

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

**Commission Chair Shane T. Bemis** called the Gresham Redevelopment Commission (GRDC) meeting to order at 3:21 p.m. on the 21<sup>st</sup> day of May 2019 in the Council Chambers, Public Safety & Schools Bldg., 1331 NW Eastman Parkway, Gresham, Oregon.

COMMISSION PRESENT: Commission Chair Shane T. Bemis  
Commission Vice Chair Janine Gladfelter  
Commissioner Karylenn Echols  
Commissioner Eddy Morales  
Commissioner David Widmark

COMMISSION ABSENT: Commissioner Jerry Hinton  
Commissioner Mario Palmero

STAFF PRESENT: Josh Fuhrer, Gresham Redevelopment Commission Executive Director  
Emily Bower, Senior Urban Renewal Project Coordinator  
Robyn Stowers Senior Urban Renewal Project Coordinator  
Amy Evans, Urban Renewal Program Technician  
Kevin McConnell, Senior Assistant City Attorney  
Dave Ross, Senior Assistant City Attorney  
Sharron Monohon, Budget and Financial Planning Director  
Scott Jury, Purchasing Agent  
Robin Sells, Police Chief  
Zachary Smelser, Police Officer  
Ashley Miller, 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**

**Vice Chair Janine Gladfelter** read the instructions.

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

**Pam Phan**, Policy and Organizing Director with the Community Alliance of Tenants (CAT) and member of the Gresham Housing Task Force, gave comment. She said she is really excited to be here. She wants to take a moment to thank the City and the Mayor for taking action and developing the task force. It's been a great experience to be on the task force. It's been a collaborative and insightful group and we've appreciated building deeper relationships in general with members of the community and staff here. She is here this afternoon to talk about that work of the task force in the context of the lived experiences of our members who are tenants here in Gresham, and particularly pertinent to the redevelopment of Rockwood in general. Last year on April 3<sup>rd</sup>, CAT and the larger Gresham Housing for the People Coalition groups testified with our concerns about the questions of how the task force would actually address the needs of Gresham's most vulnerable renters. We asked these three questions:

1. How can Council guarantee that City policies and programs and actions could contribute to the positive outcomes, such as housing and health, instability of our seniors, working people and those with disabilities?
2. How will the work of the task force address these questions, maintaining accountability and transparency for renters who are Gresham residents and who are also half of Gresham's population?
3. With more than 53 percent of Gresham's renters currently experiencing a housing cost burden, how will Council help to keep us stably housed in Gresham?

It's been a year and we've heard from renters consistently, but we wanted to bring back the question and call the question today that we have gotten little to no relief from the rising rents and are struggling with what we believe is a renter's state of emergency in general. We see lack of repair in homes, mold, all sorts of different issues and non-responsiveness from landlords, as well as an inability to live without harassment from landlords or managers. And tenants are still struggling to make ends meet and they especially have to juggle to pay for medicine, childcare and food just because of rising rent costs. We're really thankful to the leadership of Senator Laurie Monnes Anderson and Representatives Chris Gorsek and Carla Piluso for championing Senate Bill 608, which actually gives us some relief and more important than relief, it sets the tone that renters need to be protected here in Gresham, so we're really excited to continue working with you. But the question we are here to ask today is when can action be taken? We've been waiting in this year. Since then, we've been waiting to hear back from the City about actions that can be taken to really support stability and security for dozens if not hundreds of families who live throughout Gresham, not just in Rockwood, but especially in Rockwood, so we are here today to ask that question and if we can continue that dialog, she'd love to hear your thoughts.

**Chair Bemis** called for GRDC comments or questions on Ms. Phan's testimony.

There were none.

### **C. CONSENT AGENDA**

**Chair Bemis** read the Consent Agenda.

**1. URBAN RENEWAL CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2019/20 – 2023/24**

**2. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES OF APRIL 16, 2019 AND MAY 7, 2019.**

**Chair Bemis** asked if there were any items on the Consent Agenda that any Commissioner wished to remove for further discussion.

Hearing none, **Chair Bemis** called for a motion on the Consent Agenda.

A motion was made by Commissioner David Widmark and seconded by Vice Chair Janine Gladfelter **TO APPROVE CONSENT AGENDA ITEMS C-1 AND C-2.**

**Chair Bemis** asked if there was any discussion on the motion.

Hearing none, **Chair Bemis** called for the vote.

The motion passed as follows:

YES:           Commission Chair Shane T. Bemis  
                  Commission Vice Chair Janine Gladfelter  
                  Commissioner Karylinn Echols  
                  Commissioner Eddy Morales  
                  Commissioner David Widmark

ABSENT:       Commissioner Jerry Hinton  
                  Commissioner Mario Palmero

#### **D. PUBLIC HEARING**

None.

#### **E. COMMISSION BUSINESS**

##### **1. ROCKWOOD RISING REDEVELOPMENT PROJECT PARTNER UPDATE**

**Emily Bower**, Senior Urban Renewal Project Coordinator, introduced the topic. She said good afternoon Commissioners, it is with great excitement that we get to highlight a few of our amazing partners of the Rockwood Rising project. The GRDC staff believes a critical part of our project success is fundamentally grounded in an inclusive engagement process and our partnerships. In 2015, we began working with the community and continue to find ways to improve this process. While the project milestones have shifted focus to development agreements and financing, staff has been adaptable and creative in continuing outreach initiatives. We've learned and know our most effective engagement is working with organizations that have a direct impact on the day-to-day lives of our community members. From her PowerPoint, this is a great image from Boys and Girls Club - a significant partnership with the GRDC completed in 2016. With this understanding, we continue to work with relevant organizations. The next image is our Rockwood "pop-up" community offices (the RCO Bldg.) That's Ruben Fonseca from Portland Opportunities Industrialization Center (POIC) enjoying the sun in front of the RCO. On a day-to-day basis, you might find budding small business owners meeting with their advisors and youth making music videos or community events celebrating a milestone. Tonight, we highlight a few of our partners who support our work with culturally specific outreach to connect African American, Black, and African immigrant and refugee populations to access healthier food options and economic development opportunities, culturally competent small business development services, and digital inclusion courses focused on youth. She would like to extend sincere gratitude to those with us tonight and for all our collective partners that are committed to Rockwood and Gresham. With that, she will turn it over to Charlene McGee, the Racial and Ethnic Approaches to Community Health (REACH) Program Manager for Multnomah County Health Department. We will hold questions until after our partner presentations. (PowerPoint presentation attached as Exhibit A.)

**Charlene McGee**, Racial and Ethnic Approaches to Community Health (REACH) Program Manager for Multnomah County Health Department gave a presentation on REACH activities. (PowerPoint presentation attached as Exhibit B.)

**Carmen Madrid**, Business Development Manager for Micro Enterprise Services of Oregon (MESO) gave a presentation on MESO's activities. (PowerPoint presentation attached as Exhibit C.)

**Seth Ring**, Director of Education and Volunteers for MetroEast Community Media (MECM) gave a presentation on their Rockwood Digital Inclusion and Youth (Rockwood DIY) programming activities. (PowerPoint presentation attached as Exhibit D).

**Ms. Bower** thanked the project partners for their thoughtful presentations. She said this is just a snapshot of what the future of Rockwood Rising will bring to our community and all of us are very excited, so while we have been waiting for groundbreaking, our partners have been very active in doing the great work with the community. We are happy to answer any questions.

**Chair Bemis** called for questions or comments from the presenters.

**Commissioner Eddy Morales** said thank you for all of your work and congratulations on the "soon to be" office space. It was nice seeing in the material and running into people that he supports and have supported because of the work that you did to get them to a place where they had visibility and capacity to receive support. He and his partner support Books Around the Corner quite a bit and helped with their seed funding.

**Commissioner David Widmark** said it's really exciting to see what you are doing with the youth and each of you have carved out a special niche for our community. But to see the next generation coming along and knowing that they're going to be good citizens and also that they're going to have ownership in their community, that's really exciting. He applauds the health piece and also the entrepreneurial. He thinks it's just a great triangle, so thank you.

**Vice Chair Gladfelter** said she is just going to echo what the other Commissioners just said. But truly, what great impacts you have already had in our community. Thank you so much.

**Commissioner Karylinn Echols** said fabulous work. These are my favorite meetings ever when the community comes and talks about all of the things that are going on in buildings and parks and off the main street that we don't normally see, so thank you all for taking the time to come here. She did want to say one thing about MECM's Smartphones for Seniors program. She really loves that. Last century when computers were becoming a thing, her 80-year-old grandfather was really interested and wanted to know how to get on the computer, so she got him classes at the senior center. Senior citizens were teaching him everything from how to turn on a computer to everything beyond that and he would get so excited about going to school. He would get all dressed up and go in early to meet with the teacher and do the lab and everything, so she knows what a difference it made in his life. Certainly, with smartphones, and you're probably way ahead of me on this, but she is thinking about video chatting. For a lot of us as grandparents and people all over the place, that's a wonderful thing to teach us, as well. You're all doing really great work. And thank you to the staff who are really helping those partnerships to grow and really thrive.

**Chair Bemis** called for further questions or comments.

There were none.

**Chair Bemis** said thank you all for the work and for the report. Really appreciate it.

**2. GOOD OF THE ORDER**

None.

**F. COMMISSION MEASURES AND PROPOSALS**

None.

**G. ADJOURNMENT OF MEETING**

Hearing no further business, **Chair Bemis** adjourned the meeting at 3:56 p.m.

/s/ SHANE T. BEMIS

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CHAIR

Respectfully submitted,

/s/ Cecille Turley

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Recording Secretary