

GRESHAM

REDEVELOPMENT COMMISSION

February 21, 2017

Meeting Agenda

AGENDAS AND MEETING MINUTES

Gresham Redevelopment Commission meeting agendas and minutes
are available on the web at
GreshamOregon.gov/UrbanRenewal

INSTRUCTIONS FOR CITIZEN COMMENTS

IF YOU WISH TO SPEAK

Come forward to the speaker table and **STATE YOUR NAME ONLY** for the record.

LENGTH OF COMMENTS

Please observe the time limit of **THREE MINUTES**

CITIZEN COMMENTS FOR AGENDA ITEMS – **Blue** Sign-up Sheet

You must address the Commission on any Commission-related non-agenda or agenda-related item (with the exception of Public Hearings) at the place on the agenda for “Citizen Comments.”

Print your name on the appropriate **BLUE** Citizen & Community Group Participation Sign-Up sheet located on the table with other documents for this meeting and give to the Recording Secretary.

WRITTEN COMMENTS

If you would prefer to make written comments on any agenda item, you may do so. Please furnish the Recording Secretary at least one copy of your written documentation to be included in the City’s official records. The Presiding Officer will summarize your comments. They will not be read verbatim into the record.

QUESTIONS REGARDING THIS AGENDA

Questions regarding this agenda may be directed to Cecille Turley, Program Technician, at 503-618-2545 or by email at cecille.turley@greshamoregon.gov

MEETING SCHEDULE (Subject to Change)	
<p>GRESHAM REDEVELOPMENT COMMISSION</p> <p><u>Meeting Schedule</u> Meets the 3rd Tuesday of each month immediately following adjournment of the 3:00 p.m. Gresham City Council business meeting in the Council Chamber Gresham Civic Center, Public Safety & Schools Building 1331 N.W. Eastman Parkway, Gresham, OR</p>	<p>GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE</p> <p><u>Meeting Schedule</u> Meets the 2nd Wednesday of each month at 6:30 p.m. in the Oregon Trail Room Gresham Civic Center, City Hall Building 1333 N.W. Eastman Parkway, Gresham, OR</p>

GRESHAM REDEVELOPMENT COMMISSION AGENDA

COMMISSION CHAIR SHANE T. BEMIS

COMMISSION VICE CHAIR KARYLynn ECHOLS
COMMISSIONER KIRK FRENCH
COMMISSIONER JANINE GLADFELTER

COMMISSIONER JERRY HINTON
COMMISSIONER MARIO PALMERO
COMMISSIONER DAVID WIDMARK

GRESHAM REDEVELOPMENT COMMISSION February 21, 2017

OPEN SESSION

Meeting will convene immediately following adjournment of the
3:00 p. m. Gresham City Council business meeting in the Council Chamber
Gresham Civic Center, Public Safety & Schools Building
1331 NW Eastman Parkway, Gresham, Oregon

EXECUTIVE SESSION – IF NECESSARY – END OF OPEN SESSION

Council Chambers Conference Room
Gresham Civic Center, Public Safety & Schools Building
1331 NW Eastman Parkway, Gresham, Oregon
ORS 192.660(2)(e) Real Property Transactions, ORS 192.660(2)(f) – Exempt Public Records,
and ORS 192.660(2)(h) – Legal Counsel

TIME ESTIMATE (Minutes)

A. CALL TO ORDER BY PRESIDING OFFICER	
1. INSTRUCTIONS TO CITIZENS ON SIGNING UP FOR PUBLIC TESTIMONY REGARDING AGENDA AND NON-AGENDA ITEMS	3
B. CITIZEN AND COMMUNITY GROUP COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS	10
Instructions for providing testimony are located on the information table and the inside cover of this agenda.	
C. CONSENT AGENDA	10
Commission actions are taken in one motion on Consent Agenda items; however, Commission members have the opportunity to remove items from Consent Agenda to be addressed separately.	
1. PROPOSED 2017 GRESHAM CITY COUNCIL/GRESHAM REDEVELOPMENT COMMISSION WORK PLAN	
The purpose of this action is to approve the Commission portion of Proposed 2017 Gresham City Council/Gresham Redevelopment Commission Work Plan project list.	
2. REAPPOINTMENT TO THE GRESHAM REDEVELOPMENT COMMISSION ADVISORY AND BUDGET COMMITTEES	
The purpose of this action is to confirm the reappointment of Joan Albertson to the Commission's Advisory and Budget Committees.	

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3. APPROVAL OF LEASE OF 18901 E. BURNSIDE STREET TO COMMUNITY DEVELOPMENT CORPORATION OF OREGON

The purpose of this action is to approve a lease of 18901 E. Burnside Street to the Community Development Corporation of Oregon, which is also known as the Rockwood Community Development Corporation (Rockwood CDC). The Rockwood CDC operates the Sunrise Community Center out of the 18901 E. Burnside Street location.

4. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES

The purpose of this action is to approve the minutes of the Commission meetings of June 21, July 19, and September 6, 2016.

D. PUBLIC HEARING

None

E. COMMISSION BUSINESS

1. RESOLUTION NO. 41 AUTHORIZING ISSUANCE AND DELIVERY OF AN URBAN RENEWAL REVOLVING LOAN AGREEMENT AND RELATED DOCUMENTS 15

As dictated by State statute, the Commission incurs debt to carry out projects that are consistent with the goals of the Rockwood-West Gresham Renewal Plan. By issuing its own debt, the Commission will have considerably greater flexibility in the types of projects it undertakes than it would have if it relied on the City's full faith and credit commitment.

2. GRESHAM REDEVELOPMENT COMMISSION 2016 WORK PLAN ANNUAL REPORT 15

Since 2010, the Commission has adopted a Work Plan, modeled after the City of Gresham Council Work Plan, outlining projects planned within the Rockwood-West Gresham Urban Renewal Area. The Work Plan ensures staff efforts are aligned and driven by the direction of the Commission. This report summarizes accomplishments under the one project identified in the 2016 Work Plan, as well as non-Work Plan accomplishments that are critical to the Commission's efforts in Rockwood.

3. GOOD OF THE ORDER 5

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: 63

ALL MEETING LOCATIONS ARE WHEELCHAIR ACCESSIBLE. THIS INFORMATION IS AVAILABLE IN LARGE PRINT UPON REQUEST. TO REQUEST LARGE-PRINT DOCUMENTS OR FOR ACCOMMODATIONS SUCH AS SIGN LANGUAGE AND/OR ORAL INTERPRETER, PLEASE CALL AT LEAST TWO WORKING DAYS IN ADVANCE OF THE MEETING TO (503) 618-2545.

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MEETING BROADCAST AND REPLAY SCHEDULE

(Only for meetings held in the Council Chambers)

Live Broadcast

- Comcast Channel 22 or Frontier Channel 33
- City of Gresham website: www.GreshamOregon.gov/videos

Replays

- Following Sunday at 10:00 a.m. on Comcast Channel 22 or Frontier Channel 33
- 4th Monday of the same month at 5:00 p.m. on Comcast Channel 30 or Frontier Channel 38
- 1st Friday of the following month at 11:30 p.m. on Comcast Channel 30 or Frontier Channel 38
- Anytime from City of Gresham website: www.GreshamOregon.gov/videos