

A. CALL TO ORDER BY PRESIDING OFFICER

Chair Karylinn Echols called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, September 22, 2020 at 1:30 p.m. via Conference Call +1 253 215 8782 Meeting ID 917 6004 6315 or <https://greshamoregon.zoom.us/j/91760046315>.

COMMISSION PRESENT: Commission Chair Karylinn Echols
Commission Vice Chair Eddy Morales (arrived after vote on Consent Agenda)
Commissioner Janine Gladfelter
Commissioner Jerry Hinton
Commissioner Vincent Jones-Dixon (arrived after vote Consent Agenda)
Commissioner Mario Palmero
Commissioner David Widmark

STAFF PRESENT: Emily Bower, Interim GRDC Executive Director
Eric Schmidt, Interim City Manager
Kevin McConnell, City Attorney
Sharron Monohon, Director of Budget and Finance
Teresa Hall, Council and Executive Analyst
Sandy Rice, Administrative Analyst
Amy Evans, Program Technician
Cecille Turley, Recording Secretary

1. INSTRUCTIONS TO CITIZENS ON SIGNING UP FOR PUBLIC TESTIMONY REGARDING AGENDA AND NON-AGENDA ITEMS

Chair Echols read the instructions.

B. CITIZEN AND COMMUNITY GROUP COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS

None.

C. CONSENT AGENDA

1. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES OF MAY 19, 2020, JUNE 16, 2020, JULY 21, 2020, AND AUGUST 18, 2020

Chair Echols asked the Commission if they had any questions about the minutes or any modifications to the minutes.

Hearing none, **Chair Echols** called for a motion.

Motion was made by Commissioner Jerry Hinton and seconded by Commissioner David Widmark **TO APPROVE CONSENT AGENDA ITEM C-1.**

Chair Echols asked if there was any discussion on the motion.

Hearing none, **Chair Echols** called for the vote. The motion passed as follows:

Commission Chair Karylenn Echols	YES
Commissioner Janine Gladfelter	YES
Commissioner Jerry Hinton	YES
Commissioner Mario Palmero	YES
Commissioner David Widmark	YES

Absent: Commission Vice Chair Eddy Morales and Commissioner Vincent Jones-Dixon

D. PUBLIC HEARING

None.

E. COMMISSION BUSINESS

1. APPROVAL OF FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT TO SELL PROPERTY AT 312 SE 165TH AVENUE TO LATINO NETWORK

Emily Bower, Interim GRDC Executive Director, in conjunction with Latino Network representatives Carmen Rubio, Executive Director, and David Martinez, Deputy Director of Internal Operations, presented the report. The purpose of the First Amendment to the Purchase and Sale Agreement (PSA) is to increase the option to extend the closing date of sale of 312 SE 165th Avenue to Latino Network from an additional 12 months to an additional 22 months, which would extend the closing date of sale from no later than February 6, 2022 to no later than December 6, 2022. The revised extension option date would allow more time for Latino Network to effectively complete their capital campaign that has been challenged due to the COVID-19 state of emergency.

Ms. Bower presented the details of the amendment and **Ms. Rubio** and **Mr. Martinez** presented Latino Network's mission, vision, and history, the status of their capital campaign, and the architectural design of their community education center to be constructed on the property. Construction is scheduled for January 2023 through February 2024. (PowerPoint presentation attached as Exhibit A.)

Commissioner Jerry Hinton said it's a very beautiful building. From the aerial photograph, it seems like the parking will be very minimal. You don't anticipate there being an issue with parking? He presumes the two futsal courts are to the right of the parking lot for the building. Is that correct?

Mr. Martinez said correct. We have been working with our Rockwood campus partners to determine the required amount of parking for the size of the facility and our architects took that into account in looking at both the parking lot and the potential off-street parking around the perimeter of the building. This is one of the issues that impact community, so we are trying to really be responsive to what was available. We feel like we have addressed that as best we can, and we will continue to work with our partners on it.

Chair Echols said she wants to echo Commissioner Hinton that the building is stunning and timeliness and a perfect design that will age well over the years. Are there two stories of community rooms or is it just open above them? She can't quite tell from the PowerPoint slide.

Mr. Martinez explained that the architects created a slanted roof and the roof extends much higher over the community spaces. There is no additional office space on a second floor. It's really more of an architectural feature to create more height for the community space.

Commissioner David Widmark said he concurs with Commissioner Hinton and Chair Echols. It is a very stunning building and it fits well with several of the other new projects going on along Stark St., even though this is off Stark St. Kudos to the architect. Very nicely done.

Commissioner Mario Palmero said he knows there was a financial impact due to COVID, but was there an increase in the need for services or any impacts on our citizens in Rockwood?

Mr. Martinez said what we saw immediately was a lot of our programs, like our school-based programs in particular where a lot of that work happens in the schools and provides a lot of support to the students to be successful and continue their education, those staff immediately had to learn and respond to basic assistance questions. They were not only being asked how to be successful in school, but questions like how to access Chromebook. It was everything from utilities as far as we're not going to be able to pay our rent or we're concerned about those costs, so a lot of our programs and our staff had to shift their focus to address some of those basic needs that we saw early on and also be able to continue to provide the services we had been providing.

Commissioner Palmero said thank you. That's wonderful. He's just amazed how quickly Latino Network was able to respond to the COVID crisis. It's just amazing work in terms of your work and the work of your staff.

Mr. Martinez said thank you. A lot of that has to do with our relationships and partnerships. Our presence at the Rockwood campus allowed us to find out what was happening with our partners and being able to engage more with the school districts in that area made it that much easier to shift our services. We have an amazing team.

Chair Echols said she wants to say, and she's sure that some of her colleagues who have been around awhile would concur, that it is so exciting to see this happening. She remembers we were all a bit younger when we were talking about the use of the nursery property and the vision for it and going into partnership with the organizations and really serving the needs of the community, and fingers crossed that it was all going to be beautiful. She doesn't know about the rest of her colleagues, but it definitely exceeds her greatest hope, so to all involved, this is pretty darned exciting. She will quit gushing and turn it back over to Ms. Bower to close the presentation.

Ms. Bower said thank you Latino Network for your commitment to the community and to the City of Gresham. She thinks when we first started this project there was a real desire from Boys and Girls Club and Open School to bring a full suite of services that would meet the existing community. Latino Network came to the request of providing early childhood services, which was a gap that many of the community members were seeking out and community partners were looking to fill, so it's wonderful to see the preschool and early childhood facility being an integral part of the design. It's really great work. With that, she will bring up the Requested Commission Action slide showing the requested Commission action to increase the option to extend the closing date of sale from February 6, 2022 to December 6, 2022, which we hope will allow the time Latino Network needs to complete their capital campaign.

Chair Echols asked if the revised extension date needs to be included in the motion.

Ms. Bower said she does not believe so because it is embedded in the staff report and the PowerPoint.

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Chair Echols said okay, but if that's incorrect, City Attorney Kevin McConnell is in attendance and will let us know.

Chair Echols called for a motion.

Motion was made by Commissioner Mario Palmero and seconded by Commissioner David Widmark
**TO APPROVE FIRST AMENDMENT TO LATINO NETWORK PURCHASE AND SALE AGREEMENT
IN ORDER EXTEND THE CLOSING DATE OF THE SALE OF GRESHAM REDEVELOPMENT
COMMISSION-OWNED PROPERTY AT 312 SE 165TH AVENUE TO LATINO NETWORK FOR THE
CONSTRUCTION OF A NEW FACILITY.**

Chair Echols asked if there was any discussion on the motion.

Hearing none, **Chair Echols** called for the vote. The motion passed as follows:

Commission Chair Karylinn Echols	YES
Commission Vice Chair Eddy Morales	YES
Commissioner Janine Gladfelter	YES
Commissioner Jerry Hinton	YES
Commissioner Vincent Jones-Dixon	YES
Commissioner Mario Palmero	YES
Commissioner David Widmark	YES

Chair Echols said it's no surprise that the motion passed unanimously. She thinks we all end this meeting with great optimism and smiles. Thank you to Ms. Rubio and Mr. Martinez for the presentation.

F. COMMISSION MEASURES AND PROPOSALS

None.

G. ADJOURNMENT OF MEETING

Chair Echols asked Ms. Bower if she had any other business to bring to the Commission.

Ms. Bower said no. Thank you very much.

Chair Echols asked the Commissioners if they had anything to bring to the Commission.

Hearing no further business, **Chair Echols** adjourned the meeting at 2:01 p.m.

/s/ KARYLINN ECHOLS

CHAIR

Respectfully submitted,

/s/ Cecille Turley

Cecille Turley
Recording Secretary