

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: REPORT

Gresham Redevelopment Commission 2020 Work Plan Annual Report

Meeting Date: January 19, 2021

Agenda Item Number: E-1

REQUESTED COMMISSION ACTION

Discussion item only.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

The Gresham Redevelopment Commission (GRDC) 2020 Work Plan adopted on February 18, 2020 established one project for 2020: Rockwood Rising. The Work Plan provides clear communication of GRDC priorities and intended actions to citizens and customers.

BACKGROUND

Since 2010, the GRDC has adopted a Work Plan, modeled after the Gresham City Council Work Plan, outlining projects planned within the Rockwood-West Gresham Urban Renewal Area (URA). The Work Plan ensures that staff efforts are aligned and driven by the direction of the GRDC. This report summarizes accomplishments under the one project identified in the 2020 Work Plan.

Rockwood Rising

This multi-year project will redevelop the vacant portion of the Catalyst Site on the former Fred Meyer property located at 18535 SE Stark St. In 2020, the project focus was on completion of the first building (the Innovation Hub) as well as the completion of financing for and commencement of construction of the Market Hall. The year also saw continuing outreach to local businesses and community stakeholders, despite the outbreak of the COVID-19 pandemic.

Accomplishments:

- In February, the GRDC created the Downtown Rockwood Tenant Selection Committee, a six-person committee of community stakeholders, to become the first step of the selection process for tenants in the Market Hall (expected to open autumn 2021). Members of this committee are community leaders, business development specialists, small business owners, and longtime Rockwood residents committed to providing Rockwood with ownership in the Downtown Rockwood redevelopment project (formerly known as Rockwood Rising). Members of the committee applied online and were interviewed by

representatives from the City, the GRDC, and RkM Development, Inc. in a three-step application process before being selected to serve.

- On March 12, 2020, Oregon Tradeswomen, Inc. saw its first class of graduates in their new headquarters – the former Rockwood Community Office, which is now a part of the Downtown Rockwood project. Oregon Tradeswomen is dedicated to promoting success to women in the trades through education, leadership, and mentorship. Their current programs include pre-apprenticeship classes to help women prepare for high skill/high wage careers in the trades, a newly added program for women in metals and manufacturing, and the Tradeswomen Organized for Outreach, Leadership, and Support (TOOLS) program, which builds the leadership skills of tradeswomen to advocate for equal representation for women in the trades.
- In April and May, the Downtown Rockwood Selection Committee met remotely for six weeks to conduct interviews, sample products, and assess potential Market Hall tenants for cultural relevance, affordability, and community fit. The Committee created their own set of criteria for tenant selection and designed a three-step process for applicants to the Market Hall. This process included an application review, a COVID-19-safe food tasting event, and Zoom interviews with each potential tenant. The Selection Committee presented their first round of recommendations to Downtown Rockwood’s developer RkM Development at the end of May and will repeat the process they created with any new applicants to the Market Hall.
- In April and May, the GRDC assisted with concentrated outreach to Rockwood small businesses in relief efforts related to COVID-19. In conjunction with the City of Gresham’s Small Business Center, coordinated targeted outreach to vulnerable Minority-owned, Women-owned, or Emerging Small Business (MWESB) businesses for assistance with available small business grants.
- On June 16, the GRDC approved the final redesign of Downtown Rockwood’s Phase 2: the Market Hall and public plaza. The new design included more space for grocery and micro-restaurant tenants, greater energy efficiency, and an additional 7,000 square feet of leasable office space.
- On October 6, the project celebrated the groundbreaking of the Market Hall. This long-anticipated portion of the project will include grocery and micro-restaurant spaces, as approved by the Selection Committee and development team. It will also include small micro-retail spaces for short-term emerging tenants, as well as 7,000 square feet of leasable office space, which will include new onsite offices for partners at Micro Enterprise Services of Oregon (MESO). MESO has committed to ongoing support of micro-tenants in the Market Hall when it opens in autumn 2021.
- In October, RkM Development and LMC Construction completed the Downtown Rockwood Innovation Hub and opened for business. The Innovation Hub is the first newly constructed building to open in Downtown Rockwood, and its tenants include Wallace Medical Concern, WorkSource Oregon, Mt. Hood Community College Small Business Center, La Villa Restaurant, Dr. Ibolit Physical Therapy, Chiropractic and Massage, and Little Wings Daycare.
- On October 30, the GRDC submitted its application for the Department of Environmental Quality (DEQ) Materials Maintenance grant for \$50,000 worth of food dehydration and blast chilling equipment in the Market Hall, as part of the market’s food waste prevention training program.

- In November, the GRDC completed the cumulative URA Status Report together with consulting partners at ECONorthwest and Elaine Howard Consulting, LLC. This report was a detailed compilation of the impact the GRDC has had on the Rockwood-West Gresham Urban Renewal Area (URA) since its inception in 2003. The presentation of this report to the GRDC Advisory Committee (GRDCAC) on November 12, and to the GRDC on November 17, marked the first step in the GRDC’s consideration of the sunset or potential renewal of the URA district, which is set to sunset at the end of 2023 if not renewed by the electorate of Gresham.
- On November 17, the GRDC approved the Metro Transit Oriented Development / Urban Living Infrastructure Grant Agreement that will provide \$300,000 in grant funds for construction of specific tenant improvements needed to provide space for grocery, café, bakery, restaurant, and other food-related space in the Market Hall.
- Throughout the year, the GRDC continued communication with the community through Gresham Neighborhood Quarterly Newsletter, Wilkes East Neighborhood Association presentation, and rockwoodrising.com. In addition, staff continues to collaborate with Rkm Development on Downtown Rockwood communications, which include: website, Facebook events, and newsletter list serve that draws over 800 individual users each month.

Non-Work Plan Accomplishments

In addition to the Rockwood Rising project, the following accomplishments were critical to GRDC efforts in Rockwood, although they were not specifically called out in the Work Plan.

- Awarded and received \$30,000 from the Racial & Ethnic Approaches to Community Health (REACH) 2.0 Grant Year 2 from the Centers for Disease Control and Multnomah County Public Health. Funding supported local capacity building and non-profit training with Beyond Black and equitable food development strategies for Rockwood-West Gresham with Black Food Sovereignty Council.
- Appointed two new members to the GRDCAC. Dimitrios Zourkos and Helen Kidane now serve on this citizen committee to advise the GRDC on the implementation of Urban Renewal plans.
- Approved an amendment to the GRDC’s Purchase and Sale Agreement for 312 SE 165th Street (located on a portion of the former Drake’s 7 Dees nursery property) to Latino Network, which increased the option to extend the sale closing date from an additional 12 months to an additional 22 months, during which time Latino Network will continue with its plans to redevelop the site into its East County headquarters. Latino Network presented plans for this redevelopment to the GRDC on September 22, 2020.

NEXT STEPS

None.

ATTACHMENTS

None.

FROM

Emily Bower, GRDC Executive Director

REVIEWED THROUGH

Office of Governance and Management

FOR MORE INFORMATION

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GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: ACTION

Election of Officers

Meeting Date: January 19, 2021

Agenda Item Number: F-1

REQUESTED COMMISSION ACTION

Elect a Vice Chair and Acting Chair for calendar year 2021.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

The Vice Chair provides leadership to the Gresham Redevelopment Commission (GRDC) in the Chair's absence. The Acting Chair provides leadership to the GRDC in the absence of both the Chair and Vice Chair.

BACKGROUND

Per the GRDC By-Laws, the Mayor of the City of Gresham serves as Chair of the GRDC. The Vice-Chair and Acting Chair shall be elected annually by the GRDC from among their members at the first regular meeting of the GRDC in January of each year.

The Vice-Chair performs the duties of the Chair in the absence or incapacity of the Chair. The Acting Chair performs the duties of Chair in the absence or incapacity of both the Chair and Vice Chair.

For calendar year 2020, Commissioner Eddy Morales served as Vice Chair and Commissioner Karylenn Echols served as Acting Chair until she was appointed on June 29, 2020 to serve as Interim Mayor, resulting in the election of Mario Palmero on July 21, 2020 to serve as Acting Chair for the remainder of calendar year 2020.

RECOMMENDATION AND ALTERNATIVES

Not applicable.

BUDGET / FINANCIAL IMPACT

Not applicable.

PUBLIC INVOLVEMENT

Not applicable.

ATTACHMENTS

None.

FROM

Cecille Turley, Program Technician

REVIEWED THROUGH

Emily Bower, GRDC Executive Director
Office of Governance and Management

FOR MORE INFORMATION

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