

GRESHAM REDEVELOPMENT COMMISSION AGENDA

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

GRESHAM REDEVELOPMENT COMMISSION June 15, 2021

OPEN SESSION – *3:30 P.M.

VIA ZOOM MEETING (SEE INSTRUCTIONS BELOW)

(*Convenes at 3:30 p.m. or later if the 1:00 p.m. City Council Business Meeting, and if scheduled after the City Council Business Meeting, the City Council Executive Session does not conclude by 3:30 p.m.)

**EXECUTIVE SESSION – IF NECESSARY – VIA SEPARATE ZOOM MEETING
15 MINUTES FOLLOWING ADJOURNMENT OF THE OPEN SESSION**

**ORS 192.660(2)(e) Real Property Transactions, ORS 192.660(2)(f) – Exempt Public Records,
and ORS 192.660(2)(h) – Legal Counsel**

COVID-19 EMERGENCY ORDER MEETING PROCEDURE

Due to the restrictions in place established by the Governor's Stay-at-Home Order, the Gresham Redevelopment Commission will hold the June 15, 2021 Open Session meeting online via Zoom.

Zoom Access Link and Call-in Numbers

Please click the link below to join the webinar:

<https://greshamoregon.zoom.us/j/83190320700?pwd=OHc0OGZpWGZYYTIwWGNvRFNTR1drZz09>

Passcode: e3z1QU

Or One tap mobile:

US: +12532158782,,83190320700#,,,,*673979# or
+13462487799,,83190320700#,,,,*673979#

Or Telephone:

Dial: US: +1 253 215 8782

Webinar ID: 831 9032 0700

Passcode: 673979

International numbers available: <https://greshamoregon.zoom.us/j/83190320700?pwd=OHc0OGZpWGZYYTIwWGNvRFNTR1drZz09>

COVID-19 PLEASE NOTE

Instructions for signing up for **written or oral testimony** are provided on this agenda under section A (2): Instructions to Citizens on Signing Up for Public Testimony Regarding Agenda and Non-Agenda Items.

The City's business hours are Monday through Friday from 8:00 a.m. to 5:00 p.m.

Persons who desire to access the meeting and are unable to access the meeting via Zoom are encouraged to contact Cecille Turley, Program Technician, by calling 503-618-2545 or emailing cecille.turley@greshamoregon.gov by 5:00 p.m. two (2) business days before the meeting, so that the City can provide alternate arrangements.

Persons who desire translation services for this meeting must notify Cecille Turley, Program Technician, by calling 503-618-2545 or emailing cecille.turley@greshamoregon.gov by 5:00 p.m. three (3) business days before the meeting, so that the City can make arrangements for translation services.

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A. CALL TO ORDER BY PRESIDING OFFICER	5
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1. ROLL CALL OF THE GRESHAM REDEVELOPMENT COMMISSION
2. INSTRUCTIONS TO CITIZENS FOR TESTIFYING ON AGENDA AND NON-AGENDA ITEMS

Instructions for providing **Written or Oral testimony** during the COVID-19 Emergency are:

Written Testimony must be received by 3:30 p.m. one (1) business day before the meeting via email to Cecille Turley, Program Technician, at Cecille.Turley@GreshamOregon.gov.

Oral Testimony: If you plan to provide Oral public testimony, you must register your name, email address, phone number, and subject matter to Cecille Turley, Program Technician, via email to Cecille.Turley@GreshamOregon.gov by 3:30 p.m. one (1) business day before the meeting.

B. CITIZEN AND COMMUNITY GROUP COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS	
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1. CITIZEN AND COMMUNITY GROUP COMMENTS **10**

C. CONSENT AGENDA	
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Commission actions are taken in one motion on Consent Agenda items; however, Commission members can remove items from the Consent Agenda to be addressed separately.

None.

D. PUBLIC HEARING	
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1. **PUBLIC HEARING & RESOLUTION NO. 49: BUDGET AND APPROPRIATIONS OF THE GRESHAM REDEVELOPMENT COMMISSION FOR FISCAL YEAR 2021/22** **10**

As required by Oregon law, the Commission will hold a public hearing to allow for written and oral comments from citizens regarding the Commission's Fiscal Year 2021/22 Budget for the Rockwood-West Gresham Urban Renewal Area and approve Resolution No. 49.

E. COMMISSION BUSINESS	
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None.

F. COMMISSION MEASURES AND PROPOSALS	
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None.

G. ADJOURNMENT OF MEETING	
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TOTAL ESTIMATED TIME (MINUTES): 25

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MEETING BROADCAST AND REPLAY SCHEDULE

Live Broadcast

- Comcast Channel 22 (322 HD) or Frontier Channel 33
- City of Gresham website: www.GreshamOregon.gov/videos. (Under “Upcoming Events,” click on the Month and Day Redevelopment Commission “Agenda.” An active link to the Zoom meeting is posted on page 1 of the Agenda. Phone numbers are also posted for the option of attending the meeting by phone.)

Replays

- 4th Monday of the same month at 6:00 p.m. on Comcast Channel 30 (330 HD) or Frontier Channel 38
- 1st Friday of the following month at 11:30 p.m. on Comcast Channel 30 (330 HD) or Frontier Channel 38
- Any time after 72 hours following the meeting: www.GreshamOregon.gov/videos

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: PUBLIC HEARING & DECISION

Public Hearing & Resolution No. 49: Budget and Appropriations of the Gresham Redevelopment Commission for Fiscal Year 2021/22

Meeting Date: June 15, 2021

Agenda Item Number: D-1

REQUESTED COMMISSION ACTION

Hold a public hearing and allow for public testimony regarding Gresham Redevelopment Commission Resolution No. 49.

Move to approve Resolution No. 49 Adopting Budget and Making Appropriations of the Gresham Redevelopment Commission of Gresham, Oregon for Fiscal Year 2021/22, including the Declaration of Tax Increment authorizing the collection of tax increment revenues. The budget is adopted in the aggregate amount of \$28,229,500.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

As required by Oregon law, each year the Gresham Redevelopment Commission (GRDC) holds a public hearing to allow public comment from citizens regarding the Rockwood-West Gresham Urban Renewal District Approved Budget prior to adoption by the GRDC.

The GRDC has the final responsibility for allocating the resources of the budget. This authority is part of the responsibility given to the elected body to adopt the annual budget and make appropriations (ORS 294.456).

BACKGROUND

On May 11, 2021, the GRDC Budget Committee held a public meeting and approved the Proposed Fiscal Year 2021/22 Budget at the conclusion of the meeting.

The GRDC Budget Committee is comprised of the membership of the GRDC and GRDC Advisory Committee.

RECOMMENDATION AND ALTERNATIVES

Recommendation:

Staff recommends that the GRDC hold a public hearing, allow for public testimony, and approve Resolution No. 49 adopting the Fiscal Year 2021/22 Budget as approved by the GRDC Budget Committee, and certify to the County Assessor a declaration of tax increment revenue that may be raised for the Rockwood-West Gresham Urban Renewal District.

Alternatives:

The GRDC may choose to hold the public hearing, allow for public testimony, and revise the Fiscal Year 2021/22 Approved Budget within statutory restrictions prior to adoption.

BUDGET / FINANCIAL IMPACT

The Fiscal Year 2021/22 Approved Budget is in the aggregate amount of \$28,229,500.

PUBLIC INVOLVEMENT

Notice of the May 11, 2021 GRDC Budget Committee meeting was published in The Gresham Outlook on April 14, 2021, with a second notice published on April 21, 2021. Notice of the meeting was also posted on the City's website on March 1, 2021.

One public meeting was held on May 11, 2021. There were no citizen comments.

Notice of the June 15, 2021 public hearing for the GRDC to adopt the budget was published in The Gresham Outlook on June 4, 2021. Notice of the public hearing was also posted on the City's website on March 1, 2021.

NEXT STEPS

The Fiscal Year 2021/22 Adopted Budget will be in effect from July 1, 2021 through June 30, 2022.

ATTACHMENTS

A. Resolution No. 49

FROM

Cecille Turley, Program Technician

REVIEWED THROUGH

Emily Bower, GRDC Executive Director
Sharron Monohon, City of Gresham Budget & Finance Director
Kevin McConnell, City of Gresham City Attorney
City of Gresham Office of Governance and Management

FOR MORE INFORMATION

Staff Contact: Sharron Monohon
Telephone: (503) 618-2890
Staff E-Mail: Sharron.Monohon@GreshamOregon.gov
Website: GreshamOregon.gov/UrbanRenewal

RESOLUTION NO. 49

**A RESOLUTION ADOPTING BUDGET AND MAKING APPROPRIATIONS
OF THE GRESHAM REDEVELOPMENT COMMISSION OF GRESHAM,
OREGON FOR FISCAL YEAR 2021/22**

THE GRESHAM REDEVELOPMENT COMMISSION FINDS:

- A. The Rockwood-West Gresham Urban Renewal Plan (“Plan”) was approved and adopted by the City of Gresham per City of Gresham Ordinance No. 1573 dated August 5, 2003.
- B. On November 4, 2003, the electors of the City of Gresham approved the Plan.
- C. Gresham Revised Code (“GRC”) Article 2.24 establishes the Gresham Redevelopment Commission (“GRDC”) and GRC section 2.24.010 (4) authorizes the GRDC to adopt bylaws to govern its procedures.
- D. GRDC adopted its By-Laws by Resolution No. 2 on February 26, 2004.
- E. The GRDC adopted Resolution No. 31, effective November 19, 2013, which provides that the Gresham Redevelopment Commission elects not to be under the jurisdiction of the Tax Supervision and Conservation Commission.
- F. The GRDC has prepared a budget for the fiscal year 2021/22, commencing July 1, 2021.
- G. The budget was approved by the GRDC Budget Committee on May 11, 2021.
- H. It is necessary to pass a resolution adopting the budget and making appropriations.

THE GRESHAM REDEVELOPMENT COMMISSION RESOLVES:

- 1. The GRDC adopts the budget in the aggregate amount of \$28,229,500 for fiscal year 2021/22, and the budget is on file in the Budget and Finance office of the City of Gresham.
- 2. The GRDC makes appropriations for fiscal year 2021/22 in the amount and for the purposes set forth in Exhibit A.
- 3. The GRDC adopts the following declaration of tax increment:

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DECLARATION OF TAX INCREMENT

The GRDC hereby resolves to certify to the county assessor a request for the Rockwood / West Gresham Urban Renewal District for the maximum amount of revenue that may be raised by dividing the taxes under section 1C, Article IX of the Oregon Constitution and ORS Chapter 457.

4. The Executive Director is directed to file two certified copies of this resolution with the Multnomah County Assessor and such additional documents as required by law.

Yes: _____

No: _____

Absent: _____

Abstain: _____

Passed by the Gresham Redevelopment Commission and effective on June 15, 2021.

Emily Bower
Executive Director

Travis Stovall
Chairperson

Kevin R. McConnell
Gresham Redevelopment Commission
Legal Counsel

Exhibit A

**ROCKWOOD-WEST GRESHAM URBAN RENEWAL DISTRICT
APPROPRIATIONS BY FUND
FISCAL YEAR 2021/22**

	Fiscal Year 2021/22 Appropriations
GRDC - Rockwood Capital Impr Fund	
GRDC	6,156,900
<i>Total GRDC - Rockwood Capital Impr Fund Appropriation</i>	<u>6,156,900</u>
Unappropriated	967,700
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Total GRDC - Rockwood Capital Impr Fund Requirements	<u><u>\$ 7,124,600</u></u>
GRDC - Rockwood Debt Service Fund	
Debt Service	15,227,000
<i>Total GRDC - Rockwood Debt Service Fund Appropriation</i>	<u>15,227,000</u>
Unappropriated	5,877,900
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Total GRDC - Rockwood Debt Service Fund Requirements	<u><u>\$ 21,104,900</u></u>
FISCAL YEAR 2021/22 BUDGET IN AGGREGATE	<u><u>\$ 28,229,500</u></u>