

GRESHAM

REDEVELOPMENT COMMISSION

ADVISORY COMMITTEE

Jack Hollis, Chair
Celso Naranjo, Vice Chair
Marissa Clarke
Jennifer McMillian
Ibrahim Moustafa
Gregory Schroeder
Dina DiNucci, Commission Vice Chair and Commission Liaison

December 11, 2024
6:00 P.M.

Gresham Redevelopment Commission
Advisory Committee Meeting

The Gresham Redevelopment Commission Advisory Committee will hold this meeting in-person and virtually via Zoom, an online meeting platform.

LOCATION

Rockwood Market Hall
(3rd floor Conference room)
458 SE 185TH Avenue
Gresham, OR 97233

(The meeting will be held upstairs on the 3rd floor of the Rockwood Market Hall conference room. The entrance is located on the east side of the building.)

Zoom Access Link and Call-in Numbers to join the meeting

Click the link below to join the webinar:

<https://greshamoregon.zoom.us/j/83106272675?pwd=YWQwVWN4NUs2WWRVVKNTNTIOL1RKUT09>

Passcode: aZM2TU11h7

Or One tap mobile:

US: +12532158782,,83106272675#,,,,*4632237382

Or Telephone:

Dial: US: +1 253 215 8782
Webinar ID: 831 0627 2675
Passcode: 4632237382

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE AGENDA
DECEMBER 11, 2024 – PAGE 2**

- A. 6:00 CALL TO ORDER BY PRESIDING OFFICER
- 1. 6:01 ROLL CALL
- 2. 6:03 ANNOUNCEMENTS
- 3. 6:08 INSTRUCTIONS TO CITIZENS FOR TESTIFYING ON AGENDA AND NON-AGENDA ITEMS:
 - Written Testimony** must be received by 6:00 p.m. one (1) business day before the meeting via email to Johntae Ivory, Program Technician, at Johntae.ivory@greshamoregon.gov.
 - Oral Testimony:** If you plan to provide Oral public testimony, you must register your name, email address, phone number, and subject matter, one (1) business day before the meeting via email to Johntae Ivory, Program Technician, at Johntae.ivory@greshamoregon.gov.
- 4. 6:10 PUBLIC COMMENT
- 5. 6:20 YEAR END REVIEW
 - Michael Gonzales, Gresham Redevelopment Commission Interim Director
 - Committee Action:** **Discussion**
- 6. 6:50 MEETING MINUTES: NOVEMBER 20, 2024
 - Committee Action:** **Decision**
- 7. 7:00 GOOD OF THE ORDER
- B. 7:05 ADJOURNMENT OF MEETING

MEETING SCHEDULE (Subject to Change)	
<p style="text-align: center;">GRESHAM REDEVELOPMENT COMMISSION</p> <p style="text-align: center;"><u>Meeting Schedule</u></p> <p style="text-align: center;">Meets as needed on the third Tuesday of the month at 2:30 p.m.</p>	<p style="text-align: center;">GRESHAM REDEVELOPMENT COMMISSION</p> <p style="text-align: center;"><u>ADVISORY COMMITTEE</u></p> <p style="text-align: center;"><u>Meeting Schedule</u></p> <p style="text-align: center;">Meets as needed on the second Wednesday of the month at 6:00 p.m.</p>

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE (GRDCAC)
NOVEMBER 20, 2024 MEETING MINUTES**

MEETING LOCATION

Online meeting via Zoom Conference Call US: +12532158782, Webinar ID 831 0627 2675, or
<https://greshamoregon.zoom.us/j/83106272675>

COMMITTEE PRESENT: Jack Hollis, Chair
Marissa Clarke
Jennifer McMillian
Gregory Schroeder
Celso Naranjo

COMMITTEE ABSENT: Ibrahim Moustafa

COMMISSION
LIAISON PRESENT: Commission Vice Chair Dina DiNucci

STAFF PRESENT: Michael Gonzales, Gresham Redevelopment Interim Director
Johntae Ivory, Program Technician, Recording Secretary

A. CALL TO ORDER

Chair Jack Hollis called the meeting to order at **6:02 P.M.**

1. ROLL CALL

Chair Hollis called the roll.

2. ANNOUNCEMENTS

Mr. Ivory reminded the committee about future dates:

- Thanksgiving – November 28, 2024
- Gresham Redevelopment Commission Meeting (GRDC) – December 10, 2024 – 2:30 P.M
- Gresham Redevelopment Commission Advisory Committee Meeting – In Person, December 11th, at 6:00 P.M., in the Rockwood Market Hall. He will send out information regarding the next meeting.

3. INSTRUCTIONS TO CITIZENS FOR TESTIFYING ON AGENDA AND NON-AGENDA ITEMS

Chair Hollis read the instructions.

4. PUBLIC COMMENT

None

5. COMMUNITY INVESTEMENT UPDATE

Fire Station

Mr. Gonzales, Interim Gresham Redevelopment Commission Executive Director, to give the presentation.

Jennifer McMillian asked if there's discussions about adding more traffic signals to help with safety and traffic when the fire department leaves the station.

Mr. Gonzales acknowledged they have had discussions regarding the traffic on Halsey related to the fire station and he explained some of the concepts.

Gregory Schroeder asked about adding green rooftops as part of the design for the fire station.

Mr. Gonzales explained the design team has had discussions about incorporating some green spaces into the plans.

Chair Hollis explained some ideas he has heard from community members regarding fire stations features. Some examples were an outdoor basketball hoop, and courtyard for public interaction.

Mr. Gonzales said he would suggest the ideas he heard today to the design group and acknowledges the schematic plans are designed based on many key factors, he loves all the ideas that the committee talked about.

Property Acquisition

Mr. Schroeder likes the idea of purchasing the property at 18330 E Burnside St., especially with the possibility of expansion with our other properties in the area.

Ms. McMillian agrees with this property acquisition and the possibility of future development on the site.

Celso Naranjo agrees with this purchase and would like to see us utilize the property and add some walking paths to make it more pleasurable between parking and the max station.

Chair Hollis said he agrees with everyone else and there could be great benefits even if it's just adding walking paths for better access to the area. He believes there's a lot of opportunities with the new property acquisition.

Motion was made by **Celso Naranjo** and seconded by **Jennifer McMillian TO APPROVE THE purchase of the property at 18330 E Burnside St.** The motion passed as follows:

Jack Hollis	YES
Marissa Clarke	YES
Jennifer McMillian	YES
Gregory Schroeder	YES
Celso Naranjo	YES

6. MEETING MINUTES:

Chair Hollis announced that it's time to approve the minutes of **October 9, 2024**. Members who were not in attendance at the meetings being voted on should abstain from voting on those minutes. Additionally, for each meeting being voted on, a majority of members in attendance at that meeting must be in attendance tonight in order to be able to take a vote on those minutes or the vote will be tabled to the next meeting. Therefore, we will vote on the minutes for each meeting separately.

OCTOBER 9, 2024 MINUTES

Motion was made by **Gregory Schroeder** and seconded by **Celso Naranjo TO APPROVE THE MINUTES OF October 9, 2024**. The motion passed as follows:

Jack Hollis	YES
Marissa Clarke	YES
Celso Naranjo	YES
Gregory Schroeder	YES
Ibrahim Moustafa	ABSENT
Jennifer McMillian	ABSTAINED

7. GOOD TO THE ORDER:

Mr. Ivory acknowledges tonight's meeting is Commission DiNucci last Advisory Committee meeting and said she will be missed. He thanked her for all hard work and passion for the Rockwood community and we hope to continue to work with her in the future. Mr. Ivory invited her to our in-person meeting in December.

Commissioner Dina DiNucci said the makeup of the Advisory Committee for the GRDC has the most amazing people with the best ideas of all the years she has ever served. She loves the passion everybody brings and the way the staff honors its members.

Mr. Gonzales talked about an upcoming public engagement event at the Downtown Rockwood Market Hall on December 3, 2024. TriMet with talk about future investments in the area.

Mr. Naranjo congratulated **Chair Hollis** on his campaign for Gresham City Council. Wished him luck the next time.

Chair Hollis thanked everyone, and he will continue to work with the City of Gresham.

Mr. Gonzales acknowledged how much work it takes to run for those positions, and it shows his passion and dedication to the community.

Chair Hollis asked about the Hawthorne Wood property the GRDC owns, and he hopes the City has the same intensions when it comes to how the facility will be contracted out. He explained some of the concerns he has heard about the site and wanted to make sure the plans are still to help benefit the community, and not make it a for profit site. The Chair asked if the committee can be kept in the loop about the future of the site and how it will be used for the community.

Commissioner DiNucci said she gets approached by community members regarding the site and she has had people pitch their ideas about the future. She has also had conversations with the City

Manager about bringing in some of neighbors around the property to figure out the best steps and vision moving forward.

Chair Hollis explained how the community asked questions about our projects and he explained, even if we like it or not, we should bring these concerns to our committee for ideas to the committee for discussions.

Mr. Gonzales said we have received interest from outside community partners, nonprofits and other organizations. Staff are in the process of finding a 3rd party operator to take on the kind of fiscal responsibility to manage it. He acknowledges there's not a limit on what type of entity that would be the right fit but just simply a goal of finding responsible management to take on a property of that size. We are working with a broker to find the right organization that we could bring in front of the GRDC commission.

Chair Hollis believes we should have a broader conversation and response to the many ideas and inquiries about the Hawthorne Wood property, so that it's not one person who is making the key decisions. **Chair Hollis** explained, we should let the community know when we follow up with their concerns.

B. ADJOURNMENT OF MEETING

Hearing no further business, **Chair Hollis** adjourned the meeting at **7:36 P.M.**

Respectfully submitted,

/s/ Johntae Ivory
Johntae Ivory
Recording Secretary