

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

MEETING LOCATION

Remotely Meeting Due to Outbreak of COVID-19

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

COMMITTEE ABSENT:

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 6:14 p.m.

1. Announcements

None

2. Public Comment

None

4. MEETING MINUTES: May 13, 2020

Motion was made by **Mr. Bentley** and seconded by **Mr. Zourkos TO APPROVE THE MINUTES OF May 13, 2020**

The motion passed as follows:

BENTLEY	YES	JOHNSON	YES
DRECHSLER	YES	SALVADOR	YES
		ZOURKOS	YES

4. Overview of process for Urban Renewal District Sunset 2023

Ms. Bower presented the PowerPoint presentation (PowerPoint attached as Exhibit A) regarding the Overview of process for Urban Renewal District Sunset.

GRDCAC Discussion

- **Mr. Bentley** said, so just to understand, do we need to vote tonight or is this a discussion

- **Ms. Bower** said yes, we just want to give you an opportunity to ask any questions, or bring any issues to light you may want to highlight further
- **Mr. Bentley** said, so this is put forward by the consultant? They believe this is feasible?
 - **Ms. Bower** said, yes, they do.
- **Chair Salvador** said, I have questions about some identified developable properties within the area. Will the consultant and GRDC be evaluating these properties as potential developments
 - **Ms. Bower** said, to clarify, are you talking about opportunities to create new GRDC projects?
 - **Chair Salvador** said, yes, both within the boundaries of the Urban Renewal Area (URA) and outside the URA but still within Gresham City limits.
 - **Ms. Bower** said, so the GRDC can only do projects within the URA, so there won't necessarily be an analysis of opportunity sites (unless this group would like to request one). What is happening now is an analysis of properties the GRDC already owns, to discuss opportunities for sale or redevelopment. An example would be the Latino Network site, which they are planning to purchase, or the Sunrise Site. We also own a small parcel of land around the public safety facility. Those will most likely be the focus, although there may be some opportunities in the industrial district, but it's all going to be within the URA.
- **Mr. Bentley** said, I'd like to make a recommendation. What would be most helpful for me would be a side-by-side comparison of the pros and cons for a) extending or b) sunsetting the districts, as well as a comparison of the different options
 - **Ms. Bower** said yes, this is something we will definitely need to have clearly planned. One thing we'll be discussing is the original maximum indebtedness that the voters approved for the GRDC. It was originally \$92 million dollars, but was subject to change based on tax revenue. Because of the recession from about 2008-2015, we've only spent about \$68-\$70 million. So, the question becomes what it would mean if we extended the project to spend the maximum allocation. This is a question we will be exploring.
 - **Mr. Bentley** said, thank you, yes. In the past, the reports have been helpful but they've been organized like budget lines, and it's easier for me to read if it's a very clear side-by-side comparison.
 - **Ms. Bower** said, absolutely. There will also be some visual call-outs about what the successes of the projects have been throughout the years.

5. Selection Committee Project Summary

Ms. Evans presented the PowerPoint presentation (PowerPoint attached as Exhibit B) regarding the Selection Committee Project Summary.

GRDCAC Discussion

- **Mr. Bentley** said, I would imagine we have to walk a fine line between choosing tenants that attract the Rockwood community and ones that will invite outside dollars to be spent. Was that considered?
 - **Ms. Evans** said, it was, but the beauty of the tenants we interviewed was that their diversity of offerings already makes them attractive to outside dollars by their nature. For example, this will be one of the only places in the metro area to get Chamorro cuisine or Somalian sambusas, which you can't really find in Portland. The line we had

to walk more carefully was the one of established businesses vs. Emerging businesses, because we wanted to be careful to have a mix of both

5. Good of the Order

B. Adjournment of Meeting

Hearing no further business, **Chair Salvador** adjourned the meeting at 6:49 p.m.

AMELIA SALVADOR,
CHAIR

Respectfully submitted,

Amy Evans
Recording Secretary