

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE (GRDCAC)
April 8, 2020 DRAFT MEETING MINUTES**

MEETING LOCATION

Remotely Meeting Due to Outbreak of COVID-19

COMMITTEE PRESENT: Christopher Bentley
Ryan Johnson, Vice Chair
Amelia Salvador, Chair
Dimitrios Zourkos

COMMITTEE ABSENT: Joan Albertson
Paul Drechsler

COMMISSION LIAISON PRESENT: Eddy Morales

STAFF PRESENT: Emily Bower, Gresham Redevelopment Commission Interim Executive Director
Amy Evans, Recording Secretary

A. Call to Order

Chair Salvador called the meeting to order at 7:04 p.m.

1. Announcements

None

2. Public Comment

None

4. MEETING MINUTES: MARCH 11, 2020

Motion was made by **Mr. Bentley** and seconded by **Mr. Johnson TO APPROVE THE MINUTES OF MARCH 11, 2020**

The motion passed as follows:

ALBERTSON	ABSENT	JOHNSON	YES
BENTLEY	YES	SALVADOR	YES
DRECHSLER	ABSENT	ZOURKOS	YES

4. Draft Urban Renewal Capital Improvement Program (CIP) Fiscal Years 2020/21 - 2024/25

Ms. Bower presented the PowerPoint presentation (PowerPoint attached as Exhibit A) regarding the Draft CIP.

GRDCAC Discussion

- **Mr. Zourkos** said, I'm confused on the Sunrise Site. Is the Asia Kitchen site a privately-owned business? How does it connect to our property?

Funded Projects

Overview

The 1,211-acre Rockwood-West Gresham Urban Renewal Area (URA) was established by city-wide vote in November 2003. The Rockwood-West Gresham Renewal Plan is a 20-year plan aimed at improving public infrastructure, attracting private investment, adding quality jobs, housing and services to the area. The Gresham Redevelopment Commission (GRDC) is made up of members of Gresham's City council and serves as the final decision-making body. A citizen advisory committee also reviews proposed projects and policies and makes recommendations to the GRDC.

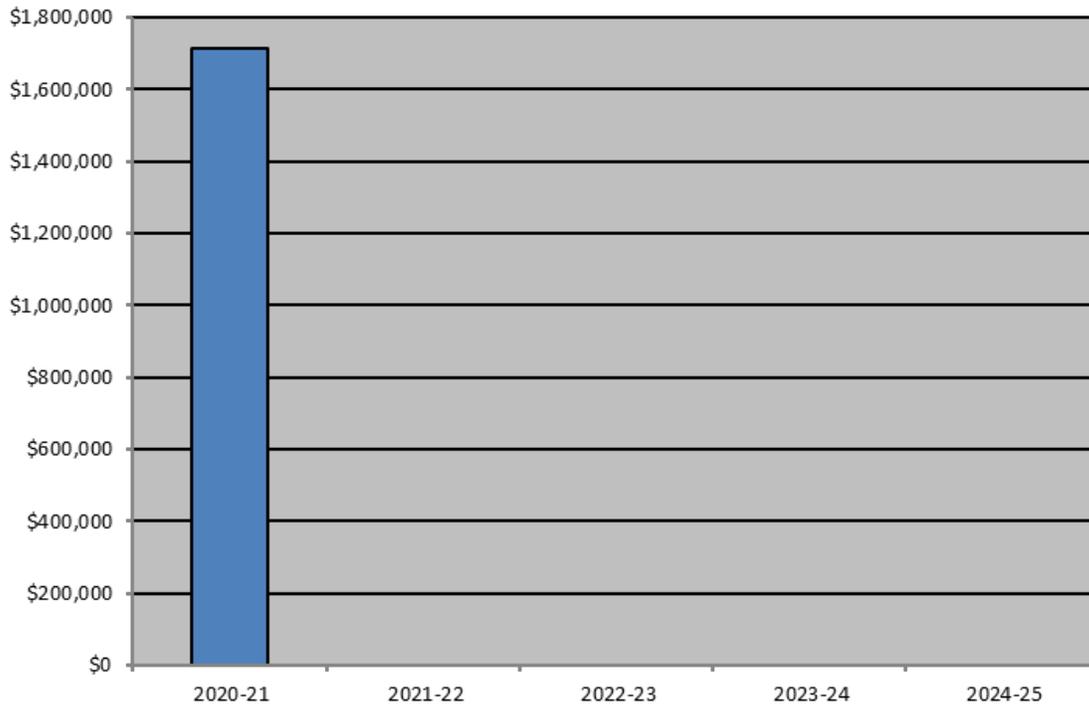
The following capital improvement projects implement the goals of the Rockwood-West Gresham Renewal Plan. To carry out the capital projects the GRDC entered into an agreement with the City of Gresham. Thus, the URA projects are included in the City's CIP and are subject to the same review process as all other City CIP projects.

Highlights

Significant capital improvement projects include:

1. The Rockwood Rising project on the Catalyst Site at 18535 SE Stark Street is now under construction (CIPUR00001). Improvements include a planned neighborhood urban plaza that will provide a neighborhood urban space for events and passive recreation (CIPUR00005). Efforts related to community engagement and tenant recruitment will continue.
2. Leverage grant funding to improve and upgrade Sandy Boulevard, a major arterial in the industrial area (CIPUR00002).

Urban Renewal Expenditure Graph by Fiscal Year



Urban Renewal Funded Summary								
Project	Project Name	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
CIPUR00001	Catalyst Site	5,104,196	800,000	0	0	0	0	5,904,196
CIPUR00002	Sandy Boulevard Improvements	6,597,998	148,000	0	0	0	0	6,745,998
CIPUR00003	Stark Street Property Redevelopment	20,000	0	0	0	0	0	20,000
CIPUR00004	Sunrise Site	49,213	750,000	0	0	0	0	799,213
CIPUR00005	Rockwood Urban Plaza	894,325	16,098	0	0	0	0	910,423
Grand Total		12,665,732	1,714,098	0	0	0	0	14,379,830

Urban Renewal Funded Summary by Resource							
Description	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Debt-SDC	2,307,837	30,000	0	0	0	0	2,337,837
Dev/SDC Credit	377,825	6,801	0	0	0	0	384,626
Grant	3,380,265	0	0	0	0	0	3,380,265
SDC	951,134	9,297	0	0	0	0	960,431
Streetlight	48,805	60,000	0	0	0	0	108,805
Transportation	1,000	58,000	0	0	0	0	59,000
Urban Renewal	5,598,866	1,550,000	0	0	0	0	7,148,866
Grand Total	12,665,732	1,714,098	0	0	0	0	14,379,830

Urban Renewal Funded Resource Detail									
Project	Project Name	Description	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
CIPUR00001	Catalyst Site	Grant	300,000	0	0	0	0	0	300,000
		Urban Renewal	4,804,196	800,000	0	0	0	0	5,604,196
CIPUR00001 Total			5,104,196	800,000	0	0	0	0	5,904,196
CIPUR00002	Sandy Boulevard Improvements	Debt-SDC	2,307,837	30,000	0	0	0	0	2,337,837
		Grant	3,080,265	0	0	0	0	0	3,080,265
		SDC	434,634	0	0	0	0	0	434,634
		Streetlight	48,805	60,000	0	0	0	0	108,805
		Transportation	1,000	58,000	0	0	0	0	59,000
		Urban Renewal	725,457	0	0	0	0	0	725,457
CIPUR00002 Total			6,597,998	148,000	0	0	0	0	6,745,998
CIPUR00003	Stark Street Property Redevelopment	Urban Renewal	20,000	0	0	0	0	0	20,000
CIPUR00003 Total			20,000	0	0	0	0	0	20,000
CIPUR00004	Sunrise Site	Urban Renewal	49,213	750,000	0	0	0	0	799,213
CIPUR00004 Total			49,213	750,000	0	0	0	0	799,213
CIPUR00005	Rockwood Urban Plaza	Dev/SDC Credit	377,825	6,801	0	0	0	0	384,626
		SDC	516,500	9,297	0	0	0	0	525,797
CIPUR00005 Total			894,325	16,098	0	0	0	0	910,423
Grand Total			12,665,732	1,714,098	0	0	0	0	14,379,830

**FUNDED PROJECT
Urban Renewal**

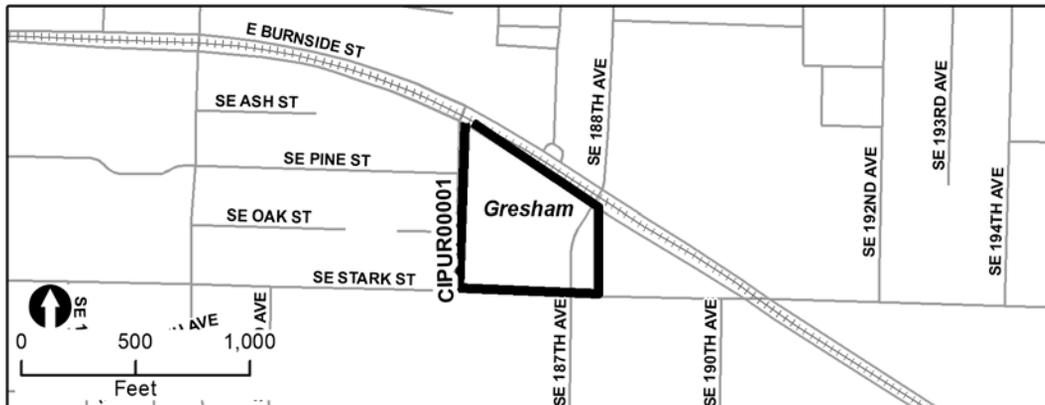
CIPUR00001: Catalyst Site

Description: Located in the heart of the Rockwood Town Center, the Gresham Redevelopment Commission purchased this 6.5 acre site for redevelopment. Formerly the home of Rockwood Fred Meyer, the site is now called the Catalyst Site. This project will cover capital costs associated with site redevelopment.

Justification: This project will help renew and revitalize the Rockwood Town Center, making it more appealing to private investment.

Type of project: Construction and renovation of facilities and supporting utilities.

Partners: Private development.



Estimated Dollars:

Funds	Description	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Resources	Grant	300,000	0	0	0	0	0	300,000
	Urban Renewal	4,804,196	800,000	0	0	0	0	5,604,196
Resources Total		5,104,196	800,000	0	0	0	0	5,904,196
Expenses	Design/Const Admin	510,364	80,000	0	0	0	0	590,364
	Construction	4,445,132	696,700	0	0	0	0	5,141,832
	Admin (3%)	148,700	23,300	0	0	0	0	172,000
Expenses Total		5,104,196	800,000	0	0	0	0	5,904,196

**FUNDED PROJECT
Urban Renewal**

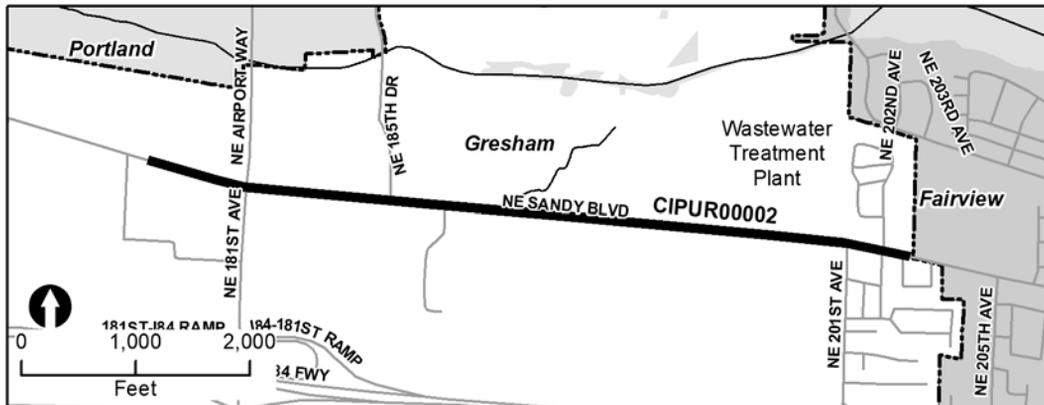
CIPUR00002: Sandy Boulevard Street Improvements

Description: Sandy Boulevard is a major arterial through prime industrial land in the urban renewal area. To improve the function of the street network through the area, the project will update the road to current arterial standards. New and upgraded traffic signals may also be included. This project includes a grant from ODOT. SDC is stormwater (SDC project #WG-6) and Debt-SDC is transportation (SDC projects #32, #33, #PATHWAYS, and #SIGNAL OPS).

Justification: Attract new capital intensive industrial development to the urban renewal area.

Type of Project: Construction of facilities and utilities for growth.

Partners: City of Gresham Department of Environmental Services & future industrial development.



Estimated Dollars:

Funds	Description	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Resources	Debt-SDC	2,307,837	30,000	0	0	0	0	2,337,837
	Grant	3,080,265	0	0	0	0	0	3,080,265
	SDC	434,634	0	0	0	0	0	434,634
	Streetlight	48,805	60,000	0	0	0	0	108,805
	Transportation	1,000	58,000	0	0	0	0	59,000
	Urban Renewal	725,457	0	0	0	0	0	725,457
Resources Total		6,597,998	148,000	0	0	0	0	6,745,998
Expenses	Design/Const Admin	831,500	13,500	0	0	0	0	845,000
	Construction	4,256,198	116,300	0	0	0	0	4,372,498
	Property Acq	700,000	0	0	0	0	0	700,000
	Admin (14%)	810,300	18,200	0	0	0	0	828,500
Expenses Total		6,597,998	148,000	0	0	0	0	6,745,998

**FUNDED PROJECT
Urban Renewal**

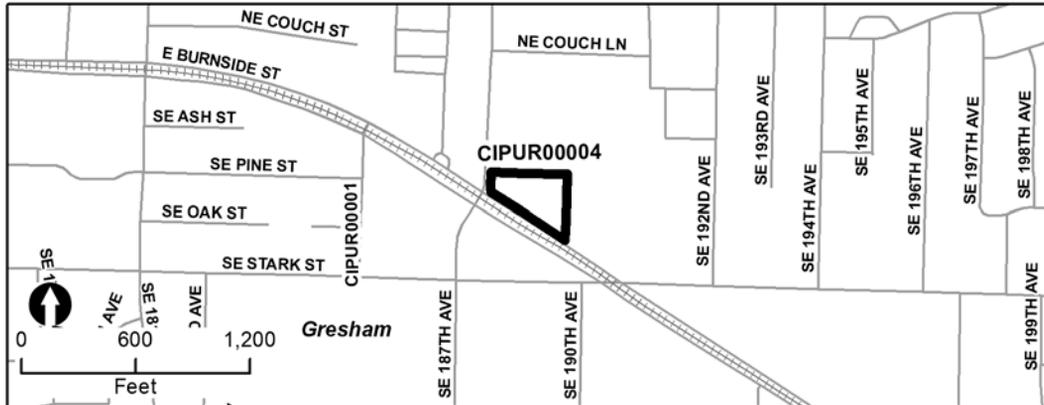
CIPUR00004: Sunrise Site

Description: This project will cover capital costs associated with site redevelopment, including on-going maintenance prior to redevelopment. In September 2016, the Gresham Redevelopment Commission purchased the 0.59-acre Asia Kitchen Chinese Restaurant property at 18801 E. Burnside St. and the adjacent 1.40-acre Sunrise Community Center parcel at 18901 E. Burnside St. The purchase will ensure quality redevelopment in a manner consistent with the goals of the Rockwood-West Gresham Renewal Plan and the Commission, as well as complement redevelopment of the Commission's adjacent Rockwood Rising Catalyst Site. The parcels are located to the northeast of the Rockwood Rising Catalyst Site and immediately east of the Rockwood/E. 188th Ave. MAX light rail station and together, they constitute one of the largest sites in the Rockwood Town Center.

Justification: This project will complement the adjacent Rockwood Rising Catalyst Site and help renew and revitalize the Rockwood Town Center, making it more appealing to private investment.

Type of project: Construction and renovation of facilities and supporting utilities.

Partner: Private development.



Estimated Dollars:

Funds	Description	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Resources	Urban Renewal	49,213	750,000	0	0	0	0	799,213
Resources Total		49,213	750,000	0	0	0	0	799,213
Expenses	Construction	47,813	728,200	0	0	0	0	776,013
	Admin (3%)	1,400	21,800	0	0	0	0	23,200
Expenses Total		49,213	750,000	0	0	0	0	799,213

Urban Renewal Unfunded and Future Summary								
Project	Project Name	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
UR1001	Riverside Drive (to Sandy Boulevard)	0	0	0	0	0	0	2,930,000
UR1002	Rockwood Triangle Implementation	0	0	0	0	0	0	176,580
UR1004	Property Acquisition Fund	0	0	0	0	0	0	500,000
UR1005	San Rafael Street (181st to 201st)	0	0	0	0	0	0	2,280,000
UR1006	Wilkes Street (181st to 192nd)	0	0	0	0	0	0	3,000,000
UR1008	201st Avenue (San Rafael to I-84)	0	0	0	0	0	0	2,400,000
UR1009	Rockwood Town Center Future Streets	0	0	0	0	0	0	1,000,000
UR1013	192nd Avenue (Wilkes to Halsey)	0	0	0	0	0	0	2,400,000
UR1016	181st Avenue Boulevard	0	0	0	0	0	0	2,400,000
UR1017	Halsey Street (181st to 195th)	0	0	0	0	0	0	2,400,000
UR1018	201st Avenue (Stark to Burnside)	0	0	0	0	0	0	960,000
UR1019	201st Avenue at Stark Street	0	0	0	0	0	0	960,000
UR1023	197th Avenue at Burnside	0	0	0	0	0	0	1,800,000
UR1026	Rockwood Town Center Parks	0	0	0	0	0	0	2,400,000
UR1032	Off Street Parking Facility	0	0	0	0	0	0	2,300,000
UR1033	Rockwood Town Center MAX Line Upgrade	0	0	0	0	0	0	2,400,000
UR1035	Transit Shelters and Amenities	0	0	0	0	0	0	1,200,000
UR1037	Pipe Replacements Along 181st South of I-84	0	0	0	0	0	0	1,155,552
UR1038	Pipe Replacements Along 181st North of I-84	0	0	0	0	0	0	1,160,204
UR1039	Pipe Replacements - Barr Road & Halsey Street	0	0	0	0	0	0	1,385,970
UR1041	Team Track	0	0	0	0	0	0	1,200,000
UR1042	Rail Spur Upgrade	0	0	0	0	0	0	1,200,000
UR1044	Industrial Area Investments	0	0	0	0	0	0	1,500,000
UR1045	181st Ave Light Rail Station Improvements	0	0	0	0	0	0	4,800,000
UR1048	181st Ave Street Improvements	0	0	0	0	0	0	1,200,000
UR1050	Burnside Road Boulevard Phase II	0	0	0	0	0	0	3,000,000
UR1051	Concept Planning - 181st Ave	0	0	0	0	0	0	150,000
Grand Total		0	0	0	0	0	0	48,258,306

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

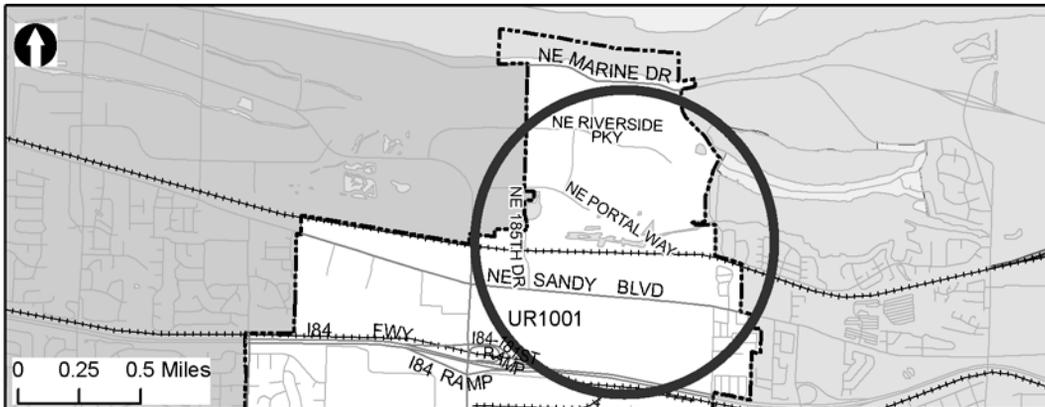
UR1001: Riverside Drive (to Sandy Boulevard)

Description: This project includes preliminary engineering of alternatives for a street network that extends Riverside and Portal Way to the east. Identifying development constraints in this area and strategizing solutions will also occur. Project construction is contingent on a public/private partnership.

Justification: Once constructed, this project will provide a needed street connection, which, in turn will open underutilized land to new industrial development and bring new jobs to the urban renewal area.

Type of Project: Construction of facilities and utilities for growth.

Partners: Team with property owner to attract capital intensive industrial uses.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	2,930,000
Resources Total		2,930,000
Expenses	Design/Const Admin	2,570,175
	Admin (14%)	359,825
Expenses Total		2,930,000

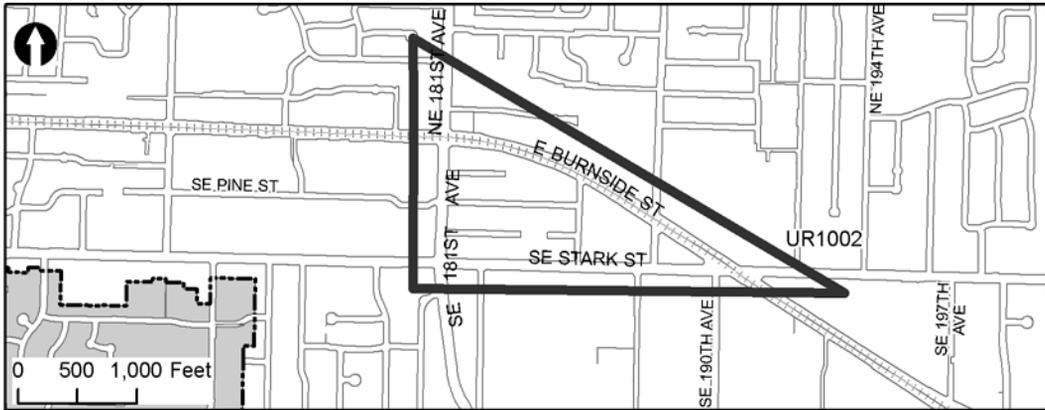
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1002: Rockwood Triangle Implementation

Description: The projects will be located primarily within the Rockwood Triangle (181st, Burnside, Stark) and be aimed at improving the overall appearance and economic development potential of the area. Projects include landscaping and other public amenities.

Justification: This project will help renew and revitalize the Rockwood Town Center, making it more appealing to private investment.

Type of Project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	176,580
Resources Total		176,580
Expenses	Design/Const Admin	87,119
	Construction	67,775
	Admin (14%)	21,686
Expenses Total		176,580

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

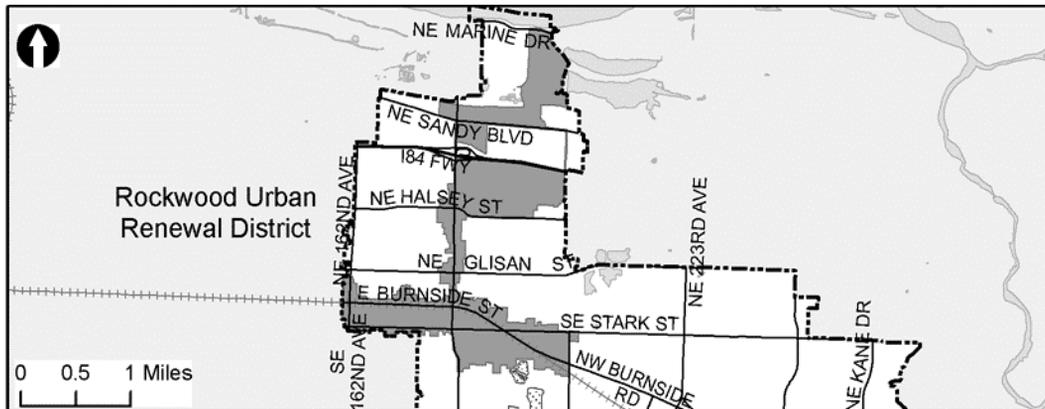
UR1004: Property Acquisition Fund

Description: The Property Acquisition Fund was created to better position the Gresham Redevelopment Commission to respond to development opportunities within the Urban Renewal Area (URA). Its purpose is to provide a financial means for the Gresham Redevelopment Commission to implement the Rockwood West Gresham Renewal Plan Goals.

Justification: This project will help renew and revitalize the Rockwood/West Gresham Urban Renewal Area, making it more appealing to private investment.

Type of Project: Property Acquisition.

Partners: Typical partners will be from the private sector interested in selling property or teaming on a development project.



Estimated Dollars:	Funds	Description	Total
	Resources	Urban Renewal	500,000
	Resources Total		500,000
	Expenses	Property Acq	500,000
	Expenses Total		500,000

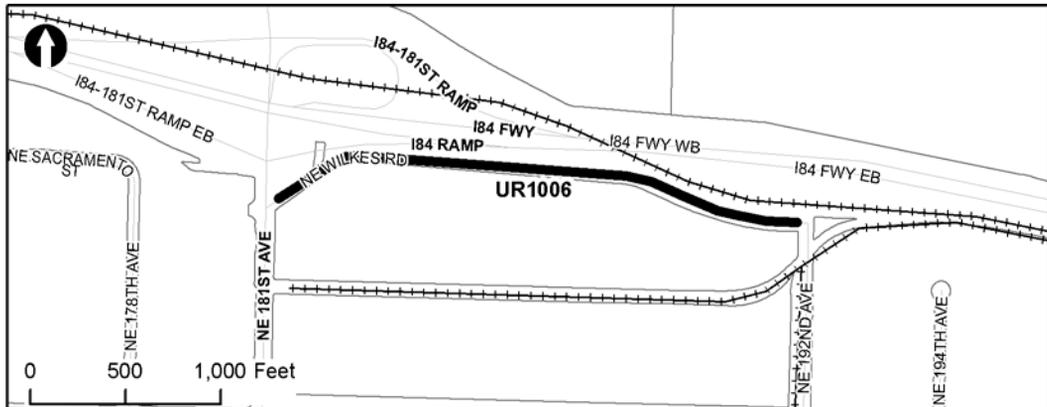
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1006: Wilkes Street (181st to 192nd)

Description: Wilkes is a substandard street with an inverted crown and no structured drainage, which doesn't support the existing truck traffic in this prime industrial area. Pella Corporation, one of Gresham's top ten employers, is located on Wilkes. This project will improve Wilkes Street to a collector standard and it will complement the recently improved access of Wilkes at 181st.

Justification: This project will help renew and revitalize the Rockwood/West Gresham Urban Renewal Area, making it more appealing to private investment.

Type of Project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	3,000,000
Resources Total		3,000,000
Expenses	Design/Const Admin	789,474
	Construction	1,842,105
	Admin (14%)	368,421
Expenses Total		3,000,000

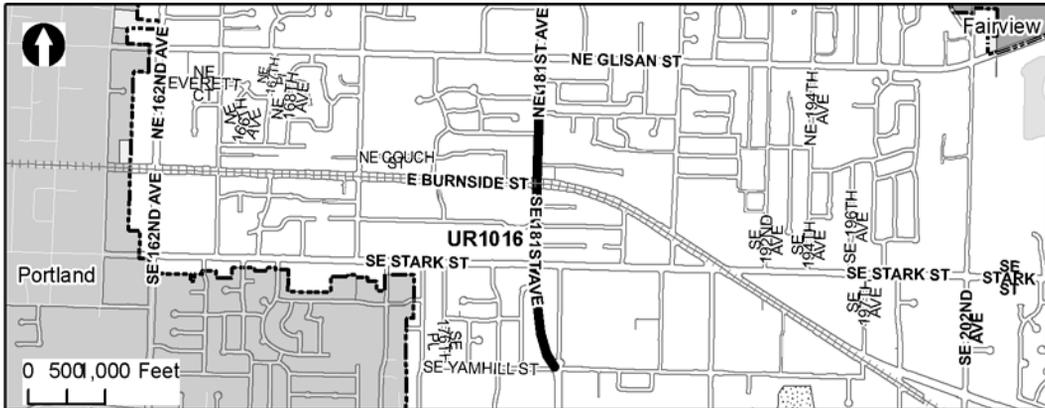
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1016: 181st Avenue Boulevard

Description: This project will construct boulevard improvements from Glisan to Yamhill through the Rockwood Town Center as noted in the Transportation System Plan. Boulevard improvements may include wide sidewalks, improved street lighting, street trees, and median among other improvements. UR1051 covers preliminary concept design work for 181st Avenue between Glisan and Yamhill.

Justification: Improve public infrastructure to increase neighborhood safety and attract private investment.

Type of Project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Grant	1,200,000
	Urban Renewal	1,200,000
Resources Total		2,400,000
Expenses	Design/Const Admin	240,000
	Property Acq	120,000
	Construction	1,745,263
	Admin (14%)	294,737
Expenses Total		2,400,000

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1017: Halsey Street (181st to 195th)

Description: This project will standardize Halsey Street within the urban renewal area. Improvements may include sidewalk, street lighting, and storm drains.

Justification: This project will help decrease traffic congestion, improve motorist and nonmotorist safety, and minimize delays on the city's major arterials.

Type of Project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Developer	600,000
	Urban Renewal	1,800,000
Resources Total		2,400,000
Expenses	Design/Const Admin	240,000
	Property Acq	120,000
	Construction	1,745,263
	Admin (14%)	294,737
Expenses Total		2,400,000

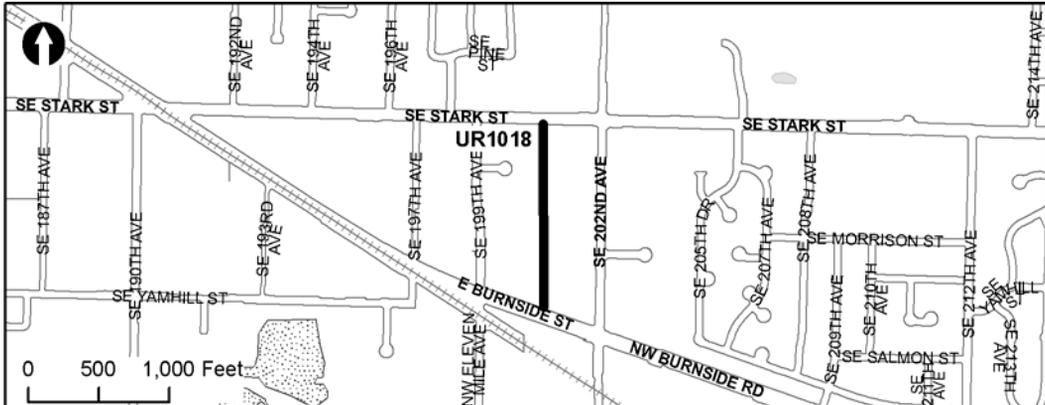
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1018: 201st Avenue (Stark to Burnside)

Description: This project will standardize 201st Avenue within the urban renewal area. Improvements may include sidewalk, street lighting, and storm drains.

Justification: This project will help decrease traffic congestion, improve motorist and nonmotorist safety, and minimize delays on the city's major arterials.

Type of Project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	960,000
Resources Total		960,000
Expenses	Design/Const Admin	96,000
	Construction	746,106
	Admin (14%)	117,894
Expenses Total		960,000

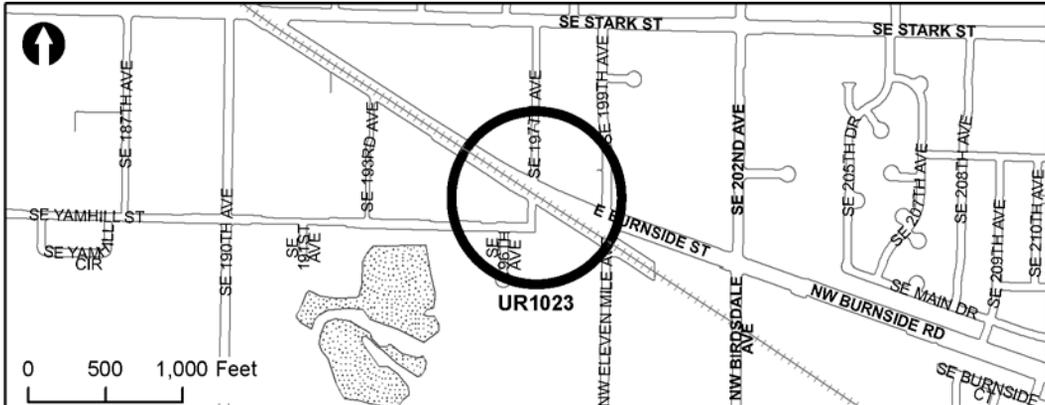
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1023: 197th Avenue at Burnside

Description: This project will construct pedestrian improvements to increase safety to light rail and MAX Path users..

Justification: This project will improve pedestrian safety as well as encourage walking and biking in Gresham.

Type of Project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	1,800,000
Resources Total		1,800,000
Expenses	Design/Const Admin	180,000
	Property Acq	120,000
	Construction	1,278,948
	Admin (14%)	221,052
Expenses Total		1,800,000

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1026: Rockwood Town Center Parks

Description: This project will locate, design, and construct a minimum of two new neighborhood parks in the Rockwood Town Center. The parks will serve as needed green space in what is anticipated to be a highly developed area. Any work will coordinate with the City of Gresham's Parks Division.

Justification: This project will improve livability and appeal of the Rockwood neighborhood.

Type of Project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Developer	600,000
	Grant	600,000
	Urban Renewal	1,200,000
Resources Total		2,400,000
Expenses	Design/Const Admin	36,000
	Property Acq	120,000
	Construction	1,949,263
	Admin (14%)	294,737
Expenses Total		2,400,000

UNFUNDED and FUTURE PROJECT
Urban Renewal

UR1035: Transit Shelters and Amenities

Description: In coordination with TriMet, this project will improve existing bus shelters and add more shelters to the network, improve network signage, and improve overall conditions for bus riders. Areas to be addressed include Sandy Boulevard, 181st Avenue, Stark Street, San Rafael Street, Wilkes Street, 192nd Avenue, and others as required by future routes.

Justification: Improving the transit facilities will increase the safety to transit riders and encourage greater transit use.

Type of Project: Construction of facilities and utilities for growth.

Partners: TriMet



Estimated Dollars:

Funds	Description	Total
Resources	TriMet	960,000
	Urban Renewal	240,000
Resources Total		1,200,000
Expenses	Design/Const Admin	12,000
	Construction	1,040,632
	Admin (14%)	147,368
Expenses Total		1,200,000

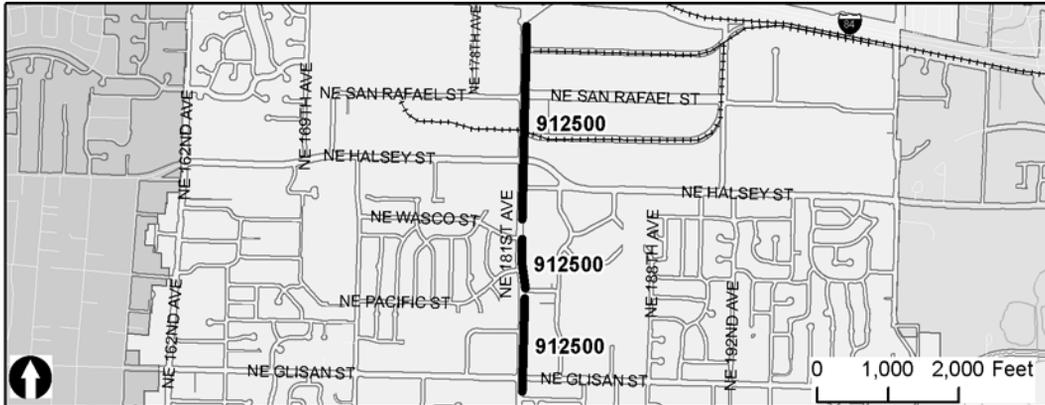
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1037: Pipe Replacements Along 181st South of I-84

Description: Partner with the City's Stormwater Division to replace pipe segments along 181st Avenue starting just south of Glisan Street and extending to I-84. Based on impervious percentages for existing and future conditions, 10% of the project would be funded by SDCs. This project is noted in Stormwater CIP#912500.

Justification: This capital project will provide increased capacity to alleviate expected flooding problems on 181st Ave. south of I-84.

Type of Project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	SDC	115,556
	Urban Renewal	1,039,996
Resources Total		1,155,552
Expenses	Design/Const Admin	233,843
	Construction	779,811
	Admin (14%)	141,898
Expenses Total		1,155,552

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1038: Pipe Replacements Along 181st North of I-84

Description: Partner with the City's Stormwater Division to replace pipe segments along 181st Avenue starting north of I-84 and extending to the outfall of the 181st Avenue pipe system. Based on impervious percentages for existing and future conditions, 23% of the project would be funded by SDCs. This project is noted in Stormwater CIP #912300.

Justification: This capital project will provide increased capacity to alleviate expected flooding problems on 181st Ave. north of I-84.

Type of Project: Construction of facilities related to growth and to correct deficiencies.



Estimated Dollars:

Funds	Description	Total
Resources	SDC	266,848
	Urban Renewal	893,356
Resources Total		1,160,204
Expenses	Design/Const Admin	234,891
	Construction	782,787
	Admin (14%)	142,526
Expenses Total		1,160,204

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1039: Pipe Replacements- Barr Road & Halsey Street

Description: Partner with the City's Stormwater Division to replace pipe segments starting at the intersection of Halsey and Barr. Segments within the urban renewal area will funded through tax increment financing. Based on impervious percentages for existing and future conditions, 31% of the project would be funded by SDCs. This project is noted in Stormwater CIP #912200.

Justification: This capital project will provide increased capacity to alleviate expected flooding problems in 192nd Ave system.

Type of Project: Construction of facilities related to growth and to correct deficiencies.



Estimated Dollars:

Funds	Description	Total
Resources	SDC	429,651
	Urban Renewal	956,319
Resources Total		1,385,970
Expenses	Design/Const Admin	280,654
	Construction	935,143
	Admin (14%)	170,173
Expenses Total		1,385,970

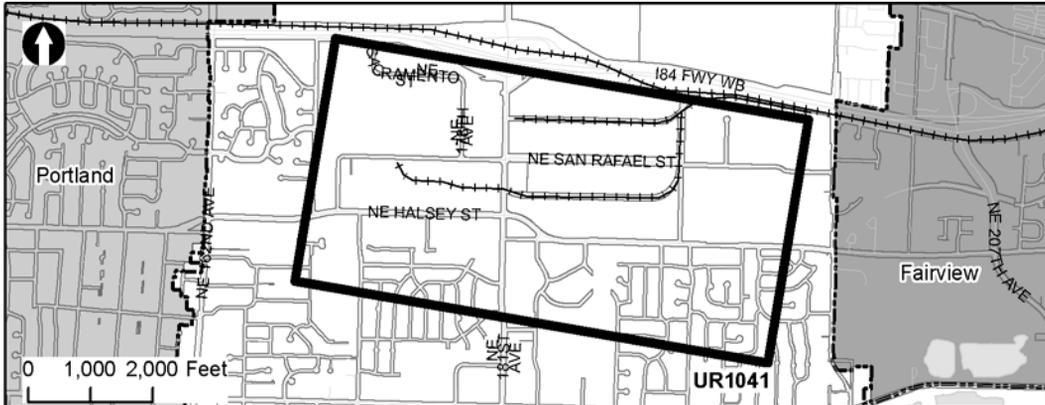
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1041: Team Track

Description: Access to rail is becoming more appealing to industrial businesses as fuel costs increase. The industrial area south of I-84 has two spur lines that connect to Union Pacific's rail road tracks. For businesses not located directly adjacent to the spur lines, but want access to freight rail, a shared loading dock, or team track, can be used. This project will build the team track to support long term industrial growth in the urban renewal area.

Justification: Improve the public infrastructure to attract private investment.

Type of Project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	1,200,000
Resources Total		1,200,000
Expenses	Design/Const Admin	120,000
	Property Acq	138,000
	Construction	794,632
	Admin (14%)	147,368
Expenses Total		1,200,000

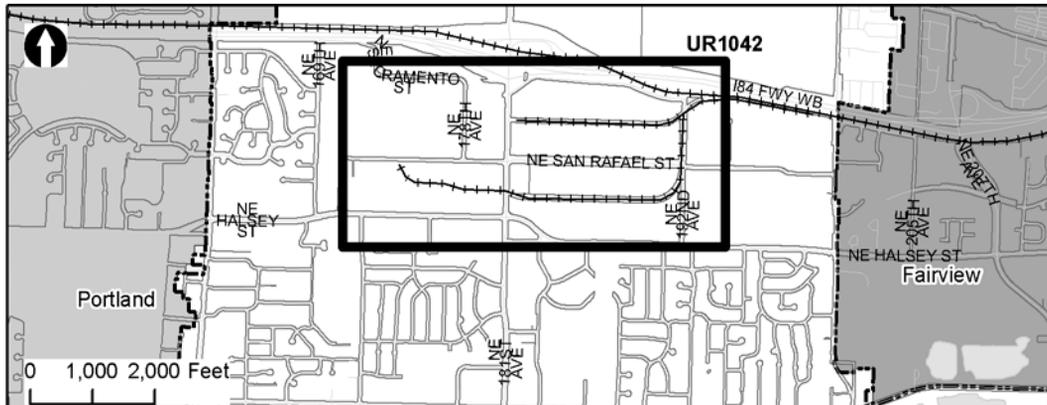
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1042: Rail Spur Upgrade

Description: Industrial businesses are becoming more interested in access to freight rail. The industrial area south of I-84 has two spur lines with access to Union Pacific's main freight line. Currently the spur lines are in disrepair and need significant upgrading. This project will contribute to improve those spur lines in coordination with Union Pacific.

Justification: Improve the public infrastructure to attract private investment.

Type of Project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	1,200,000
Resources Total		1,200,000
Expenses	Construction	1,052,632
	Admin (14%)	147,368
Expenses Total		1,200,000

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

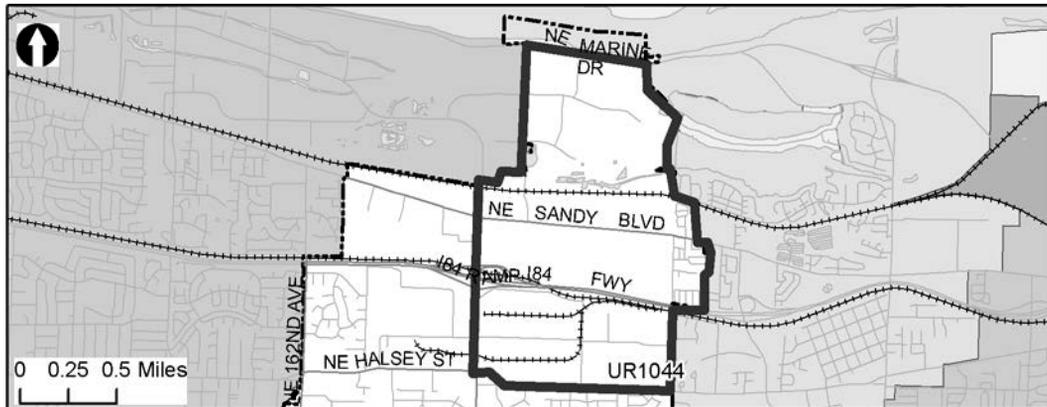
UR1044: Industrial Area Investments

Description: A study evaluating the development opportunities of the industrial area within the urban renewal area was adopted by the Gresham Redevelopment Commission in 2007. The study includes an action plan with capital projects to help attract new capital intensive industrial development. The intent of the action plan is to better position the GRDC to respond to new industrial development as it occurs. Projects will be implemented as needed. Early projects included signal upgrades at intersections along 181st to increase existing street capacity and support new industrial businesses within the URA.

Justification: Improve public infrastructure to attract capital intensive, industrial uses.

Type of project: Construction of facilities and utilities for growth.

Partners: Union Pacific will be involved in any railroad spur line projects. Private investors, as properties develop.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	1,500,000
Resources Total		1,500,000
Expenses	Design/Const Admin	263,158
	Construction	1,052,632
	Admin (14%)	184,210
Expenses Total		1,500,000

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

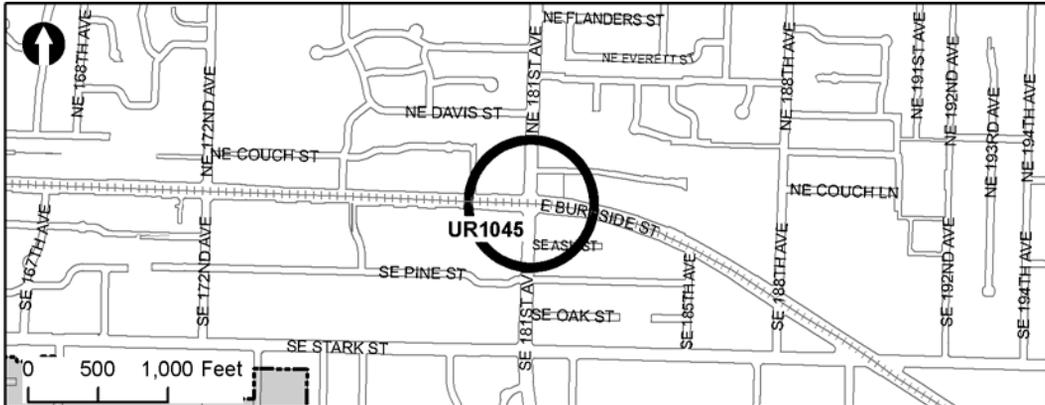
UR1045: 181st Ave Light Rail Station Improvements

Description: This project will make significant capital improvements to the 181st Street light rail station. Improvements include significant repair or possible replacement of the light rail shelters, station lighting, track upgrade and landscaping, and public art. All will increase safe access to transit and create more appealing transit facilities.

Justification: This project will increase safety for a transit dependent neighborhood and help renew and revitalize the Rockwood Town Center, making it a more appealing to private investment.

Type of Project: Construction of facilities and utilities for growth.

Partners: TriMet



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	4,800,000
Resources Total		4,800,000
Expenses	Design/Const Admin	421,052
	Construction	3,789,474
	Admin (14%)	589,474
Expenses Total		4,800,000

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

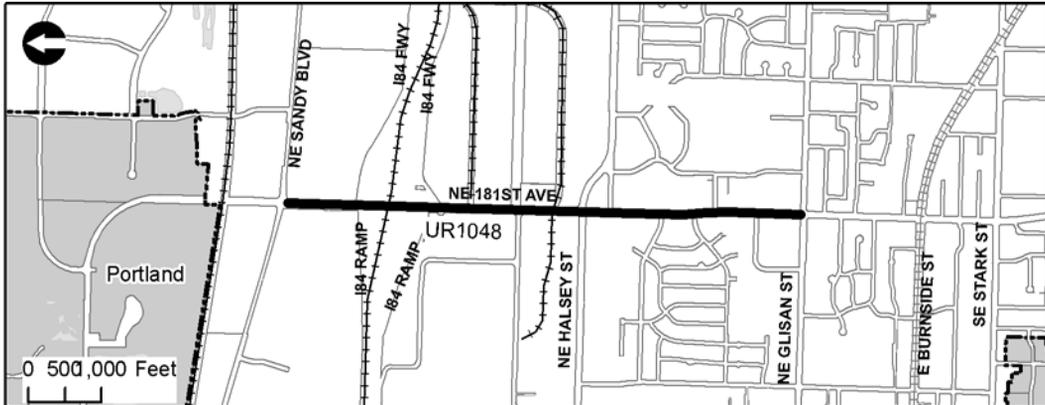
UR1048: 181st Ave Street Improvements

Description: 181st Avenue the north/south link between the industrial and commercial uses within the urban renewal area. It's function and appearance is key to attracting new development. This project will fund boulevard-related improvements within 181st Avenue from Sandy to Glisan. See also UR 1051 – Concept Planning – 181st Avenue.

Justification: Attract new development to the urban renewal area and improve safety.

Type of Project: Construction of facilities and utilities for growth

Partners: City of Gresham Transportation Division, future development



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	1,200,000
Resources Total		1,200,000
Expenses	Design/Const Admin	105,263
	Construction	947,369
	Admin (14%)	147,368
Expenses Total		1,200,000

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

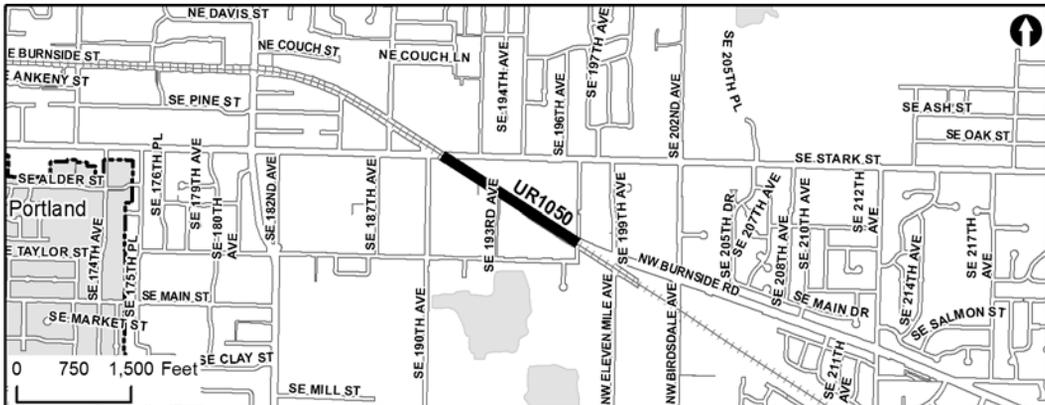
UR1050: Burnside Road Boulevard Phase II

Description: This project will construct boulevard improvements from Stark to 197th in the Rockwood Town Center. Boulevard improvements may include undergrounding of utilities, wide sidewalks, pedestrian-oriented street lighting, street trees, bike lanes, and on-street parking, among other enhancements.

Justification: Improve the public infrastructure to increase neighborhood safety and attract private investment.

Type of Project: Construction of facilities and utilities for growth.

Partners: Additional Funding for Construction will be sought.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	3,000,000
Resources Total		3,000,000
Expenses	Construction	2,631,579
	Admin (14%)	368,421
Expenses Total		3,000,000

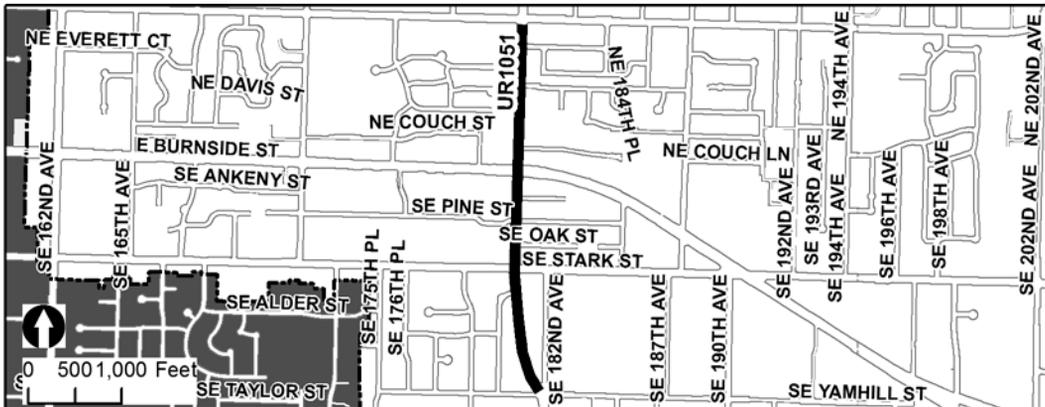
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1051: Concept Planning - 181st Ave

Description: This project will begin preliminary concept design for project UR1016 “181st Ave Boulevard.” This project will include design options for boulevard improvements from Glisan to Yamhill through the Rockwood Town Center. Boulevard improvements may include wide sidewalks, improved street lighting, street trees and medians among other improvements.

Justification: Improve public infrastructure to increase neighborhood safety and attract private investment.

Type of project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	Total
Resources	Urban Renewal	150,000
Resources Total		150,000
Expenses	Design/Const Admin	131,579
	Admin (14%)	18,421
Expenses Total		150,000

- **Ms. Bower** said, when we purchased the site it included both the Sunrise Center and the Asia Kitchen sites. We left the original tenants in each of those buildings, so Asia Kitchen is still operating even though we own the land beneath it.
- **Mr. Bentley** said, I'm wondering about timelines given the COVID-19 outbreak. Has that changed anything?
 - **Ms. Bower** said, thankfully, our state has classified construction as essential, so there have been no barriers to completing the construction on time. In addition, the rest of our project timelines have not changed. There was a delay in the phase 2 portion of the project because of the redesign of the market hall, but we are on schedule to close in June and begin construction in July.
 - **Mr. Bentley** said, will that phase 2 portion, which includes th be complete in 2022?
 - **Ms. Bower** said, we anticipate Phase 2, which includes the market hall and the plaza to be complete in summer of 2021.

Motion was made by **Mr. Bentley** and seconded by **Mr. Zourkos TO RECOMMEND THE DRAFT URBAN RENEWAL CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2020/21 - 20204/25**

The motion passed as follows:

ALBERTSON	ABSENT	JOHNSON	YES
BENTLEY	YES	SALVADOR	YES
DRECHSLER	ABSENT	ZOURKOS	YES

5. Downtown Rockwood Update

Ms. Bower provided an update on Phase 2 of the Downtown Rockwood project, which includes the Market Hall and Plaza, as well as the citizen-led Selection Committee

GRDCAC Discussion

- **Mr. Zourkos** said, what are the criteria was for the selection committee?
 - **Ms. Evans** said, the criteria was created by the committee, with a foundation laid out in the Market Hall Business plan. It includes affordability, cultural authenticity, and healthy food access. I can actually share the complete criteria with you through email as well.

6. Good of the Order

- **Mr. Bentley** said, if any of you know of community resources we could share given the pandemic, I would really appreciate if you could share via email
 - **Mr. Zourkos** said, a great way to get information on that is to reach out to the neighborhood associations. The Wilkes East Neighborhood Association is very
 - **Ms. Bower** said, a great resource is Gresham Helping Gresham on Facebook, and the City itself now has a COVID-19 page with links to all of its efforts as well. I'm happy to consolidate those into an email and share those with the committee after this meeting
- **Councilor Morales** said, I look forward to being involved in more of these meetings in the future and seeing the rest of this project move forward. I heard the discussion on COVID-19 resources and I'd like to discuss how to use GRDC dollars to aid in this relief effort.
 - **Ms. Bower** said, we've done some intensive searching on how we could use Urban Renewal/GRDC dollars for relief, but currently the language in our Urban Renewal plan restricts our use to Capital Improvement projects only. We're exploring how we could

legally use these for relief or, more realistically, economic stabilization, but right now are still restricted.

- **Councilor Morales** said, I would love to discuss further how we could come up with some creative solutions to free up those dollars for use.
- **Mr. Bentley** said, I'm also wondering about the tenants. I'm wondering if there are ways we could lower or postpone rent for a while or provide improvements in exchange for rent.
 - **Ms. Bower** said, yes, we are definitely exploring that and are providing some leeway on our tenants' lease payments. We have three tenants, and two are highly impacted in the last few weeks. We are looking at how to remedy that for them.

B. Adjournment of Meeting

Hearing no further business, **Chair Salvador** adjourned the meeting at 8:03 p.m.

AMELIA SALVADOR,
CHAIR

Respectfully submitted,

Amy Evans
Recording Secretary