

A. CALL TO ORDER BY PRESIDING OFFICER

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, March 16, 2021 at 3:50 p.m. via Conference Call +1 253 215 8782 Meeting ID 949 7829 6922 or <https://greshamoregon.zoom.us/j/94978296922>.

1. ROLL CALL OF THE GRESHAM REDEVELOPMENT COMMISSION

Chair Stovall called the roll.

COMMISSION PRESENT: Commission Chair Travis Stovall
Commission Vice Chair Eddy Morales
Commission Acting Chair Dina DiNucci
Commissioner Janine Gladfelter
Commissioner Vincent Jones-Dixon
Commissioner Mario Palmero
Commissioner Sue Piazza

COMMISSION ABSENT: None

STAFF PRESENT: Emily Bower, GRDC Executive Director
David Clyne, City Manager Pro Tem
Kevin McConnell, City Attorney
Eric Schmidt, Community Development and City Services Director
Sharron Monohon, Budget and Finance Director
Amy Evans, Program Technician
Cecille Turley, Program Technician and Recording Secretary

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

Chair Stovall reported that no citizens signed up to provide public testimony.

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

None.

C. CONSENT AGENDA

1. GRESHAM REDEVELOPMENT MEETING MINUTES (NOVEMBER 17, 2020 AND JANUARY 19, 2021)

Chair Stovall read the Consent Agenda and asked if any Commissioner wished to remove Item C-1 from the Consent Agenda for discussion.

No Commissioners wished to remove Item C-1 for discussion.

Chair Stovall called for a motion on the Consent Agenda.

Motion was made by Commissioner Vincent Jones-Dixon and seconded by Vice Chair Eddy Morales **TO APPROVE CONSENT AGENDA ITEM C-1.**

Chair Stovall asked if there was any discussion on the Consent Agenda or motion.

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

Commission Chair Travis Stovall	YES
Commission Vice Chair Eddy Morales	YES
Commission Acting Chair Dina DiNucci	YES
Commissioner Janine Gladfelter	YES
Commissioner Vincent Jones-Dixon	YES
Commissioner Mario Palmero	YES
Commissioner Sue Piazza	YES

D. PUBLIC HEARING

None.

E. COMMISSION BUSINESS

1. NATIONAL ASSOCIATION OF MINORITY CONTRACTORS (NAMC) OREGON REPORT ON BUSINESS AND WORKFORCE EQUITY GOALS

Emily Bower, GRDC Executive Director, introduced Nate McCoy, Executive Director of the National Association of Minority Contractors (NAMC) Oregon and his team and Andrew Colas, President of Colas Construction, who she said will assist her with the presentation.

Ms. Bower explained that NAMC-OR was contracted in 2018 to assist the GRDC to meet the business and workforce equity goals for the construction of the Downtown Rockwood project, formerly known as Rockwood Rising. She said NAMC-OR assists in identifying specific minority-owned, women-owned, and emerging small businesses (MWESB) firms by trade scope and uses their knowledge of these firms' capacity to complete the work. On June 19, 2018, the GRDC approved two land development agreements (LDAs) and two ground leases with the GRDC's private developer partner RkM Development, Inc. Since then, RkM has completed Phase I of the project and will complete Phase II in Fall 2021. As part of the LDAs, the GRDC and RkM established community benefits and compliance with construction workforce equity goals. The project is being monitored for both the Business Equity Goals and the Workforce Equity Goals, as outlined in the staff report. This is the first public-private development led by the GRDC and the City of Gresham to encourage goal setting related to development projects. She considers this to be a pilot project to establish a baseline for the GRDC and the City of Gresham to review, reflect and improve their procurement and contracting practices. Today, we will share the process outcomes or recommendations provided by NAMC-OR. While there is success in meeting some of our intended goals, there are still challenges and much room for improvement. Working with NAMC-OR will help us better understand what systems need to be put in place and how to leverage existing partnerships to be better prepared for monitoring outcomes. With that, she will turn it over to Nate McCoy and his team to present the NAMC-OR report.

Nate McCoy, President of NAMC-OR, reported on the process and outcomes related to the Workforce Equity Goals and provided recommendations on how to improve procurement and establish internal infrastructure to support meeting goals.

Andrew Colas, President of Colas Construction, provided input during the report.

(PowerPoint presentation attached as Exhibit A)

Chair Stovall said he appreciates the incredible presentation. Thank you, Nate, and Andrew, for joining us this afternoon and giving us your insight. A lot of what Nate just shared is critical as we look to move in this direction. It's just a great foundation for the GRDC to look at embracing these critical concepts of ensuring that we are reaching out to the Black and Indigenous People of Color (BIPOC) community and increasing the opportunities with contracting with the BIPOC community. No question, this is a great and excellent path to cause that to occur.

Chair Stovall said he has another meeting at 4:30 p.m. and Commissioner Gladfelter needs to leave at 4:30 p.m., so let's take a few moments to ask any questions about the presentation and move to the next agenda item as soon as we can.

Acting Chair Dina DiNucci said Nate, and Andrew, thank you so much. It's great to have you part of the partnership and part of what's going on in Gresham and advising and giving us more insights. She also wants to thank the GRDC team – Emily, et al for all the work to make sure that this is happening. She thinks the GRDC has really set some standards that the City of Gresham can follow, and steps forward, and she just wants to give her appreciation.

Vice Chair Eddy Morales said he just wants to echo Chair Stovall and Commissioner DiNucci. Thank you everybody for this project. This is actually not a standard or a policy at the City that we do procurement this way and he would encourage the GRDC and City Council to really think about how we take this business example and figure out how we create policy around our procurement processes – not just for contracting, but for all our procurement efforts. It's also important that we build up the capacity or the partnership with NAMC-OR to figure out how we are helping to support more COVID businesses in being able to access and meet some of the requirements that we have in place. Yes, he wants to congratulate this, but he hopes this serves as an example and pushes us to think about how we create policy around this for all of our procurement work, and that we help build capacity. He also wishes that we get to a place where workforce development is also something that we can do more equitably as we're supporting these contractors. Again, kudos on all this great work and he hopes we continue to build upon this.

Commissioner Sue Piazza commented that she loves this. She needs to ask City Attorney Kevin McConnell a question. Her son is biracial and a member of NAMC-OR and she wants to make sure there's no conflict of interest with her in here. She knows what Nate does and she appreciates it and it's wonderful. At the same time, she wants to make sure we don't forget within this whole process that our local businesses, whether they are in the BIPOC community or not, that live in the City of Gresham or not, need to be considered as much with this. When we move forward and we look at this, we need to make sure we're including the people that live in this town and the BIPOC community.

Chair Stovall said he appreciates the comments and the presentation. He is fully supportive, and similar to what Vice Chair Morales mentioned, he thinks we need to expand this and look at the potential policy opportunities that we have in other areas.

Kevin McConnell, City Attorney, responded to Commissioner Piazza's question to him. He said he can certainly, if possible, talk offline a little bit more about this and any potential or actual conflicts of interest

or any other ethical issues that Commissioner Piazza might face, and we can try to flush those out a little better.

Chair Stovall said excellent. Thank you, again, Nate and Andrew. He really appreciates it.

2. DRAFT URBAN RENEWAL CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2021/22 – 2025/26

Ms. Bower presented the Draft Urban Renewal Capital Improvement Program Fiscal Years 2021/22 – 2025/26 for the GRDC's feedback. Before starting the presentation, she explained that this is a number heavy presentation and to please bear with her and if there's any questions, she understands there's time constraints, so please follow up with her after the meeting.

(PowerPoint presentation attached as Exhibit B.)

Vice Chair Morales said great job Emily, Amy, and Cecille on all your work. Is there anywhere in the budget or urban renewal plan to explore what to do with the remaining funds or the renewal of the urban renewal district?

Ms. Bower explained that there is funding for consultants or advisers to assist us with the discussions related to what remains in the current maximum indebtedness related to the Rockwood-West Gresham Urban Renewal Area (URA), and to determine the path forward or strategy going forward on how to utilize what funds remain for fiscal year 2022/23, which is the end year of the district, and then, should we determine to move beyond that, what does that look like. There are some funds in our operating budget that will allow us to do that discovery of what to do between now and 2023 and then 2023 and beyond, should there be a decision from the GRDC to move forward with exploring what an extension would look like.

Vice Chair Morales said what would the process be to get this going or that conversation going?

Ms. Bower explained that we are in the middle of having those conversations right now. We are in discussions with the City Manager pro tem and Eric Schmidt. We will be coming to the GRDC in tandem with the Budget and Finance Department to give an overview on how the URA fits into the larger City financial stability and what that means. We will be sharing the history of URA for Gresham and some of the statutes and technicalities of the district, after which we will be holding two GRDC work sessions. The first policy meeting with the City Council will be on June 8th. The two GRDC work sessions that follow will each last about 1.5 hours and they might be in tandem with the GRDC Advisory Committee. We have a consultant who is helping us outline that path forward.

Chair Stovall said that is important work that we have to do.

Vice Chair Morales commented that if he recalls, when we visited the Business Center, there was still talk about filling a funding gap that was necessary and there was talk about whether Metro housing funds or additional support from the GRDC could help with that gap. There was also light conversation around the vertical housing tax abatement and whether that's afforded to the district currently. He doesn't mean to put anybody on the spot, but can we get a little context or some information about what the status of the current project is in terms of the capital stack? Does the district currently get the vertical housing tax incentives and what would we have to do if it doesn't, to extend that?

Ms. Bower said she thinks there's two parts to this. There is some rollover funding coming from fiscal year 2020/21 that can be pulled into fiscal year 2021/22, and what that funding does is help provide a

little bit of a bump in closing the gap by adding the proposed approximately \$1.8 million. That closes the \$3 million gap regarding Phase III of the Downtown Rockwood project, so we are excited to inform the GRDC that we do have funding, both from the rollover funding and the proposed budget to put towards Phase III. Once the proposed budget is discussed, approved, and implemented, we will be coming to the GRDC with an LDA amendment to be able to allocate and distribute those funds to our private developer partner. There still remains a small funding gap because of the potential desire or goal to have vertical housing abatement applied, but that process hasn't started yet and the timeline doesn't quite parallel, so we're just working with our private developer partner and he said he is going to move forward if we can get the approval through of the \$3 million, which would mean we would be able to start in September, so that's an exciting note. Regarding the vertical housing tax abatement, she will ask Eric Schmidt to speak to that a little bit more.

Vice Chair Morales said but there's a small gap that could be made up?

Ms. Bower said she's work through the public/private developer partnership conversations back and forth and our private developer partner is going to make it work, so we can move forward without the process related to the vertical housing.

Eric Schmidt, Community Development and City Services Director, said just a quick update on vertical housing. As you may recall, our vertical housing tax zone is in the downtown and civic areas and does not currently extend beyond that. In terms of the URA, that would require Council approval. That's part of the discussion that we will be bringing to the Council on April 6th to update them about some of the various abatement tools or incentive tools that we have available here at the City and be able to at least provide some background information, and then be able to potentially receive some subsequent direction from Council about some additional exploration and other areas, so more information to come on April 6th.

Ms. Bower asked Mr. Schmidt if there is a process or a timeframe in which that needs to be initiated before the zoning change can occur.

Mr. Schmidt said there is a process that we will have to go through because of the changes in the vertical housing zone the last few years and how it came from the state and now to the local because they made some legislative changes. What we need to do now is a study as part of any expansion of the vertical housing area, so what we would need to seek first is some broad policy direction from Council about wanting to explore this and then from there, we would need to do some work. That work would be with an independent consultant to help us do that kind of displacement study and some work about evaluating what the impacts of that are. We previously received a bid on that about a year ago. We need to refresh that and then again, based on the direction from Council, we can move straight away with that, so it's still a little bit of a time to be able to actually put it in place. Once that's done, then we can bring the actual action to Council for a formal vote and approval.

Commissioner Mario Palmero said is there were any other tax abatements we could use or draw from besides the vertical?

Mr. Schmidt said again, he thinks that's part of the April 6 meeting. We have a pretty limited tool set in terms of formal abatements or incentive programs, but that's part of what we want to bring to Council to provide a little bit of context, both on the commercial and industrial side of things, so he thinks, hopefully, if it's okay, we'd definitely have that information for you in a couple of weeks.

Commissioner Palmero said excellent. That is awesome. He is also very interested in extending the GRDC time limit and having some conversations around that.

Mr. Schmidt said he looks forward to those conversations, as well.

Commissioner Vincent Jones-Dixon said thank you Emily and the rest of the GRDC staff. It's amazing to see the progress that's happening in Rockwood, specifically. Regarding the Sunrise Site and the \$515,000, when we say development, what all does that include? Where would those funds go? Also, for the Rockwood Urban Plaza, is that splash pad and plaza for the Downtown Rockwood project?

Ms. Bower said yes, the Rockwood Urban Plaza is associated with the Market Hall and the whole Downtown Rockwood site. Regarding the \$515,000 for the Sunrise Site, right now we're using those dollars mostly for maintenance requirements to keep the building functioning and trying to operationalize the facility, but it's up to the GRDC to determine how to use those dollars in the future, whether it's the due diligence for preparing the site for sale, or to leverage whatever discussion that we have with how we might convey or do a disposition of that site. It is really up to the GRDC to determine the optimal use of it, but a percentage of it will be used for maintenance and repair and a small percentage of it will be used for due diligence to get the site ready - environmental impact work and an appraisal, things like that, and then there may be funding left to do X, Y, or Z that the GRDC chooses to do.

Chair Stovall said thank you, Emily, for the presentation and the answers to the questions. As you know, we have a lot of work ahead of us regarding the GRDC future planning, so he looks forward to those additional conversations.

F. COMMISSION MEASURES AND PROPOSALS

None.

G. ADJOURNMENT OF MEETING

Hearing no further business, **Chair Stovall** adjourned the meeting at 4:45 p.m.

/s/ TRAVIS STOVALL

CHAIR

Respectfully submitted,

/s/ Cecille Turley

Recording Secretary