

# GRESHAM

## REDEVELOPMENT COMMISSION

### AGENDA ITEM TYPE: DECISION

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### Appointment: Gresham Redevelopment Commission Advisory Committee

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**Meeting Date:** June 20, 2017

**Agenda Item Number:** C-1

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#### REQUESTED COMMISSION ACTION

Move to confirm the appointment of Ryan Johnson to the Gresham Redevelopment Commission Advisory Committee.

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#### PUBLIC PURPOSE AND COMMUNITY OUTCOME

The purpose of the 11-member Gresham Redevelopment Commission (GRDC) Advisory Committee is to advise the GRDC on implementation of Urban Renewal plans, including, but not limited to: a) The timing, final design, and funding for projects and activities listed in the Rockwood-West Gresham Renewal Plan (Plan); b) The annual or period work plans related to implementation of the Plan; c) Minor or major amendments to the Plan; and d) The sponsoring of public events and other activities to gather input and communicate with the community regarding the Plan.

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#### BACKGROUND

On March 8, 2017, Ryan Johnson was interviewed by a panel that included the GRDC Advisory Committee's Commission liaison Karylenn Echols, Chair Joan Albertson, and staff liaison Josh Fuhrer, and is being recommended to GRDC for appointment.

If confirmed, Mr. Johnson would serve as the representative from the Community Development and Housing Committee. The term of service for this appointment would be three years and would conclude on June 20, 2020.

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#### RECOMMENDATION AND ALTERNATIVES

GRDC Chair Shane Bemis is recommending GRDC consent to the appointment of Ryan Johnson to the GRDC Advisory Committee.

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#### BUDGET / FINANCIAL IMPACT

None

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**PUBLIC INVOLVEMENT**

Not applicable for this appointment.

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**NEXT STEPS**

N/A

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**ATTACHMENTS**

None. Application is on file with the Council Coordinator and Urban Renewal office.

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**FROM**

Cecille Turley, Program Technician

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**REVIEWED THROUGH**

Josh Fuhrer, GRDC Executive Director  
Rachael Fuller, Assistance City Manager

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**FOR MORE INFORMATION**

Staff Contact: Cecille Turley  
Telephone: (503) 618-2545  
Staff E-Mail: [cecille.turley@greshamoregon.gov](mailto:cecille.turley@greshamoregon.gov)  
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# GRESHAM

## REDEVELOPMENT COMMISSION

### AGENDA ITEM TYPE: DECISION

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### Gresham Redevelopment Commission Meeting Minutes

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**Meeting Date:** June 20, 2017

**Agenda Item Number:** C-2

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#### REQUESTED COMMISSION ACTION

Move to approve minutes from the Gresham Redevelopment Commission meeting of May 16, 2017.

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#### ATTACHMENTS

A. Meeting Minutes: May 16, 2017

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#### FROM

Cecille Turley, Program Technician

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#### FOR MORE INFORMATION

Staff Contact: Cecille Turley, Program Technician

Telephone: (503) 618-2545

Staff E-Mail: [Cecille.Turley@GreshamOregon.gov](mailto:Cecille.Turley@GreshamOregon.gov)

Website: [www.GreshamOregon.gov/UrbanRenewal](http://www.GreshamOregon.gov/UrbanRenewal)

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

**Chair Shane T. Bemis** called the Gresham Redevelopment Commission (GRDC) meeting to order at 4:01 p.m. on the 16<sup>th</sup> day of May 2017 in the Council Chambers, Public Safety & Schools Bldg., 1331 NW Eastman Parkway, Gresham, Oregon.

COMMISSION PRESENT: Commission Chair Shane T. Bemis  
Commission Vice Chair Karylinn Echols  
Commissioner Kirk French  
Commissioner Janine Gladfelter

COMMISSION ABSENT: Commissioner Jerry Hinton  
Commissioner Mario Palmero  
Commissioner David Widmark

STAFF PRESENT: Josh Fuhrer, Gresham Redevelopment Commission Executive Director  
Dave Ris, City Attorney  
Sharron Monohon, Budget and Financial Planning Director  
Robin Sells, Police Chief  
Corey Falls, Director of Police Services and 21st Century Policing  
Brian Monberg, Senior Manager  
Teresa Hall, Council Coordinator  
Cecille Turley, Program Technician  
Susanjoy Wright, City Recorder

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

Chair Bemis read the instructions.

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

None.

**C. CONSENT AGENDA**

Chair Bemis read the Consent Agenda.

**1. URBAN RENEWAL CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2017/18 – 2021/22**

**2. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES: APRIL 18, 2017**

A motion was made by Commissioner Kirk French and seconded by Commissioner Janine Gladfelter **TO APPROVE CONSENT AGENDA ITEMS C-1 and C-2**. The motion passed as follows:

**GRESHAM REDEVELOPMENT COMMISSION DRAFT MEETING MINUTES  
MAY 16, 2017 – PAGE 2 OF 2**

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YES: Commission Chair Shane T. Bemis  
Commission Vice Chair Karylenn Echols  
Commissioner Kirk French  
Commissioner Janine Gladfelter

NO: None

ABSENT: Commissioner Jerry Hinton  
Commissioner Mario Palmero  
Commissioner David Widmark

RECUSE: None

ABSTAIN: None

**D. PUBLIC HEARING**

None.

**E. COMMISSION BUSINESS**

None.

**F. COMMISSION MEASURES AND PROPOSALS**

None.

**G. ADJOURNMENT OF MEETING**

Hearing no further business, Chair Bemis adjourned the meeting at 4:03 p.m.

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SHANE T. BEMIS  
CHAIR

Respectfully submitted,

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Cecille Turley  
Recording Secretary

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# GRESHAM

## REDEVELOPMENT COMMISSION

### **AGENDA ITEM TYPE: PUBLIC HEARING & DECISION**

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### **Public Hearing & Resolution No. 42: Budget and Appropriations of the Gresham Redevelopment Commission for Fiscal Year 2017/18**

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**Meeting Date:** June 20, 2017

**Agenda Item Number:** D-1

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#### **REQUESTED COMMISSION ACTION**

Hold a public hearing and allow for public testimony regarding Gresham Redevelopment Commission Resolution No. 42.

Move to approve Resolution No. 42 Adopting Budget and Making Appropriations of the Gresham Redevelopment Commission of Gresham, Oregon for Fiscal Year 2017/18, including the Declaration of Tax Increment authorizing the collection of tax increment revenues. The budget is adopted in the aggregate amount of \$24,440,900.

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#### **PUBLIC PURPOSE AND COMMUNITY OUTCOME**

As required by Oregon law, each year the Gresham Redevelopment Commission (GRDC) holds a public hearing to allow public comment from citizens regarding the Rockwood-West Gresham Urban Renewal District Approved Budget prior to adoption by the GRDC.

The GRDC has the final responsibility for allocating the resources of the budget. This authority is part of the responsibility given to the elected body to adopt the annual budget and make appropriations (ORS 294.456).

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#### **BACKGROUND**

On May 10, 2017, the GRDC Budget Committee (Budget Committee) held a public hearing and approved the Proposed Fiscal Year 2017/18 Budget. The Budget Committee is composed of seven members of the GRDC and seven citizens who are members of the GRDC Advisory Committee.

The Budget Committee approved the budget at the conclusion of the meeting.

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#### **RECOMMENDATION AND ALTERNATIVES**

##### **Recommendation:**

Staff recommends that the GRDC hold a public hearing, allow for public testimony, and approve Resolution No. 42 adopting the Fiscal Year 2017/18 Budget as approved by the

Budget Committee, and certify to the County Assessor a declaration of tax increment revenue that may be raised for the Rockwood-West Gresham Urban Renewal District.

**Alternatives:**

The GRDC may choose to hold the public hearing, allow for public testimony, and revise the Fiscal Year 2017/18 Approved Budget within statutory restrictions prior to adoption.

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**BUDGET / FINANCIAL IMPACT**

The Fiscal Year 2017/18 Approved Budget is in the aggregate amount of \$24,440,900.

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**PUBLIC INVOLVEMENT**

Notice of the May 10, 2017 GRDC Budget Committee meeting was published in The Gresham Outlook on April 25, 2017 with a second notice published on April 28, 2017. Notice of the meeting was also posted on the City's website from April 20, 2017 through May 10, 2017.

One public meeting was held on May 10, 2017. There were no citizen comments.

Notice of the public hearing for the GRDC to adopt the budget was published in The Gresham Outlook on June 9, 2017. Notice of the public hearing was also posted on the City's website on May 17, 2017.

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**NEXT STEPS**

The Fiscal Year 2017/18 Adopted Budget will be in effect from July 1, 2017 through June 30, 2018.

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**ATTACHMENTS**

A. Resolution No. 42

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**FROM**

Cecille Turley, Program Technician

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**REVIEWED THROUGH**

Josh Fuhrer, GRDC Executive Director  
Rachael Fuller, City of Gresham Assistant City Manager  
Sharron Monohon, City of Gresham Budget & Financial Planning Director  
David Ross, City of Gresham Senior Assistant City Attorney

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**FOR MORE INFORMATION**

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**RESOLUTION NO. 42**

**A RESOLUTION ADOPTING BUDGET AND MAKING APPROPRIATIONS  
OF THE GRESHAM REDEVELOPMENT COMMISSION OF GRESHAM,  
OREGON FOR FISCAL YEAR 2017/18**

**THE GRESHAM REDEVELOPMENT COMMISSION FINDS:**

- A. The Rockwood-West Gresham Urban Renewal Plan (“Plan”) was approved and adopted by the City of Gresham per City of Gresham Ordinance No. 1573, dated August 5, 2003.
- B. On November 4, 2003 the electors of the City of Gresham approved the Plan.
- C. Gresham Revised Code (“GRC”) Article 2.24 establishes the Gresham Redevelopment Commission (“GRDC”) and GRC section 2.24.010 (4) authorizes the GRDC to adopt bylaws to govern its procedures.
- D. GRDC adopted its By-Law by Resolution No. 2 on February 26, 2004.
- E. The GRDC adopted Resolution No. 31, effective November 19, 2013, which provides that the Gresham Redevelopment Commission elects not to be under the jurisdiction of the Tax Supervision and Conservation Commission
- F. The GRDC has prepared a budget for the fiscal year 2017/18, commencing July 1, 2017.
- G. The budget was approved by the GRDC Budget Committee on May 10, 2017.
- H. It is necessary to pass a resolution adopting the budget, and making appropriations.

**THE GRESHAM REDEVELOPMENT COMMISSION RESOLVES:**

- 1. The GRDC adopts the budget in the aggregate amount of \$24,440,900 for fiscal year 2017/18, and the budget is on file in the Budget and Financial Planning office of the City of Gresham.
- 2. The GRDC makes appropriations for fiscal year 2017/18 in the amount and for the purposes set forth in Exhibit A.

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3. The GRDC adopts the following declaration of tax increment:

DECLARATION OF TAX INCREMENT

The GRDC hereby resolves to certify to the county assessor a request for the Rockwood / West Gresham Urban Renewal District for the maximum amount of revenue that may be raised by dividing the taxes under section 1C, Article IX of the Oregon Constitution and ORS Chapter 457.

4. The Executive Director is directed to file two certified copies of this resolution with the Multnomah County Assessor and such additional documents as required by law.

Yes: \_\_\_\_\_

No: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

Passed by the Gresham Redevelopment Commission and effective on June \_\_\_\_, 2017.

\_\_\_\_\_  
Josh Fuhrer  
Executive Director

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Shane T. Bemis  
Chairperson

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David J. Ross  
Gresham Redevelopment Commission  
Legal Counsel

EXHIBIT A

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**Rockwood-West Gresham Urban Renewal Appropriations by Fund**  
**FY 2017/18**

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	<b>FY 2017/18 Appropriations</b>
<b>Rockwood UR Capital Proj. Fund</b>	
Urban Renewal District	11,598,921
Contingency	500,000
<i>Total Rockwood UR Capital Proj. Fund Appropriation</i>	<u>12,098,921</u>
Unappropriated	<u>47,979</u>
<b>Total Rockwood UR Capital Proj. Fund Requirements</b>	<b><u><u>12,146,900</u></u></b>
<b>Rockwood UR Debt Service Fund</b>	
Debt Service	6,984,300
<i>Total Rockwood UR Debt Service Fund Appropriation</i>	<u>6,984,300</u>
Unappropriated	<u>5,309,700</u>
<b>Total Rockwood UR Debt Service Fund Requirements</b>	<b><u><u>12,294,000</u></u></b>
<b>FY 2017/18 Budget in Aggregate:</b>	<u><u>24,440,900</u></u>

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