

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE (GRDCAC)  
January 13, 2021 DRAFT MEETING MINUTES**

MEETING LOCATION

Remotely Meeting Due to Outbreak of COVID-19

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

COMMITTEE ABSENT:

COMMISSION LIAISON PRESENT: Eddy Morales

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

GUESTS PRESENT:

**A. Call to Order**

**Chair Salvador** called the meeting to order at 6:04 p.m.

**1. Announcements**

**Chair Salvador** introduced Helen Kidane, newly-appointed member of the GRDCAC.

**2. Public Comment**

None

**3. MEETING MINUTES: NOVEMBER, 2020**

Motion was made by **Mr. Bentley** and seconded by **Mr. Johnson** TO APPROVE THE MINUTES OF NOVEMBER 12, 2020

The motion passed as follows:

<b>BENTLEY</b>	<b>YES</b>	<b>JOHNSON</b>	<b>YES</b>
<b>DRECHSLER</b>	<b>YES</b>	<b>SALVADOR</b>	<b>YES</b>
<b>KIDANE</b>	<b>YES</b>	<b>ZOURKOS</b>	<b>YES</b>

**4. GRDCAC 2020 Work Plan Report**

**Ms. Bower** presented the PowerPoint presentation (PowerPoint attached as Exhibit A) regarding the GRDCAC 2020 Work Plan Report.

GRDCAC Discussion

**Gresham Redevelopment Commission Advisory Committee**  
**April 10, 2019 Draft Meeting Minutes**  
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**Chair Salvador** I'm interested to learn about the Asian kitchen property. It's great that will be having some discussion about that. What about the sunset center property? Is that part of the city's assets and portfolio?

- **Ms. Bower** said, correct. The sunrise property is a total of 2.2 acres with Asia kitchen and the Sunrise Center. Together they are really identified as one property in the GRDC's portfolio.
- **Chair Salvador** said, what is the update on that **property**? I'd like to know what's going to happen to it going forward?
- **Ms. Bower** said, first, we will come to the GRDC and GRDC Advisory Committee to determine whether we'll pursue a formal solicitation, what that solicitation will entail, and whether it can lead to partnerships that accurately reflect the needs of the community. Getting guidance from this committee and the GRDC will be extremely helpful in moving forward.

**Mr. Bentley** said, I have a question about the Market Hall. I would imagine that the timeline has been skewed or slowed down due to COVID-19. What is the update on this

- **Ms. Bower** said, we've actually had no indication of any slow-down of Market Hall construction, and are still on track to open in October 2021. I'd encourage folks to drive by, because the construction is underway and it's looking really good.
- **Mr. Bentley** said, this is great news. Does this construction include all three buildings?
- **Ms. Bower** said, it includes only the Market Hall and the public plaza..
- **Mr. Bentley** said, so the next phase will be the residential building?
- **Ms. Bower** said, that's correct. We completed Phase 1, which was the renovation of the former Rockwood Community Office (RCO) and the Innovation Hub. We're currently on Phase 2, the Market Hall and plaza, and Phase 3 will be the residential building.

**Mr. Drechsler** said, what are we planning to do about the Urban Renewal Area (URA)? Are we planning to extend it?

- **Ms. Bower** said, our goal is to provide counsel to the GRDC this year regarding our options in extending the URA or not. So, we'll begin doing some work sessions in early spring with this committee, the GRDC, and our consultants. We'd like to lay out some options by the end of a calendar year.
- **Mr. Drechsler** said, Commissioner Morales, do you have a feel on whether there's any sort of appetite among the Commission to renew the URA?
- **Commissioner Morales** said, yes, there's a lot of enthusiasm for the work that has been done and the work that's still to come. If I had to do a temperature check, I'd say there's still broad support. One thing that will be helpful is to lay out the finer details of our current Urban Renewal policies—those stricter points that have been sort of self-imposed, which don't allow us to work as creatively as we might have liked.
- **Mr. Drechsler** said, yes, and I'd also like to explore the idea of putting investment into other areas of the City.

**Chair Salvador** said, if the URA is extended, would there be an opportunity for other properties to be added to the GRDC's portfolio? I'm aware of several right now that would be great opportunities for collaboration or investment with the GRDC.

- **Ms. Bower** said, yes, I think part of the process would be to figure out what projects they would like to do with that extension and to identify priorities for those particular development or redevelopment projects.
- **Chair Salvador** said, currently, what properties does the GRDC own?
- **Ms. Bower** said, right now the building that are owned and acquired by the GRDC are currently the public safety facility a flag lot behind it. There is the Stark street property, known as the campus of community services, the final lot of which will be executed and sold through the purchase and sale agreement with Latino network. Lastly, there is the Sunrise property across the street. I think what you're alluding to is that there's a lot of other properties with

opportunity for development. And I think we will be working with Council and the Advisory Committee to really hone in on what our priorities are for purchasing future acquisitions. We have a maximum indebtedness of \$92 million we've used about 55 to 60% of that ask. The big question is: are we asking for additional increase in borrow? Or are we just asking for more time to utilize the dollars that we originally asked for, which is 92 million. There's so many factors to play into the answer to this. The GRDC's priorities will really need to hinge on the answer to this funding question.

**Ms. Bower** said, we will need to be thinking about how much we'll be asking from the voters (in case we do extend the URA), and how much time we give ourselves to pay back that indebtedness. Some of our preliminary forecasts have suggested it would take eight years to spend the remaining indebtedness, and eight more to pay it back. It will ultimately depend on the priorities of this new Commission and the will of the voters.

**B. Adjournment of Meeting**

Hearing no further business, **Chair Salvador** adjourned the meeting at 6:33 p.m.

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AMELIA SALVADOR,  
CHAIR

Respectfully submitted,

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Amy Evans  
Recording Secretary