

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 January 18, 2022

OPEN SESSION – 2:30 P.M.
VIA ZOOM MEETING (SEE INSTRUCTIONS BELOW)

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 THIS MEETING

Please click the link below to join the webinar:

<https://greshamoregon.zoom.us/j/87134732055?pwd=ZmxRRTVPU0lXbGJrdmxCbVFEN2lZz09>

Passcode: 6CBqwW

Or One Tap Mobile:

US: +13462487799,,87134732055#,,,,*706980# or +14086380968,,87134732055#,,,,*706980#

Or Telephone:

Dial: US: +1 253 215 8782

Webinar ID: 871 3473 2055

Passcode: 706980

International numbers available: <https://greshamoregon.zoom.us/u/kAQ6CpAV8>

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

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 2:30 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 2:30 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

1. CITIZEN AND COMMUNITY GROUP COMMENTS

C. CONSENT AGENDA

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

None.

E. COMMISSION BUSINESS

1. **ROCKWOOD-WEST GRESHAM RENEWAL PLAN AMENDMENT UPDATE 40**

The Commission is proposing to extend the duration of the 20-year Rockwood-West Gresham Renewal Plan from an expiration date in 2023 to an expiration date in 2029 to allow for more time to utilize the money that was originally approved by the voters in 2003. Extending the Plan will allow the Commission to utilize the remaining \$37 million dollars over the next six years and invest in new projects that will improve the quality of life for the neighborhood. Approval of the extension requires voter approval by the electorate of Gresham. Coordination efforts for the May 2022 election are underway. This item will update the Commission on the public education process, communication efforts and engagement plan.

F. COMMISSION MEASURES AND PROPOSALS

1. **ELECTION OF OFFICERS 5**

Per Commission bylaws, the Vice Chair and Acting Chair shall be elected annually by the Commissioners from among their members at the first regular meeting of the Commission in January of each year.

G. ADJOURNMENT OF MEETING

TOTAL ESTIMATED TIME (MINUTES): 60

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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 January 18, 2022 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: REPORT

Rockwood West-Gresham Renewal Plan Amendment Update

Meeting Date: January 18, 2022

Agenda Item Number: E-1

REQUESTED COMMISSION ACTION

None at this time.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

Significant progress has been made to implement and complete the Rockwood-West Gresham Renewal Plan's initial goals and priority projects. To date, the Rockwood-West Gresham Urban Renewal Area (URA) has benefited from more than \$223 million in combined public-private investments—public spending leveraging four times more in private investment. More than 80 nonprofit and business grantees received funding for building expansions, storefront improvements, and apartment rehabilitation. However, due to the impact of the Great Recession in 2012, market trends, and COVID, urban renewal has not been able to maximize investment opportunities.

There are projects identified in the Plan that have not been completed, as well as additional projects to consider with potential to advance multiple goals for the URA. The Gresham Redevelopment Commission (GRDC) is proposing to extend the current URA Plan from 2023 to 2029 to allow for more time to utilize the money that was originally approved by the voters in 2003. Extending the Plan will allow the GRDC to fully utilize the remaining \$37 million dollars over the next six years and invest in new projects that will improve the quality of life for the neighborhood.

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. 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.

With the sunset of the Plan in June of 2023, staff conducted a series of work sessions from June-August 2021 to discuss alternatives for the urban renewal district. On September 21, 2021, the GRDC provided direction to staff to move forward with the process to extend the duration of the Plan and on December 14, 2021, the Gresham City Council approved an ordinance (Council Bill 08-21), which authorized staff to move forward with referring the ordinance to the electorate in May 2022 that would amend the Plan. The amendment would extend the current expiration date of the Plan from 2023 to 2029 and allow the GRDC to utilize the maximum indebtedness of \$92 million dollars over the next six years to complete priority projects.

Coordination efforts for the May 2022 election are underway. Staff will provide an update on the public education process, communication efforts and engagement plan.

RECOMMENDATION AND ALTERNATIVES

None at this time.

BUDGET / FINANCIAL IMPACT

Fiscal year 2021/22 budget allocation for consultant fees is \$60,000 and includes the strategic plan, communications, engagement, and technical support.

PUBLIC INVOLVEMENT

Work sessions 1-3 on the URA were presented to the GRDC and GRDC Advisory Committee (GRDCAC) in June, July, and August 2021. At their August 11 meeting, the GRDCAC voted to recommend the amendment of the Plan to the GRDC. The GRDC approved amendment to the Plan on September 21, 2021, and the Gresham City Council referred the ordinance to the electorate on December 14, 2021.

NEXT STEPS

Staff will work with consultants and internal departments to implement the public education plan and continue communication initiative and engagement efforts. In February, staff will bring Gresham City Council a proposed resolution calling for a measure election for the purpose of submitting to the electors of the City a measure extending the Plan to June 30, 2029.

ATTACHMENTS

None

FROM

Emily Bower, GRDC Executive Director

REVIEWED THROUGH

Eric Schmidt, Assistant City Manager
Kevin McConnell, City Attorney
Sharron Monohon, Director of Budget and Finance

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_Renewal)

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GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: ACTION

Election of Officers

Meeting Date: January 18, 2022

Agenda Item Number: F-1

REQUESTED COMMISSION ACTION

Elect a Vice Chair and Acting Chair for calendar year 2022.

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 2021, Commissioner Eddy Morales served as Vice Chair and Commissioner Dina DiNucci served as Acting Chair.

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

FOR MORE INFORMATION

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Staff E-Mail: Cecille.Turley@GreshamOregon.gov

Website: www.GreshamOregon.gov/UrbanRenewal

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