

**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:

<b>ALBERTSON</b>	<b>ABSENT</b>	<b>JOHNSON</b>	<b>YES</b>
<b>BENTLEY</b>	<b>YES</b>	<b>SALVADOR</b>	<b>YES</b>
<b>DRECHSLER</b>	<b>ABSENT</b>	<b>ZOURKOS</b>	<b>YES</b>

**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?

- **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:

<b>ALBERTSON</b>	<b>ABSENT</b>	<b>JOHNSON</b>	<b>YES</b>
<b>BENTLEY</b>	<b>YES</b>	<b>SALVADOR</b>	<b>YES</b>
<b>DRECHSLER</b>	<b>ABSENT</b>	<b>ZOURKOS</b>	<b>YES</b>

## **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.

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AMELIA SALVADOR,  
CHAIR

Respectfully submitted,

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Amy Evans  
Recording Secretary