

# GRESHAM

REDEVELOPMENT COMMISSION

## ADVISORY COMMITTEE

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

**May 7, 2025 VIA ZOOM**

Meeting will convene immediately following the adjournment of the  
6:00 p.m. Gresham Redevelopment Commission  
Budget Committee Meeting  
Gresham Redevelopment Commission

## **Advisory Committee Meeting**

### **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, Administrative Assistant II, 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 **ROCKWOOD MARKET HALL UPDATE**  
Julianne Reno, Rockwood Market Hall Manager  
Julianne will provide an update about the Rockwood Market Hall, vendors, and upcoming events.  
**Committee Action:** **Discussion**
6. 6:55 **MEETING MINUTES: APRIL 9, 2025**  
**Committee Action:** **Decision**
7. 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)  
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 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**

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**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