

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 July 20, 2021

OPEN SESSION – *3:30 P.M.

VIA ZOOM MEETING (SEE INSTRUCTIONS BELOW)

(*Meeting might convene later than 3:30 p.m. if the 1:00 p.m. City Council Business Meeting runs long or if a City Council Executive Session is scheduled following the City Council Business Meeting.)

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 MEETING PROCEDURE

Until further notice, the Gresham Redevelopment Commission will continue to hold their Open Session meetings online via Zoom.

Zoom Access Link and Call-in Numbers for the July 20, 2021 Meeting

Please click the link below to join the webinar:

<https://greshamoregon.zoom.us/j/86827121621?pwd=NzFCYVlySHBrUnFpQkRWUXYydnAydz09>

Passcode: 3yGu3L

Or One tap mobile:

US: +16699006833,,86827121621#,,,,*776452# or
+12532158782,,86827121621#,,,,*776452#

Or Telephone:

Dial: US: +1 253 215 8782

Webinar ID: 868 2712 1621

Passcode: 776452

International numbers available: <https://greshamoregon.zoom.us/j/86827121621?pwd=NzFCYVlySHBrUnFpQkRWUXYydnAydz09>

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	10
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1. CITIZEN AND COMMUNITY GROUP COMMENTS

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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None.

E. COMMISSION BUSINESS	
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1. **FINANCIAL SUSTAINABILITY AND THE FUTURE OF THE GRESHAM REDEVELOPMENT COMMISSION AND ROCKWOOD-WEST GRESHAM RENEWAL PLAN** **60**

This item will inform decision makers—as part of a broader process—as they decide whether or not to extend the duration of the Rockwood-West Gresham Renewal Plan (Plan) for the Rockwood-West Gresham Urban Renewal Area (URA), and/or which projects in the Plan should be prioritized for completion before the existing duration provision of the Plan expires in 2023.

F. COMMISSION MEASURES AND PROPOSALS	
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None.

G. ADJOURNMENT OF MEETING	
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TOTAL ESTIMATED TIME (MINUTES): 75

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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: POLICY DISCUSSION

Financial Sustainability and the Future of the Gresham Redevelopment Commission and Rockwood-West Gresham Renewal Plan

Meeting Date: July 20, 2021

Agenda Item Number: E-1

REQUESTED COMMISSION ACTION

Discussion item only.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

This meeting is intended to inform decision makers—as part of a broader process—as they decide whether or not to extend the duration of the Rockwood-West Gresham Renewal Plan (Plan) for the Rockwood-West Gresham Urban Renewal Area (URA), and/or which projects in the Plan should be prioritized for completion before the existing duration provision expires in 2023.

Moving forward, the Gresham Redevelopment Commission (GRDC) will need to:

- Analyze the URA's investment impact on large- and small-scale businesses, residents, special districts, and outcomes for communities of color.
- Identify potential initiatives that align with existing and/or newly created goals, policies, and current market realities.

Staff began with work session #1 at the joint City of Gresham/GRDC policy discussion meeting on June 8th. This is the second work session in a three-part series. This session will include the following:

Work session #2:

1. GRDC Priorities and Project Opportunities
 - a. Present and Future GRDC Project Opportunities
 - b. GRDC Alignment with 2020 Work Plan
2. Timeline and Financial Considerations
 - a. Constraints on Urban Renewal in Gresham
 - b. Financial Considerations
3. Methods/Tools for District Consideration

This work session will provide technical information for the GRDC and the community to understand what project opportunities remain in the program, potential projects for consideration

should the district extend beyond 2023, and a review of urban renewal methods and tools available to staff to determine appropriate district outcomes for Rockwood West-Gresham and the greater Gresham community.

BACKGROUND

In 2003, in culmination of years of public engagement and City-led planning efforts, the residents of Gresham voted in favor of the Plan. The Plan established the 1,211-acre URA and is administered by the GRDC—consisting of the members of the Gresham City Council. In addition, a GRDC citizen advisory committee reviews proposed projects and policies and makes recommendations to the GRDC. The citizen advisory committee also serves on the GRDC's budget committee that annually approves the GRDC's budget and recommends it to the GRDC for adoption. City staff, led by the Urban Renewal/GRDC Executive Director, perform the day-to-day activities that implement the goals, actions and urban renewal projects outlined in the Plan.

The Plan identifies the following eight Goals:

- Goal 1: Public Involvement
- Goal 2: Improve Rockwood Town Center
- Goal 3: Increase Availability of Quality Housing
- Goal 4: Help Create and Retain Family Wage Jobs by Improving Industrial and Commercial Areas
- Goal 5: Develop Public Safety and Community Service Facilities
- Goal 6: Parks and Recreation Facilities
- Goal 7: Improve Transportation
- Goal 8: Promote Quality Development

The duration of the Plan is limited to 20 years from its effective date; therefore, no new projects may be commenced, and no new indebtedness may be incurred, after June 30, 2023. As the duration provision deadline is now only two years away, the City's Financial Sustainability and the Community Development and Livability group will work in tandem with Urban Renewal staff to determine the best path forward for the future of the GRDC and the City at large.

RECOMMENDATION AND ALTERNATIVES

Discussion item only.

BUDGET / FINANCIAL IMPACT

Consultant fees: \$20,000 contract is accounted for in the fiscal year 2021/22 budget.

PUBLIC INVOLVEMENT

Work session #1 and #2 was presented to the GRDC Advisory Committee on June 9th and July 14th of 2021. Dependent on Council/GRDC direction, a public engagement plan will be developed.

NEXT STEPS

Following work session #2, a final work session will occur in August at the scheduled GRDC meetings.

ATTACHMENTS

None.

FROM

Emily Bower, GRDC Executive Director

REVIEWED THROUGH

Eric Schmidt, Assistant City Manager
Elizabeth Coffey, Assistant City Manager
Sharron Monohon, Budget and Finance Director
Kevin McConnell, City Attorney
Shannon Stadey, Community and Economic Development Director
Office of Governance and Management

FOR MORE INFORMATION

Staff Contact: Emily Bower
Telephone: 503-618-2416
Staff E-Mail: Emily.Bower@GreshamOregon.gov
Website: [GreshamOregon.gov/Urban Renewal](http://GreshamOregon.gov/Urban%20Renewal)

<Y:\Urban Renewal\GRDC\Agendas\2021 GRDC Agendas\GRDC 2021-07-20 Agenda Docs\GRDC Agenda Item E-1 - Financial Sustainability&Future of GRDC&RWGRP.docx>