

**A. CALL TO ORDER BY PRESIDING OFFICER**

**Chair Travis Stovall** called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, July 20, 2021 at 3:31 p.m. via Conference Call +1 253 215 8782 Meeting ID 868 2712 1621 or <https://greshamoregon.zoom.us/j/86827121621>.

**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 Sue Piazza

COMMISSION ABSENT: Commissioner Mario Palmero

STAFF PRESENT: Emily Bower, GRDC Executive Director  
Nina Vetter, City Manager  
Corey Falls, Deputy City Manager  
Eric Schmidt, Assistant City Manager  
Kevin McConnell, City Attorney  
Cecille Turley, Program Technician/Recording Secretary

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

**Chair Stovall** read the instructions.

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

**1. CITIZEN AND COMMUNITY GROUP COMMENTS**

**Cecille Turley**, Recording Secretary, reported that no citizens signed up to provide oral testimony or submitted written testimony.

**C. CONSENT AGENDA**

None.

**D. PUBLIC HEARING**

None.

**E. COMMISSION BUSINESS**

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

**Emily Bower**, GRDC Executive Director, and Elaine Howard with Elaine Howard Consulting Services, presented the staff report. The report was the second in a three-part work session series focused on policy discussion regarding the future of the GRDC and the Rockwood-West Gresham Renewal Plan (Plan) and the urban renewal district's role in the overall financial sustainability of the City of Gresham. The purpose of the work session was to provide the GRDC and the community with information that will guide a decision towards the future of the Plan. Ms. Howard, prior to their joint presentation, provided the GRDC with a history of her firm related to the current presentation. (Power Point presentation is attached as Exhibit A.)

**Chair Stovall** said he thought the presentation was thorough and he is looking forward to addressing the pros and cons of the three options for the Plan - expiration, extension, or expansion, along with the different funding mechanisms and how they work together to help with long-term sustainability. Do any Commissioners have questions, need any additional information, or have any direction for the next session?

**Vice Chair Eddy Morales** said that based on an earlier City presentation on the Gresham housing supply, he was interested in how they could use urban renewal to help address the lack of affordable housing in Gresham across the spectrum of homeownership and rental housing for households with an income of less than \$109,000 per year, to prevent the displacement of communities who have already been displaced to Gresham.

**Ms. Bower** explained that the district could play a role in increasing and improving the affordable housing supply in Rockwood and across the City should the GRDC provide guidance to potentially expand the district. In response to Chair Stovall's input, she stated that staff at the August meeting will present the pros and cons and community impact and how the GRDC might leverage certain tools to help achieve those outcomes.

**Commissioner Vincent Jones-Dixon** said he supports the comments of Chair Stovall and Vice Chair Morales, and he has been exploring the benefits of extending the district's boundaries for the purpose of homebuilders building housing and how that could potentially impact the housing affordability for low to moderate income level families.

**Vice Chair Morales** noted that he and other members of the GRDC have expressed interest in discovering options for the district that are outside the box. He said he feels there are many creative potential projects and work that could be done that are innovative. One idea is a boardwalk along the waterfront property in the district that serves as the place to go in east county that includes shops and homes, and if a boardwalk is not possible there, we can think about how to create waterfront properties elsewhere in Gresham.

**Acting Chair Dina DiNucci** stressed the importance of including marketing materials in the planning and presentation of potential proposals to illustrate the possibilities and make people excited about checking the yes box on moving forward with urban renewal.

**Ms. Bower** thanked the GRDC for their comments and insight and stated she and staff will work on identifying the potential waterfront option. She also would welcome any suggestions on communication and community engagement that might be helpful should the GRDC decide to move forward with expansion or extension.

**F. COMMISSION MEASURES AND PROPOSALS**

None.

**G. ADJOURNMENT OF MEETING**

Hearing no further business, **Chair Stovall** adjourned the meeting at 4:09 p.m.

/s/ TRAVIS STOVALL

CHAIR

Respectfully submitted,

/s/ Cecille Turley

Recording Secretary