

A. CALL TO ORDER BY PRESIDING OFFICER

Acting Chair Kirk French called the Gresham Redevelopment Commission (GRDC) meeting to order at 3:35 p.m. on the 21st day of February 2017 in the Council Chambers, Public Safety & Schools Bldg., 1331 NW Eastman Parkway, Gresham, Oregon.

COMMISSION PRESENT: Commissioner Kirk French
Commissioner Janine Gladfelter
Commissioner Mario Palmero
Commissioner David Widmark

COMMISSION ABSENT: Commission Chair Shane T. Bemis
Commission Vice Chair Karylinn Echols
Commissioner Jerry Hinton

STAFF PRESENT: Josh Fuhrer, Gresham Redevelopment Commission Executive Director
Erik Kvarsten, City Manager
Rachael Fuller, Assistant City Manager
Dave Ris, City Attorney
David Ross, Senior Assistant City Attorney
Sharron Monohon, Budget and Financial Planning Director
Bernard Seeger, Finance and Management Services Director
Susan Brown, Finance and Accounting Manager
Mark Tolliver, Accountant
Emily Bower, Senior Urban Renewal Project Coordinator
Cecille Turley, Urban Renewal Program Technician
Robin Sells, Police Chief
Corey Falls, Director of Police Services and 21st Century Policing
Jessica Harper, Assistant to the Mayor
Teresa Hall, Council Coordinator
Susanjoy Wright, City Recorder

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

Commissioner David Widmark read the instructions.

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

None.

C. CONSENT AGENDA

Commissioner David Widmark read the Consent Agenda.

1. PROPOSED 2017 GRESHAM CITY COUNCIL/GRESHAM REDEVELOPMENT COMMISSION WORK PLAN

2. REAPPOINTMENT TO THE GRESHAM REDEVELOPMENT COMMISSION ADVISORY AND BUDGET COMMITTEES: JOAN ALBERTSON

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

4. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES: JUNE 21, JULY 19, AND SEPTEMBER 6, 2016

Motion was made by Commissioner Mario Palmero and seconded by Commissioner Janine Gladfelter **TO APPROVE CONSENT AGENDA ITEMS C-1, C-2, C-3, AND C-4.** The motion passed as follows:

YES: Acting Chair Kirk French
 Commissioner Mario Palmero
 Commissioner Janine Gladfelter
 Commissioner David Widmark

NO: None

ABSENT: Commission Chair Shane T. Bemis
 Commission Vice Chair Karylinn Echols
 Commissioner Jerry Hinton

RECUSE: None

ABSTAIN: None

Acting Chair French recognized Joan Albertson and thanked her for her continued service to the City.

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

Bernard Seeger, Finance and Management Services Director presented the staff report. He explained that today, we are seeking the Commission's approval of Resolution No. 41, which would authorize an issuance of debt from the Commission and create a revolving loan in order for the Urban Renewal District to pursue projects in accordance with the Rockwood-West Gresham Renewal Plan. If the Commission may recall, we did a similar issuance in 2015 for a fixed amount and we called it our buy local program where the City was the investor and the Commission was the borrower. We found it to be very favorable for both parties in that the City got a favorable return on its investments and the Commission got a favorable costing on its borrowing. We want to do something similar in this case, but we structured it like a line of credit or what we are calling a revolving loan. The amount is not to exceed \$15 million. That amount is the total between the two loans. For right now, it would be a capacity of about \$9 million. Again, we find this a favorable arrangement because 1) the issuance costs were kept

very low because all the administrative work was done inhouse between the City and the Commission; 2) the Commission received a very favorable interest rate on its borrowing: we anticipate that if the Commission took a borrowing in the first few months, it would be with an interest rate of about 2.9%; and 3) the City is an investor. We know you are acting on behalf of the Commission, but we like to keep the City in mind in that it gets a favorable rate on investments with this type of investment with the Commission. One administrative note is that for the City to invest in an opportunity like this, the Commission had to go through a rating process. We engaged Moody's to conduct that process, and the Commission successfully achieved a single "A" rating, so we are a go on that requirement. Susan Brown, Finance and Accounting Manager is here and we are ready to answer any questions.

Commissioner Mario Palmero asked, we are asking for \$15 million total? If he remembers correctly, last year it was just \$8 million that the Commission borrowed. Is that correct?

Mr. Seeger said right. The 2015 issuance was for a fixed amount of \$6.7 million. That has been paid down to a bit less than \$5.5 million. This issuance is for a total of \$15 million between the two: our investment policy only allows the City to invest \$15 million into the Urban Renewal District. We already have almost \$5.5 million on the table, and this creates a capacity for another \$9 million.

Commissioner Palmero asked, how long a period do we have to pay it back?

Mr. Seeger said the Commission has until 2023, which is when the Urban Renewal District sunsets.

Commissioner Palmero said so we must act fast, essentially. Thank you.

Motion was made by Commissioner David Widmark and seconded by Commissioner Janine Gladfelter **TO APPROVE RESOLUTION NO. 41 AUTHORIZING THE ISSUANCE OF UP TO \$15.0 MILLION IN GRESHAM REDEVELOPMENT COMMISSION (GRDC) REVOLVING LOAN SECURITIES FOR CURRENT AND FUTURE PLANNED URBAN RENEWAL CONSTRUCTION PROJECTS.** The motion passed as follows:

YES: Acting Chair Kirk French
 Commissioner Mario Palmero
 Commissioner Janine Gladfelter
 Commissioner David Widmark

NO: None

ABSENT: Commission Chair Shane T. Bemis
 Commission Vice Chair Karylenn Echols
 Commissioner Jerry Hinton

RECUSE: None

ABSTAIN: None

2. GRESHAM REDEVELOPMENT COMMISSION 2016 WORK PLAN ANNUAL REPORT

Josh Fuhrer, Gresham Redevelopment Commission Executive Director presented the staff report. (PowerPoint presentation attached as Exhibit A.)

Commissioner Palmero said there has been wonderful community outreach by Urban Renewal staff, but ambassadors were mentioned. Please talk a little bit about who they are and the role they play.

Mr. Fuhrer explained that we have a group of community members who are leaders in their community who serve as a bridge between the City and communities of color that historically, the City has not reached as well as it would like to reach. The project to develop these ambassadors, who we call "Community Liaisons," was really the brain child of Emily Bower, Senior Urban Renewal Project Coordinator. She will speak about the process, who is involved, and some of the progress they have made in terms of outreach that has been really centered on Rockwood Rising. The idea is that we are creating an infrastructure that can be used for outreach for a number of City projects down the road.

Commissioner Palmero said that is a wonderful idea. We are definitely creating bridges to the communities that we have not been in contact with very much.

Emily Bower, Senior Urban Renewal Project Coordinator said the opportunity to work with these community liaisons has been a learning experience for her. Much of the opportunity has been to really work with community leaders who have deep connections and relationships already in the community. The Rockwood Community Development Corporation is the fiscal sponsor for the community liaisons, but the liaisons act as independent contractors. With each of their experience, they bring different types of strategies and culturally-responsive approaches to reaching out to their community. They are two gentlemen who work locally in Gresham quite a bit. One of them is Willie Chambers and he is present at this meeting. He has been a very strong keystone in the African American community around food manufacturing and production. He and his wife continue to work with the City and Rockwood CDC in advocating for how we can build better relationships and network opportunities by providing resources and services for food makers, producers, and manufacturers. We are also working with Vince Jones, who is a local African American gentleman who runs a funeral home. He has some really strong experiences with youth and a really unique story to his life in Rockwood. We are also working with a Russian-speaking community liaison and a Spanish-speaking community liaison. They each bring a different approach, which makes it a very integral tool in a multi-cultural setting for each other to learn from one another about what their outreach might look like to their particular communities. They do not always translate, so it is a nice forum for them to also have discussions about how they can strategize and move beyond some of the barriers that their communities are seeing to date. We have been working with them extensively since June 2016. They went through a series of weekly, three-hour trainings for about three months. Thereafter, they designed their own work plans on how they would continue building those relationships within their communities and continue to work with us on designing and implementing many of these community activity events and really being where the community is and meeting the community where they are. It has been wonderful to have a shared knowledge opportunity with these community liaisons. We will be working with them until this summer, but we hope that there are more opportunities to think about how this program can continue.

Commissioner Palmero asked, how many community liaisons have been retained?

Ms. Bower explained there are four currently. The Transportation staff in Urban Design and Planning (UDP) did a similar training session with our four liaisons and there were six there. We partnered with UDP and the Transportation staff to look at their Active Transportation Plan, so it was a really nice intersection of our efforts around how we can improve the pedestrian, bike, and multi-modal experience to key destination areas. That was part of the community liaison training.

Commissioner Palmero said he is hoping that maybe in the future we can get representatives from the growing segments of our community, such as the Tongan, Hmong/Mong, and Filipino communities.

Mr. Fuhrer replied that he thinks the opportunity for that absolutely exists. We have treated this like a pilot program in some ways in order to work out the kinks and figure out how best to make it work, with the thought that eventually, we would be able to expand it to an even broader cross section of the community. It is also worth mentioning that this is a program that was funded and required as part of the Racial and Ethnic Approaches to Community Health (REACH) grant that the City received a couple of years ago. The partnership with UDP around Active Transportation and with Urban Renewal around Rockwood Rising was really given birth by the REACH grant, which is really about how to do better outreach to communities of color around significant health and other issues, such as transportation and access to health and affordable food—all those things tied together in the way that we think about health conceptually in a very broad sense in the community. This has really been a great opportunity using grant funds to create an outreach platform that we can use to reach out to various parts of the community that we do not reach as often as we would like and to treat it as a pilot that can be expanded over time to other projects and a broader diversity of community members.

Commissioner Palmero thanked Mr. Fuhrer and Ms. Bower and said they should be proud of their work and ideas. They have done a tremendous job of reaching out to our diverse community. Regarding the properties on Stark Street, we have the Boys and Girls Club and Open Meadow. What type of school is Open Meadow and how many children are registered at the school?

Mr. Fuhrer said Open Meadow is an alternative school—not a charter school—that has partnerships with all the East County school districts, as well as Portland Community College. They were designed to reach some of the most “at risk” youth. They identify them as young as sixth grade, and provide them the kind of support they need to be successful. They have a very high success rate: he believes about 99% of their students graduate high school. About 300 students are enrolled and we are already seeing a tremendous impact in the lives of East County youth. They are a tremendous asset for the community, and being able to round out that campus of youth services with a third entity that he cannot talk about yet will very much compliment the Boys and Girls Club and Open Meadow, and really make for a “greater than the sum of its parts” asset for our community.

Commissioner Palmero said there has been an immediate change in our community now that Open Meadow has opened their doors and with Boys and Girls Club under construction. It has been very clear. When is the third entity coming to the site?

Mr. Fuhrer said he is hoping to announce something on that third entity later this spring.

Commissioner Palmero asked, when will the Rockwood Rising project break ground?

Mr. Fuhrer said the groundbreaking is tentatively scheduled for July. We might see some site work and grading happening before that time, but we are looking at a full pedal to the medal construction start in July.

Commissioner Widmark said excellent report. It was a good overview of what has taken place. He thinks that a lot of our community have no idea what is happening—basically, the general population on the east side of town so downtown and east. He wonders if there is a way that we can share this information with them because it is good stuff that is happening. There is opportunity to really showcase what Gresham is about and it is just not about Rockwood—it is about Gresham. He really would encourage reaching out to that part of our community because people need to understand what is taking place, what a great opportunity we have, and how this community is changing for the better. He applauds Mr. Fuhrer and his staff for the work they are doing through the ambassador program and through the different projects. A lot goes on behind the scenes that we do not know about, but it is important and we need to shine a light on it. Thank you.

Commissioner Janine Gladfelter said she is really excited and thinks it is wonderful and exciting to see all that happening. What is the length of time after groundbreaking to complete construction?

Mr. Fuhrer said we are looking at a construction timeline of about 12-14 months, with the expected “opening for business” sometime in late summer or early fall of 2018. The three buildings and the public plaza in the current plan are all slated to start construction at the same time. The Rockwood Community Office (RCO) building, which will most likely be renovated and re-tenanted, will probably come along about six months after the start of the vacant portion of the site. When that is completed we are not exactly sure, but it will probably be sometime around the same time as the balance of the site because it is probably going to be a renovation versus new development. We are really thinking that by 18 months from now, we have a completed project.

Acting Chair French thanked Mr. Fuhrer and said every day we are getting closer and closer and that is why he shows up every day to work because he knows we are going to get there.

3. GOOD OF THE ORDER

None.

F. COMMISSION MEASURES AND PROPOSALS

1. ELECTION OF OFFICERS

Acting Chair French explained that in 2016, Commissioner Echols served as Vice Chair and Commissioner French served as Acting Chair.

Acting Chair French opened the floor to nominations for Vice Chair.

Acting Chair French nominated Commissioner Karylinn Echols.

There were no additional nominations.

Election of Commissioner Echols as Vice Chair for calendar year 2017 was approved as follows:

YES: Acting Chair Kirk French
 Commissioner Mario Palmero
 Commissioner Janine Gladfelter
 Commissioner David Widmark

NO: None

ABSENT: Commission Chair Shane T. Bemis
 Commission Vice Chair Karylinn Echols
 Commissioner Jerry Hinton

RECUSE: None

ABSTAIN: None

**GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES
FEBRUARY 21, 2017 – PAGE 7 OF 7**

Acting Chair French opened the floor to nominations for Acting Chair.

Commissioner Palmero nominated Commissioner David Widmark.

There were no additional nominations.

Election of Commissioner David Widmark as Acting Chair for calendar year 2017 was approved as follows:

YES: Acting Chair Kirk French
 Commissioner Mario Palmero
 Commissioner Janine Gladfelter
 Commissioner David Widmark

NO: None

ABSENT: Commission Chair Shane T. Bemis
 Commission Vice Chair Karylenn Echols
 Commissioner Jerry Hinton

RECUSE: None

ABSTAIN: None

G. ADJOURNMENT OF MEETING

Acting Chair French announced that following adjournment of this meeting, the Gresham City Council will meet in Executive Session.

Hearing no further business, Acting Chair French adjourned the meeting at 4:05 p.m.

/s/ SHANE T. BEMIS
CHAIR

Respectfully submitted,

/s/ Cecille Turley
Recording Secretary