

# GRESHAM REDEVELOPMENT COMMISSION AGENDA

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## COMMISSION CHAIR TRAVIS STOVALL

COMMISSION VICE CHAIR DINA DINUCCI  
COMMISSION ACTING CHAIR JERRY HINTON  
COMMISSIONER JANINE GLADFELTER

COMMISSIONER VINCENT JONES-DIXON  
COMMISSIONER EDDY MORALES  
COMMISSIONER SUE PIAZZA

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## GRESHAM REDEVELOPMENT COMMISSION June 18, 2024

**OPEN SESSION – 2:30 P.M.**

**Gresham Civic Center, Public Safety & Schools Building, Council Chambers  
1331 NW Eastman Parkway, Gresham, Oregon**

### **PLEASE NOTE**

The Gresham Redevelopment Commission is transitioning back to in-person meetings. Members of the public are now welcome to attend in-person in the Council Chambers. This meeting will also be broadcast live at [GreshamOregon.gov/Agendas](https://greshamoregon.gov/Agendas) and via Zoom, an online meeting platform.

The City's business hours are Monday through Friday from 8:00 a.m. to 5:00 p.m.

Persons who desire to access the meeting and are unable to access the meeting via the livestream at [GreshamOregon.gov/Agendas](https://greshamoregon.gov/Agendas) or via Zoom are encouraged to contact Johntae Ivory, Administrative Assistant II, by calling 503-618-2473 or emailing [johntae.ivory@greshamoregon.gov](mailto:johntae.ivory@greshamoregon.gov) by 5:00 p.m. two (2) business days before the meeting, so that the City can provide alternate arrangements.

Persons who desire translation services for this meeting must notify Johntae Ivory, Administrative Assistant II, by calling 503-618-2473 or emailing [johntae.ivory@greshamoregon.gov](mailto:johntae.ivory@greshamoregon.gov) by 5:00 p.m. three (3) business days before the meeting, so that the City can make arrangements for translation services.

### **ZOOM ACCESS LINK AND CALL-IN NUMBERS FOR THIS MEETING**

**Click the link below to join the webinar:**

<https://greshamoregon.zoom.us/j/87895316107?pwd=YTIJZFJrcTV5SU8xa1NoVWdXWXhsZz09>

Passcode: 4xERZB5sqX

**Or One Tap Mobile:**

US: +16699006833,,87895316107#,,,,\*4983688933# or +12133388477,,87895316107#,,,,\*4983688933#

**Or Telephone:**

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 213 338 8477 or +1 253 215 8782 or +1 646 876 9923

Webinar ID: 878 9531 6107

Passcode: 4983688933

International numbers available: <https://greshamoregon.zoom.us/j/87895316107?pwd=YTIJZFJrcTV5SU8xa1NoVWdXWXhsZz09>

### **PLEASE NOTE**

Instructions for signing up for **written or oral testimony** are provided on this agenda under section A (2): Instructions to Citizens on Signing Up for Public Testimony Regarding Agenda and Non-Agenda Items.

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**TIME ESTIMATE (Minutes)**

**GRESHAM REDEVELOPMENT COMMISSION AGENDA - REVISED  
JUNE 18, 2024 – PAGE 2**

**A. CALL TO ORDER BY PRESIDING OFFICER 5**

1. ROLL CALL OF THE GRESHAM REDEVELOPMENT COMMISSION
2. INSTRUCTIONS TO CITIZENS FOR TESTIFYING ON AGENDA AND NON-AGENDA ITEMS

**Written Testimony** must be received by 3:00 p.m. on Monday, June 17, 2024, via email to Johntae Ivory, Administrative Assistant II, at [johntae.ivory@greshamoregon.gov](mailto:johntae.ivory@greshamoregon.gov)

**Oral Testimony:** Persons wishing to provide oral testimony must register their request to Johntae Ivory, Administrative Assistant II, by calling 503-618-2473 or emailing [johntae.ivory@greshamoregon.gov](mailto:johntae.ivory@greshamoregon.gov) by 3:00 p.m. on Monday, June 17, 2024 and include their name, email address, phone number, and subject matter of the oral testimony.

*Mr. Ivory will send persons who wish to provide oral testimony via Zoom a Zoom link to use to provide the oral testimony.*

**B. CITIZEN AND COMMUNITY GROUP COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS 10**

1. CITIZEN AND COMMUNITY GROUP COMMENTS

**C. CONSENT AGENDA 5**

Commission actions are taken in one motion on Consent Agenda items; however, Commission members can remove items from the Consent Agenda to be addressed separately.

1. **GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES**  
Commission approval of this item will approve the minutes of the Commission meeting of May 21, 2024.
2. **REAPPOINTMENTS TO THE GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE**  
Commission approval of this item will confirm the reappointments of Jack Hollis and Celso Naranjo to the Gresham Redevelopment Commission Advisory Committee.

**D. PUBLIC HEARING 10**

1. **PUBLIC HEARING & RESOLUTION NO. 53: BUDGET AND APPROPRIATIONS OF THE GRESHAM REDEVELOPMENT COMMISSION FOR FISCAL YEAR 2024/25**  
As required by Oregon law, the Commission will hold a public hearing to allow for written and oral comments from citizens regarding the Commission's Fiscal Year 2024/25 Budget for the Rockwood-West Gresham Urban Renewal Area and approve Resolution No. 53.

**E. COMMISSION BUSINESS**

None.

**F. COMMISSION MEASURES AND PROPOSALS**

None.

**G. ADJOURNMENT OF MEETING**

**TOTAL ESTIMATED TIME (MINUTES): 30**

**GRESHAM REDEVELOPMENT COMMISSION AGENDA - REVISED  
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**MEETING BROADCAST AND REPLAY SCHEDULE**

**Live Broadcast**

- Comcast Channel 22 (322 HD) or Frontier Channel 33
- City of Gresham website: [GreshamOregon.gov/Videos](https://GreshamOregon.gov/Videos). (Under “Upcoming Events,” select the Redevelopment Commission “Agenda.” An active link to the Zoom meeting is posted on page 1 of the Agenda. Phone numbers are also posted for the option of attending the meeting by phone.)

**Replays**

- 4<sup>th</sup> Monday of the same month at 6:00 p.m. on Comcast Channel 30 (330 HD) or Frontier Channel 38
- 1<sup>st</sup> Friday of the following month at 11:30 p.m. on Comcast Channel 30 (330 HD) or Frontier Channel 38
- Any time after 72 hours following the meeting: [GreshamOregon.gov/Videos](https://GreshamOregon.gov/Videos)

# GRESHAM

## REDEVELOPMENT COMMISSION

### AGENDA ITEM TYPE: DECISION

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### Gresham Redevelopment Commission Meeting Minutes

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**Meeting Date:** June 18, 2024

**Agenda Item Number:** C-1

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#### REQUESTED COMMISSION ACTION

Move to approve minutes from the Gresham Redevelopment Commission meeting of May 21, 2024.

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#### ATTACHMENTS

A. Meeting Minutes: May 21, 2024

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#### FROM

Johntae Ivory, Program Technician

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#### REVIEWED THROUGH

Brian Monberg, Executive Director of the Gresham Redevelopment Commission

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#### FOR MORE INFORMATION

Staff Contact: Johntae Ivory, Program Technician

Telephone: (503) 618-2473

Staff E-Mail: [Johntae.Ivory@GreshamOregon.gov](mailto:Johntae.Ivory@GreshamOregon.gov)

Website: [GreshamOregon.gov/Urban-Renewal](http://GreshamOregon.gov/Urban-Renewal)

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

**Chair Travis Stovall** called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, May 21, 2024, at 2:30 P.M. via Conference Call +1 253 215 8782, Meeting ID 878 9531 6107 or <https://greshamoregon.zoom.us/j/87895316107>

**1. ROLL CALL OF THE GRESHAM REDEVELOPMENT COMMISSION**

**Chair Stovall** called the roll.

COMMISSION PRESENT: Commission Chair Travis Stovall  
Commission Vice Chair Dina DiNucci  
Commissioner Acting Chair Jerry Hinton  
Commissioner Janine Gladfelter  
Commissioner Sue Piazza  
Commissioner Vincent Jones-Dixon

COMMISSION ABSENT: Commissioner Eddy Morales

STAFF PRESENT: Ellen Van Riper, Gresham City Attorney  
Steve Fancher, Assistant City Manager  
Brian Monberg, Gresham Redevelopment Commission Executive Director  
Michael Gonzales, Gresham Redevelopment Project Coordinator  
Johntae Ivory, Program Technician, Recording Secretary

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

**Chair Travis Stovall** read the instructions.

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

**1. CITIZEN AND COMMUNITY GROUP COMMENTS**

None.

**C. CONSENT AGENDA**

**1. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES**

Commission approval of this item would approve the minutes of the Commission meetings of April 16, 2024.

**Chair Stovall** called for a motion on the Consent Agenda.

Motion was made by **Commissioner Piazza** and seconded by **Commissioner Gladfelter** APPROVE CONSENT AGENDA ITEM C-1, C-2, C-3.

**GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES  
MAY 21, 2024 – PAGE 2 OF 2**

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**Chair Stovall** asked if there was any discussion on the Consent Agenda or motion.

Hearing none, **Chair Stovall** called for the vote. The motion passed as follows:

Commission Chair Travis Stovall	YES
Commissioner Janine Gladfelter	YES
Commissioner Jerry Hinton	YES
Commissioner Sue Piazza	YES
Commissioner Vincent Jones-Dixon	YES
Commission Vice Chair Dina DiNucci	ABSTAINED

Note: Item C-3 was incorrectly labelled on the agenda. The correct title should be "April 16, 2024." The correct document was included in the agenda packet and unanimously approved by the Commission.

**D. PUBLIC HEARING**

None.

**E. COMMISSION BUSINESS**

None.

**F. COMMISSION MEASURES AND PROPOSALS**

None.

**G. ADJOURNMENT OF MEETING**

Hearing no further business, Chair Stovall adjourned the meeting at 2:37 PM.

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TRAVIS STOVALL  
CHAIR

Respectfully submitted,

/s/ Johntae Ivory  
Johntae Ivory  
Recording Secretary

# GRESHAM

## REDEVELOPMENT COMMISSION

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### AGENDA ITEM TYPE: DECISION

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### Reappointments to the Gresham Redevelopment Commission Advisory Committee

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**Meeting Date:** June 18, 2024

**Agenda Item Number:** C-2

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#### REQUESTED COMMISSION ACTION

Move to confirm the reappointments of Jack Hollis and Celso Naranjo to the Gresham Redevelopment Commission Advisory Committee.

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#### PUBLIC PURPOSE AND COMMUNITY OUTCOME

The purpose of the Gresham Redevelopment Commission Advisory Committee (GRDCAC) is to advise the Gresham Redevelopment Commission (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; d) The sponsoring of public events and other activities to gather input and communicate with the community regarding the Plan; and e) Serve as the seven appointed citizen members of the GRDC Budget Committee.

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#### BACKGROUND

The GRDCAC consists of seven members who must be electors residing within the City of Gresham. All members are appointed at large. The term of appointment is for a period of three years coinciding with the fiscal year, July 1 through June 30. Terms shall be adjusted to provide for transition or regular turnover of members, so that, as near as practicable, one-third of the terms end each year.

Jack Hollis has served on the GRDC since July 2022, and his current term expires June 30, 2024. Celso Naranjo has served on the GRDC since July 2022, and his current term expires June 30, 2022. GRDC Executive Director Brian Monberg and Vice Chair Dina DiNucci are recommending their reappointment to serve an additional three-year term (2<sup>nd</sup> term) ending on June 30, 2027.

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#### RECOMMENDATION and ALTERNATIVES

GRDC Chair Travis Stovall is recommending the reappointments of Jack Hollis and Celso Naranjo to the Gresham Redevelopment Commission Advisory Committee.

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**BUDGET / FINANCIAL IMPACT**

None.

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**PUBLIC INVOLVEMENT**

Applications for service on the GRDCAC are solicited through the City's website and social media pages, in the City's printed and electronic newsletters, and through local media outlets.

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**NEXT STEPS**

None.

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**ATTACHMENTS**

None (Volunteer applications are on file in the Urban Renewal Department).

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**FROM**

Johntae Ivory, Program Technician

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**REVIEWED THROUGH**

Brian Monberg, Executive Director of the Gresham Redevelopment Commission

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**FOR MORE INFORMATION**

Staff Contact: Johntae Ivory, Program Technician

Telephone: (503) 618-2473

Staff E-Mail: [Johntae.Ivory@GreshamOregon.gov](mailto:Johntae.Ivory@GreshamOregon.gov)

Website: [GreshamOregon.gov/Urban-Renewal](http://GreshamOregon.gov/Urban-Renewal)



# GRESHAM

## REDEVELOPMENT COMMISSION

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

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### **Public Hearing & Resolution No. 53: Budget and Appropriations of the Gresham Redevelopment Commission for Fiscal Year 2024/25**

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**Meeting Date:** June 18, 2024

**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. 53.

Move to approve Resolution No. 53 Adopting Budget and Making Appropriations of the Gresham Redevelopment Commission of Gresham, Oregon for Fiscal Year 2024/25, including the Declaration of Tax Increment authorizing the collection of tax increment revenues. The budget is adopted in the aggregate amount of \$25,372,700.

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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 the community 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 8, 2024, the GRDC Budget Committee held a public meeting and approved the Proposed Fiscal Year 2024/25 Budget at the conclusion of the meeting.

The GRDC Budget Committee is comprised of the membership of the GRDC and GRDC Advisory Committee.

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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. 53 adopting the Fiscal Year 2024/25 Budget as approved by the GRDC 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 2024/25 Approved Budget within statutory restrictions prior to adoption.

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**BUDGET / FINANCIAL IMPACT**

The Fiscal Year 2024/25 Approved Budget is in the aggregate amount of \$25,372,700.

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**PUBLIC INVOLVEMENT**

Notice of the May 8, 2024 GRDC Budget Committee meeting was published in The Gresham Outlook on April 17, 2024, with a second notice published on April 24, 2024. Notice of the meeting was also posted on the City’s website on March 28, 2024.

One public meeting was held on May 8, 2024. There were no public comments.

Notice of the June 18, 2024 public hearing for the GRDC to adopt the budget was published in The Gresham Outlook on May 29, 2024. Notice of the public hearing was also posted on the City’s website on June 3, 2024.

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**NEXT STEPS**

The Fiscal Year 2024/25 Adopted Budget will be in effect from July 1, 2024 through June 30, 2025.

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**ATTACHMENTS**

A. Resolution No. 53

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**FROM**

Sharron Monohon, Budget & Finance Director  
Elizabeth McCann, Budget Manager

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**REVIEWED THROUGH**

Brian Monberg, GRDC Executive Director  
Eric Schmidt, City Manager  
Ellen Van Riper, City Attorney

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**FOR MORE INFORMATION**

Staff Contact: Elizabeth McCann  
Telephone: (503) 618-2312  
Staff E-Mail: Elizabeth.McCann@GreshamOregon.gov  
Website: GreshamOregon.gov/UrbanRenewal

**RESOLUTION NO. 53**

**A RESOLUTION ADOPTING BUDGET AND MAKING APPROPRIATIONS  
OF THE GRESHAM REDEVELOPMENT COMMISSION OF GRESHAM,  
OREGON FOR FISCAL YEAR 2024/25**

**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-Laws 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. On May 17, 2022, the electors of the City of Gresham approved Ordinance No. 1823, extending the Rockwood-West Gresham Renewal Plan to June 30, 2029.
- G. The GRDC has prepared a budget for the fiscal year 2024/25, commencing July 1, 2024.
- H. The budget was approved by the GRDC Budget Committee on May 8, 2024.
- I. 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 \$25,372,700 for fiscal year 2024/25, and the budget is on file in the Budget and Finance office of the City of Gresham.
- 2. The GRDC makes appropriations for fiscal year 2024/25 in the amount and for the purposes set forth in Exhibit A.
- 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 a certified copy of this resolution in accordance with the procedures defined by 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 18, 2024.

\_\_\_\_\_  
Brian Monberg  
Executive Director

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Travis Stovall  
Chairperson

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Ellen Van Riper  
Gresham Redevelopment Commission  
Legal Counsel

## Exhibit A

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**ROCKWOOD-WEST GRESHAM URBAN RENEWAL DISTRICT  
APPROPRIATIONS BY FUND  
FISCAL YEAR 2024/25**

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	<b>Fiscal Year 2024/25 Appropriations</b>
<b>GRDC - Rockwood Capital Impr Fund</b>	
GRDC	7,457,000
<i>Total GRDC - Rockwood Capital Impr Fund Appropriation</i>	<u>7,457,000</u>
Unappropriated	6,886,400
	<hr/>
<b>Total GRDC - Rockwood Capital Impr Fund Requirements</b>	<b><u><u>\$ 14,343,400</u></u></b>
<b>GRDC - Rockwood Debt Service Fund</b>	
Debt Service	9,127,200
<i>Total GRDC - Rockwood Debt Service Fund Appropriation</i>	<u>9,127,200</u>
Unappropriated	1,902,100
	<hr/>
<b>Total GRDC - Rockwood Debt Service Fund Requirements</b>	<b><u><u>\$ 11,029,300</u></u></b>
<b>FISCAL YEAR 2024/25 BUDGET IN AGGREGATE</b>	<b><u><u>\$ 25,372,700</u></u></b>