTES: MARCH 12, 2025**  
**Committee Action: Decision**
- 8. 7:00 GOOD OF THE ORDER
- B. 7:10 ADJOURNMENT OF MEETING

MEETING SCHEDULE (Subject to Change)	
<p style="text-align: center;"><b>GRESHAM REDEVELOPMENT COMMISSION</b></p> <p style="text-align: center;"><b><u>Meeting Schedule</u></b></p> <p style="text-align: center;">Meets as needed on the third Tuesday of the month at 2:30 p.m.</p>	<p style="text-align: center;"><b>GRESHAM REDEVELOPMENT COMMISSION</b></p> <p style="text-align: center;"><b><u>ADVISORY COMMITTEE</u></b></p> <p style="text-align: center;"><b><u>Meeting Schedule</u></b></p> <p style="text-align: center;">Meets as needed on the second Wednesday of the month at 6:00 p.m.</p>

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE (GRDCAC)  
MARCH 12, 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  
Jennifer McMillian  
Ibrahim Moustafa  
Celso Naranjo

COMMITTEE ABSENT: Jack Hollis, Chair  
Gregory Schroeder

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

STAFF PRESENT: Michael Gonzales, Gresham Redevelopment Interim Director  
Johntae Ivory, Program Technician, Recording Secretary

**A. CALL TO ORDER**

**Vice Chair Celso Naranjo** called the meeting to order at **6:02 P.M.**

**1. ROLL CALL**

**Vice Chair Naranjo** called the roll.

**2. ANNOUNCEMENTS**

**Mr. Gonzales** introduced the new Commission Liaison for the advisory committee, **Commissioner Kayla Brown**.

**Commissioner Brown** said she is excited to be at the meetings and acknowledges how important this commission is. She's looking forward to learning more from the Advisory Committee.

**Mr. Gonzales** updated the committee about the new Economic Director who has accepted the offer and will oversee the Economic Development and Urban Renewal departments. He explained they will start on March 31<sup>st</sup>, and he will meet everyone hopefully at the April meeting.

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

Vice Chair Naranjo read the instructions.

**4. PUBLIC COMMENT**

None

**5. 2029 COMMUNITY INVESTMENT FRAMEWORK OVERVIEW**

Mr. Gonzales, Interim Gresham Redevelopment Commission Interim Director, to give the presentation.

Mr. Gonzales acknowledged that Gregory Schroeder submitted some comments regarding the Gresham Redevelopment Commission meeting that was held on February 21, 2025. He asked the Vice Chair if we could add them to the minutes.

Vice Chair Naranjo agrees to add them to the minutes.

Mr. Ivory said he will email Mr. Schroeder's comments to everyone and add them to the minutes.

Gregory Schroeder emailed response:

*I see the agenda lists Michael talking about fire station 74. Since I am unable to speak tonight, I would like to note that during the commission meeting last month, where they discussed this design, there seemed to have been some concern over the cost of the planned roof. I would like to point out that this type of roof allows daylighting, reducing the need for electrical lighting during the day. Also, because they are on the north side of the building, it would allow indirect light in without the heat associated with direct lighting. This will help reduce air conditioning costs and climate impacts in the summer. If the commission is serious about the City's Climate Action Plan, this concern seems like a misguided attempt to find savings without consideration of what negative externalities will be created. I don't know if this can be shared with the committee, but I would like to have it on the record and a bug put in their ears if it can be done.*

*Thank you,*

*Greg*

Mr. Moustafa asked if there were funds earmarked towards the Fire Station 74 project.

Mr. Gonzales explained staff identified potentially 3-5 million dedicated to this project. He said the City of Gresham will ask the state for approximately 10 million and hope to have an answer by May or June.

Mr. Moustafa asked if the funding for the fire station is part of the Gresham Safety levy that was passed by the voters recently.

**Mr. Gonzales** said the public safety levy was for staffing and personnel for the Police and Fire Department and not any capital improvements.

**6. MEETING MINUTES:**

**Vice Chair Naranjo** announced that it's time to approve the minutes of **December 11, 2024**. 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.

**December 11, 2024 MINUTES**

Motion was made by **Ibrahim Moustafa** and seconded by **Jennifer McMillian TO APPROVE THE MINUTES OF December 11, 2024**. The motion passed as follows:

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

**7. GOOD TO THE ORDER:**

**Mr. Gonzales** explained the status of the advisory committee member search. He said staff have reviewed some applications and have identified a couple of candidates that could be good for the last remaining position. He plans to bring a recommendation to the Commission for an appointment soon.

**Mr. Ivory** explained staff gave out grants to 5 businesses at the Market Hall. He explained they were all happy with the funds to help stabilize their businesses. Helping people is his favorite part of his job and he acknowledged the 3 new businesses at the Market Hall. Daily Dose of Aloha, Latino Pizzeria and Rosa Natural Products.

**Vice Chair Naranjo** asked about adding coupons for buying food at the market hall.

**Mr. Gonzales** said that it will be a great question to ask **Julianne Reno, Rockwood Market Hall Manager**, when she comes and speaks at an upcoming advisory meeting. He noted at the April meeting; he will be presenting an overview of the potential new Urban Renewal district downtown civic area, and potentially their involvement moving forward.

**Vice Chair Naranjo** asked if this new district will be brought to the ballot.

**Mr. Gonzales** said no, it will be brought to the commission.

**B. ADJOURNMENT OF MEETING**

Hearing no further business, **Vice Chair Naranjo** adjourned the meeting at **6:45 P.M.**

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory  
Recording Secretary

DRAFT