

GRESHAM REDEVELOPMENT COMMISSION AGENDA

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

GRESHAM REDEVELOPMENT COMMISSION June 20, 2023

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 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 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.

GRESHAM REDEVELOPMENT COMMISSION AGENDA - REVISED
June 20, 2023 – PAGE 2

TIME ESTIMATE (Minutes)

A.	CALL TO ORDER BY PRESIDING OFFICER	5
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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 6:00 p.m. on Monday, June 19, 2023, via email to Johntae Ivory, Administrative Assistant II, at 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 by 6:00 p.m. on Monday, June 19, 2023 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
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1. **CITIZEN AND COMMUNITY GROUP COMMENTS**

C.	CONSENT AGENDA	5
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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 16, 2023.
2. **APPOINTMENTS TO THE GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE**
Commission approval of this item will confirm the appointments of Jennifer McMillian, Ibrahim Mustafa, and Gregory Schroeder to the Gresham Redevelopment Commission Advisory Committee.
3. **REAPPOINTMENTS TO THE GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE**
Commission approval of this item will confirm the reappointments of Marissa Clarke and Dimitrios Zourkos to the Gresham Redevelopment Commission Advisory Committee.

D.	PUBLIC HEARING	10
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1. **PUBLIC HEARING & RESOLUTION NO. 52: BUDGET AND APPROPRIATIONS OF THE GRESHAM REDEVELOPMENT COMMISSION FOR FISCAL YEAR 2022/23**
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 2023/24 Budget for the Rockwood-West Gresham Urban Renewal Area and approve Resolution No. 52.

GRESHAM REDEVELOPMENT COMMISSION AGENDA - REVISED
June 20, 2023 – PAGE 3

E. COMMISSION BUSINESS	45
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- 1. SUNRISE SITE/ ROCKWOOD B188: DEVELOPMENT UPDATE**
Staff will be presenting an update on the development activities related to the Sunrise Site for review and discussion, including refinements to the project program and site plan.

- 2. 2029 COMMUNITY INVESTMENT FRAMEWORK: PUBLIC ENGAGEMENT FINDINGS**
Staff will be presenting the key findings from public engagement activities regarding the 2029 Community Investment Framework for Commission consideration and discussion.

F. COMMISSION MEASURES AND PROPOSALS

G. ADJOURNMENT OF MEETING

TOTAL ESTIMATED TIME (MINUTES): 75

MEETING BROADCAST AND REPLAY SCHEDULE

Live Broadcast

- Comcast Channel 22 (322 HD) or Frontier Channel 33
- City of Gresham website: 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

- 4th Monday of the same month at 6:00 p.m. on Comcast Channel 30 (330 HD) or Frontier Channel 38
- 1st 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

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DECISION

Gresham Redevelopment Commission Meeting Minutes

Meeting Date: June 20, 2023

Agenda Item Number: C-1

REQUESTED COMMISSION ACTION

Move to approve minutes from the Gresham Redevelopment Commission meetings of May 16, 2023.

ATTACHMENTS

A. Meeting Minutes: May 16, 2023

FROM

Johntae Ivory, Recording Secretary

REVIEWED THROUGH

Brian Monberg, Gresham Redevelopment Commission Executive Director

FOR MORE INFORMATION

Staff Contact: Johntae Ivory, Administrative Assistant II, Recording Secretary

Telephone: (503) 618-73

Staff E-Mail: johntae.ivory@GreshamOregon.gov

Website: GreshamOregon.gov/UrbanRenewal

A. CALL TO ORDER BY PRESIDING OFFICER

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, May 16, 2023, at 4:07 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 Janine Gladfelter
Commissioner Vincent Jones-Dixon
Commissioner Eddy Morales

COMMISSION ABSENT: Commissioner Acting Chair Jerry Hinton
Commissioner Sue Piazza

STAFF PRESENT: Kevin McConnell, City Attorney
Eric Schmidt, Assistant City Manager
Brian Monberg, Gresham Redevelopment Commission Executive Director
Johntae Ivory, Administrative Assistant II

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

Johntae Ivory, Recording Secretary, reported that no citizens signed up to provide oral testimony or submitted written testimony.

C. CONSENT AGENDA

1. URBAN RENEWAL CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2023/24 – 2027/28

Chair Stovall read the Consent Agenda and called for a motion to approve the Consent Agenda. No Commissioners had any questions.

Chair Stovall called for a motion on the Consent Agenda.

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
Commission Acting Chair Dina DiNucci	YES
Commissioner Janine Gladfelter	YES
Commissioner Eddy Morales	YES
Commissioner Vincent Jones-Dixon	ABSTAINED

2. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES

Commission approval of this item would approve the minutes of the Commission meetings of March 21, 2023, and April 18, 2023.

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:

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
Commission Acting Chair Dina DiNucci	YES
Commissioner Janine Gladfelter	YES
Commissioner Eddy Morales	YES
Commissioner Vincent Jones-Dixon	ABSTAINED

D. PUBLIC HEARING

None.

E. COMMISSION BUSINESS

1. SMALL BUSINESS SUPPORT GRANT: PHASE 1

Move to direct the Executive Director of the Gresham Redevelopment Commission to proceed with Phase 1 of the Small Business Support Grant.

Agenda Item E-1 - PowerPoint Presentation

Commissioner Morales asked if there was any discussion with Mr. Roy Kim about contributing towards the tenants past rent.

Mr. Monberg acknowledged they had discussions with his management team about defining the proposed capacity that the commission would consider for funding. Those discussions are ongoing.

Commissioner Morales asked again if Mr. Kim will contribute to funding past rent for the tenants?

Mr. Monberg explained we are reviewing each tenant on a case-by-case basis, and we haven't defined an overall amount. We're working to finalize that commitment and the potential funds that are a contribution from the nonprofit that operates overall the market hall, so it's not direct funding from Mr.

Kim or RKM Management.

Chair Stovall said the rent that the tenants pay goes to the Rockwood nonprofit and not RKM Management.

Mr. Monberg agreed the rents are contributing to sustaining the nonprofit and the operations for the overall utilities and cost to sustain that building. It is operated as a nonprofit. The rent funds don't contribute to any profit margins by the private developer, but it's to sustain the nonprofit and the operations of the building.

Commissioner Morales stated as part of our past discussions that some of these businesses might not be the right business for the Rockwood market hall and they might not have a customer base or market base there. We talked about; how do we help. People pay their debt, and then they are able to move out if needed, but the language here says they have to stick around. The commissioner asked, how was that factored into this recommendation?

Mr. Monberg explained that is one of the clarifications we could make as part of the proposal criteria to abide by the lease terms to renew. The tenants that chose not to renew, we certainly can build that into part of the grant program, and he believes that is an important consideration because we would not want the business just to renew the lease to access these funds. If they're not the right fit for the market hall, we can clarify that as part of the grant program. A business could be eligible for these funds, whether or not they choose to renew their lease. If they choose to renew the lease they will be required to abide by the terms of the lease.

Commissioner Morales said this could be used for back rent but not necessarily for future rent.

Mr. Monberg noted we can clarify that an applicant would not be required to renew their lease, subject to this grant but funds could be applied to back rent and a transition process for that business either with some other business model or some other location for their business.

Commissioner Morales asked, what other groups besides Micro Enterprise Service of Oregon, (MESO) could provide support?

Mr. Monberg acknowledges the two primary advisors that we have been working with the businesses have been MESO and Livelihood Northwest. MESO has had some grant funds not specific to the market hall, but to provide broader business support through businesses throughout the city. He noted, we've tried to allow the businesses to really identify organizations that they think will most help their business by providing them with multiple options.

Commissioner Morales asked about an update on potentially one of the commissioners or one of the businesses to serve on the board for the market hall.

Mr. Monberg explained that he doesn't have a substantial update as part of this meeting but is still working with the city attorney about identifying the right mix and fit for the board membership and oversight. We don't have any recommendation or action as part of the meeting today.

Commissioner DiNucci asked if one of the requirements to join the market hall was submitting a business plan for reasonability?

Mr. Monberg stated the review did go before a vendor selection committee and there was a set of criteria that they applied to. He said it did predate his time as executive director, so he substantively wouldn't know the full process that was in place. He does believe there were requirements that were in

place. He can clarify and follow up with the commission on the details of what those were.

Commissioner DiNucci believes we asked similar questions in a previous meeting about break even analysis. She didn't know if there was a complete business plan or if the vendors were in a position to resubmit an updated plan.

Mr. Monberg understanding is that the current vendors have existing business plans, and the intent of this process is to formalize and share what they have now to allow over the next coming months to work with business specialist to really review those plans. He explained, there could be components that might be missing in the original plans that could be revised and a real opportunity to put some more defined structures in place to maximize the work to support the merchants.

Commissioner DiNucci asked if there's requirements regarding regular business hours that the vendors will have to commit to? What's regular business hours considered?

Mr. Monberg believes the lease terms that the merchants signed identify operating hours and obviously some exceptions. The general intent and outcome of the criteria is to ensure that the businesses are there and do not remain closed for weeks at a time. He noted, part of the grant is to maintain that dialogue and maintain the terms of the lease.

Commissioner DiNucci asked, what happens if they don't meet their requirements of the business plan and maintain consistent business hours after receiving the grant award?

Mr. Monberg explained the intent is that this would be an important resource and there would be expectations that come with it. As part of the grant, you would have to submit your current business plan and once awarded, you'll have 90 days to work with a technical adviser to update your business plan. You would have to demonstrate you've been meeting regularly with your advisor. This will be part of the expectation and commitment around your grant repayment terms, so that effort wasn't done in good faith, the funding would be subject to repayment back to the Commission.

Commissioner DiNucci asked, has this all been discussed or have input from the various businesses at the market hall? What can you explain about the communication on this?

Mr. Monberg said both GRDC staff as well as management staff have had conversations and discussions seeing feedback from the merchants about the overall program. We have also worked with some additional stakeholder outreach that includes staff at MESO on the initial proposal initial draft. The proposal that you see does incorporate the feedback that we got and what we heard is a strong desire to have some funds available so they can ensure their occupancy on the site if they want to renew their lease. Those funds would allow them to provide stability and allow them to essentially access other funds within their business planning for a variety of other business needs to operate.

Commissioner DiNucci asked if this new lease renewal requires an increase in rent. Is the rent increase still happening? Will more money be leaving the City of Gresham to go into the nonprofit at the higher rate of rent?

Mr. Monberg explained that the specific lease terms amounts, rent remains stable for this year relative to what the rent was last year. There's a shared interest to stabilize the merchants, so the funds are proposed in the max amount for this overall program does take into account the funding that merchants would be looking to pay in year two.

Commissioner Gladfelter asked, what was the original grant fund intended for?

Mr. Monberg explained the previous grant funding is a budget item to have capacity for a grant program that had not been scoped. It was a pending proposal for how the grant would be administered. The budget item for 2023 was approximately \$500,000. This initial phase would be a subset of that, and the remaining funds would be pending a proposal and commission review and approval of any scope for future small businesses assistance.

Commissioner Gladfelter said the grant first year max of \$175,000 and the second year would be the same, but would be just for the tenants inside this project.

Mr. Monberg agreed.

Commissioner Gladfelter stated, what gives her pause is there's businesses that are out there that would wonder why they couldn't get a grant like this when they work just as hard, they invested their money and time in this area too. She questioned if they're going to raise the rent or are we putting more money to cover the costs. She believes if we're going to do these grants, we need to understand what is really needed for the nonprofit to sustain and not give out extra funds that is coming from the GRDC. She said, we want to have a good diligence plan in place on how they can use the business plans that will function properly because it was a big miss with the other entity and now, we are here trying to figure out and fix it. She wants to make sure we have good plans in place to ensure we're using the funds from the community wisely.

Mr. Monberg acknowledged there will be capacity within the existing budget to expand additional small business assistance throughout the Urban Renewal area, and that is a proposal that we can proceed on and getting out the door and funded as soon as possible. He explained, regarding the rent, we are having those discussions to really stabilize everything for year two. He needs to make sure and confirm where there's any scale or changes around the utility fund which potentially changes with utility uses. He assured us of no discussions about rent increases for this year one. He concluded by stating that part of this program design is to help formalize and put some structure around those expectations around business planning and to ensure communications happening between the third party supports and the market hall merchants. The GRDC does have the ability to work with third-party business support to ensure that is happening and we believe this proposal provides structure and commitment to ensure success this year and in the future.

Chair Stovall understands the concerns from Commissioner Gladfelter. He explained, after further research in the concept and origin of the market hall as an incubator, a very specific incubator that was targeted at disadvantaged business and first-time entrepreneurs. He acknowledged that we have incubators across the country and they're specifically there to help address whatever a need is in the community. From that prospective, he's more comfortable working with this solution that we built in our community for hyper focused grant opportunities because of the selection process. We can adjust the selection process as we go forward, but he would recommend that we keep this grant, specifically the program focused on this specific micro business solution that's being developed. He said we have to be good stewards of the public funds but what we are potentially developing is essential as we think about supporting these micro businesses that have tremendous opportunities to give people the ability to create both this generation of multi-generational incomes and levels where they can control their future. It's a tremendous opportunity at the market hall and he's supportive of the grant program. There's going to be additional support for the first two years because it takes 18-24 months before you even break even and move to profitability and become sustainable. When you have concentration of businesses like this in a single location, it takes time. He believes we've got to be able to ensure that we've got the right amount of time to allow these businesses to move forward and he thinks were doing right now is looking back and saying we potentially should have had this in place prior to the market hall opening,

but now we're getting the opportunity after one year in, to have this type of program going forward. He concluded and agreed there are many challenging situations that could happen. Helping these businesses for a year with the right third-party support in place is the best we can do, and this is not easy. Some businesses will succeed, and some businesses won't and we have to understand and appreciate that we absolutely must do our best to have the right system in place. He agrees, if the businesses do not feel after 12 months and it's not the right opportunity to be successful, we can help them transition. Overall, he's supportive of the proposal.

Mr. Monberg acknowledged he is very comfortable with the feedback he heard today about proceeding.

Commissioner DiNucci agrees with going forward and establishing additional requirements. She agrees that we missed an opportunity when it first opened, and we need to make sure we get it right. Businesses having regular hours is vital to the patrons and it shows commitment.

Chair Stovall asked, do we take recourse against the business? Do we require any payback for the assistance they received, or ask them to exit?

Commissioner DiNucci said that those commitments are really important for the sustainability of the market hall overall. She asked Mr. Monberg for his thoughts on payback.

Mr. Monberg said the remaining payments of the lease could be a option.

Chair Stovall is comfortable with some type of criteria if the merchants cannot fulfill their commitment, as long as it doesn't compound their challenges.

Eric Schmidt, Assistant City Manager stated, should the Commission give us direction to move forward, these are some of the operational considerations that I'll work with Mr. Monberg as we implement the program.

Commissioner Gladfelter agrees with moving forward as long as it doesn't put them in a worse spot and said it's important to parallel with helping them and keeping the market hall full. We want to continue with working on signage and whatever we can do to help outside, because that is part of the package.

Mr. Monberg said we are working through the building changes and facility changes like parking and signage. We have a variety of potential future tenants to fully lease out the space and he's confident mid-year we'll be getting close to full occupancy.

Commissioner Morales is also supportive in the direction we're going.

Commission Jones-Dixon is supportive.

Mr. Monberg thanked the chair and commission and noted we will move fast as we can to get this up and running, and to be in a place where we can report on the performance in the coming months.

Commissioner DiNucci said there's a new ice cream place in the market hall called La Michoacana Dulce. Over the weekend the flea market was there and had great attendance with a lot of patrons eating food. The Oregonian put out an article also.

F. COMMISSION MEASURES AND PROPOSALS

G. ADJOURNMENT OF MEETING

Hearing no further business, Chair Stovall adjourned the meeting at 5:10 p.m.

TRAVIS STOVALL
CHAIR

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory
Recording Secretary

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DECISION

Appointments to the Gresham Redevelopment Commission Advisory Committee

Meeting Date: June 20, 2023

Agenda Item Number: C-2

REQUESTED COMMISSION ACTION

Move to confirm the appointments of Jennifer McMillian, Ibrahim Mustafa, and Gregory Schroeder to the Gresham Redevelopment Commission Advisory Committee.

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.

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.

Interviews were conducted on June 1 and June 8 with a panel consisting of GRDC Vice Chair Dina DiNucci, GRDCAC Chair Dimitrios Zourkos, and GRDC Executive Director Brian Monberg. Applicants were also reviewed by Administrative Assistant Johntae Ivory. The panel recommended Jennifer McMillian, Ibrahim Mustafa, and Gregory Schroeder to GRDC Chair Travis Stovall for appointment. Mr. Monberg is recommending that if confirmed, they each serve a two-year term expiring June 30, 2025, rather than a three-year term, to achieve the goal of staggered term expiration dates of members.

RECOMMENDATION and ALTERNATIVES

GRDC Chair Travis Stovall is recommending that the GRDC consent to the appointments of Jennifer McMillian, Ibrahim Mustafa, and Gregory Schroeder to the GRDCAC.

BUDGET / FINANCIAL IMPACT

None.

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.

NEXT STEPS

None.

ATTACHMENTS

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

FROM

Brian Monberg, GRDC Executive Director

REVIEWED THROUGH

Eric Schmidt, Assistant City Manager

FOR MORE INFORMATION

Staff Contact: Brian Monberg

Telephone: 503-618-2418

Staff E-Mail: Brian.Monberg@GreshamOregon.gov

Website: www.GreshamOregon.gov/UrbanRenewal

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DECISION

Reappointments to the Gresham Redevelopment Commission Advisory Committee

Meeting Date: June 20, 2023

Agenda Item Number: C-3

REQUESTED COMMISSION ACTION

Move to confirm the reappointments of Marissa Clarke and Dimitrios Zourkos to the Gresham Redevelopment Commission Advisory Committee.

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.

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.

Marissa Clarke has served on the GRDC since October 2021, and her current term expires June 30, 2023. Dimitrios Zourkos has served on the GRDC since February 2020, and his current term expires June 30, 2023. GRDC Executive Director Brian Monberg and Vice Chair Dina DiNucci are recommending their reappointment to serve an additional three-year term (2nd term) ending on June 30, 2026.

RECOMMENDATION and ALTERNATIVES

GRDC Chair Travis Stovall is recommending the reappointments of Marissa Clarke and Dimitrios Zourkos to the Gresham Redevelopment Commission Advisory Committee.

BUDGET / FINANCIAL IMPACT

None.

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.

NEXT STEPS

None.

ATTACHMENTS

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

FROM

Brian Monberg, GRDC Executive Director

REVIEWED THROUGH

Eric Schmidt, Assistant City Manager

FOR MORE INFORMATION

Staff Contact: Brian Monberg

Telephone: 503-618-2418

Staff E-Mail: Brian.Monberg@GreshamOregon.gov

Website: www.GreshamOregon.gov/UrbanRenewal

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: PUBLIC HEARING & DECISION

Public Hearing & Resolution No. 52: Budget and Appropriations of the Gresham Redevelopment Commission for Fiscal Year 2023/24

Meeting Date: June 20, 2023

Agenda Item Number: D-1

REQUESTED COMMISSION ACTION

Hold a public hearing and allow for public testimony regarding Gresham Redevelopment Commission Resolution No. 52.

Move to approve Resolution No. 52 Adopting Budget and Making Appropriations of the Gresham Redevelopment Commission of Gresham, Oregon for Fiscal Year 2023/24, including the Declaration of Tax Increment authorizing the collection of tax increment revenues. The budget is adopted in the aggregate amount of \$18,827,000.

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).

BACKGROUND

On May 9, 2023, the GRDC Budget Committee held a public meeting and approved the Proposed Fiscal Year 2023/24 Budget at the conclusion of the meeting.

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

RECOMMENDATION AND ALTERNATIVES

Recommendation:

Staff recommends that the GRDC hold a public hearing, allow for public testimony, and approve Resolution No. 52 adopting the Fiscal Year 2023/24 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 2023/24 Approved Budget within statutory restrictions prior to adoption.

BUDGET / FINANCIAL IMPACT

The Fiscal Year 2023/24 Approved Budget is in the aggregate amount of \$18,827,000.

PUBLIC INVOLVEMENT

Notice of the May 9, 2023 GRDC Budget Committee meeting was published in The Gresham Outlook on April 14, 2023, with a second notice published on April 26, 2023. Notice of the meeting was also posted on the City’s website on March 7, 2023.

One public meeting was held on May 9, 2023. There were no public comments.

Notice of the June 20, 2023 public hearing for the GRDC to adopt the budget was published in The Gresham Outlook on June 7, 2023. Notice of the public hearing was also posted on the City’s website on June 1, 2023.

NEXT STEPS

The Fiscal Year 2023/24 Adopted Budget will be in effect from July 1, 2023 through June 30, 2024.

ATTACHMENTS

A. Resolution No. 52

FROM

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

REVIEWED THROUGH

Brian Monberg, GRDC Executive Director
Eric Schmidt, Assistant City Manager
Kevin McConnell, City Attorney

FOR MORE INFORMATION

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

RESOLUTION NO. 52

**A RESOLUTION ADOPTING BUDGET AND MAKING APPROPRIATIONS
OF THE GRESHAM REDEVELOPMENT COMMISSION OF GRESHAM,
OREGON FOR FISCAL YEAR 2023/24**

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 2023/24, commencing July 1, 2023.
- H. The budget was approved by the GRDC Budget Committee on May 9, 2023.
- 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 \$18,827,000 for fiscal year 2023/24, 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 2023/24 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 20, 2023.

Brian Monberg
Executive Director

Travis Stovall
Chairperson

Kevin R. McConnell
Gresham Redevelopment Commission
Legal Counsel

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DISCUSSION

Sunrise Site / Rockwood B188: Development Update

Meeting Date: June 20, 2023

Agenda Item Number: E-1

REQUESTED COMMISSION ACTION

Staff will be presenting an update on the development activities related to the Sunrise Site for review and discussion, including refinements to the project program and site plan.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

A private developer partner will provide capital and resources in the design, permitting, construction, tenant selection, and operations of the Sunrise Site.

Redevelopment of the Sunrise Site furthers the following Rockwood-West Gresham Urban Renewal Plan Goals: Goal 1 (Public Involvement), Goal 2 (Improve Rockwood Town Center), Goal 3 (Increase Availability of Quality Housing), Goal 4 (Help Create and Retain Family Wage Jobs by Improving Industrial and Commercial Areas), Goal 7 (Improve Transportation), and Goal 8 (Promote Quality Development).

BACKGROUND

The presentation today will provide an update on activities for the Sunrise Site, including the public engagement approach. The project is currently assessing three potential site options for the project program and uses.

On May 17, 2022 the Gresham Redevelopment Commission (GRDC) directed the Executive Director to proceed with a non-binding Exclusive Negotiation Agreement (ENA) with HMS Development for the redevelopment of the Sunrise Site. Today's meeting is an opportunity to review the work of HMS Development to date, including refinements to the site program and plan.

On September 26, 2022, the Executive Director entered into the ENA to proceed with due diligence work and project refinements. This has included tasks such as title review, environmental and soils reports, market and marketing study, land use review and initial schematic design. HMS has proceeded with these tasks consistent with the ENA, in anticipation of future negotiation of a development agreement and disposition of the property. The HMS team has been meeting weekly with GRDC staff.

HMS Development is a real estate development company focused on mixed-use development projects that support the community. It was founded by developer and professional football player Ndamukong Suh and his longtime friend and business partner Joel Andersen, CEO of Andersen Construction. Both men call Portland home and are committed to actively improving

the City and surrounding metropolitan area through community development. Hart Development, HMS Development partner, has spent over 35 years in the architectural practice in the region. Bill Hart's work is centered on commercial projects and affordable housing projects. In 2018, he established Hart Development to dedicate his time to assisting other Black Americans create wealth through real estate development. Several factors caused HMS Development to be the preferred developer for the Sunrise Site, including development experience, financial capacity, understanding of Rockwood, commitment to economic/racial justice, equity and diversity, and in-house resources.

HMS Development is using the name "Rockwood B188" for this new investment during the development process. This is in reference to the location at Burnside and E 188th. This name will change as the project proceeds to construction and opening.

Site history

The GRDC approved the purchase of the following two sites on September 6, 2016:

- Asia Kitchen Restaurant: 18801 E. Burnside St.
- Sunrise Center: 18901 E. Burnside St.

The parcels are located to the northeast of the Rockwood Rising Catalyst Site and immediately east of the Rockwood/E. 188th Ave. MAX light rail station and together, they constitute one of the largest sites in the Rockwood Town Center. The GRDC is the legal owner of these locations. As owner, the GRDC may assess potential uses for the assembled 2.0-acre Sunrise Site to determine the best use for the urban renewal program and more importantly, the Rockwood-West Gresham community.

Over the course of 2021 and 2022, staff prepared the Sunrise Site Development Strategy and Request for Proposals (RFP) process based on feedback from the GRDC, Gresham Redevelopment Commission Advisory Committee (GRDCAC) and the community. Staff coordinated a series of community conversations, conducted informational interviews with technical advisors, and released an RFP to develop the Sunrise Site. The GRDC released RFP No. 22-20 on Tuesday, November 19, 2022. HMS Development was selected as the preferred development partner after two rounds of interviews by the review committee, GRDC Advisory Committee review, and GRDC review.

RECOMMENDATION and ALTERNATIVES

HMS Development will be presenting three alternatives for the site plan for review and discussion. A decision regarding the project program a site plan is anticipated for Commission consideration this fall.

BUDGET / FINANCIAL IMPACT

Funding for the pre-development work that is stipulated within the ENA is budgeted for in the Urban Renewal Capital Improvement Program, Sunrise Site: CIPUR00004.

PUBLIC INVOLVEMENT

The March 16, 2023 Gresham Redevelopment Commission Advisory Committee included a public workshop to review and comment on the proposed project program and site plan. Staff presented to the Rockwood Neighborhood Association on Monday, March 20, 2023. There is an online survey available for community feedback available through May, and staff has been attending in-person community events, including the Cinco de Mayo festival at Downtown Rockwood. The project team is continuing with community conversations with residents and business owners.

The HMS Development team has conducted interviews with former tenants of the Sunrise Center and has developed a scope of work for public engagement through the calendar year in preparation for future design review and land use approvals.

NEXT STEPS

Based on Commission and community feedback, staff will present an updated site plan and program for Commission consideration in September. Agreement on the site plan and program will allow staff to proceed with negotiation and completion of a draft development agreement for GRDC's review later this calendar year.

ATTACHMENTS

Attachment A: Project Fact Sheet
Attachment B: Site Plan Options

FROM

Brian Monberg, GRDC Executive Director

REVIEWED THROUGH

Sharron Monohon, Budget and Finance Director
Eric Schmidt, Assistant City Manager

FOR MORE INFORMATION

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Staff E-Mail: Brian.Monberg@GreshamOregon.gov
Website: www.GreshamOregon.gov/UrbanRenewal



ROCKWOOD B188

New proposed development opportunity with education, recreation, housing and a business hub in the heart of the Rockwood neighborhood. Built for community ownership, gathering and participation.

What is it?

A community-focused development including a new school, recreation, workforce training, housing, and a business and retail incubator.

Where is it?

Located at the corner of Burnside and SE 188th – next to the 188th MAX station and across the street from Downtown Rockwood.



PRELIMINARY TIMELINE

2022 - 2023

Planning and program

2023 - 2024

Design and permitting

2025 - 2026

Construction



Opportunity: Education

New school with Science, Technology, Engineering and Math (STEM), workforce training and mentoring, gymnasium and plaza for sports and events.

Opportunity: Housing

New multi-story housing to meet Rockwood's workforce needs.

Opportunity: Business and Community Incubator

New commercial micro-enterprise, incubation and retail spaces.

Designed for the Entire Community and the Future

An investment of the Gresham Redevelopment Commission.

Questions? Please contact us.

UrbanRenewal@GreshamOregon.gov
or 503-618-2545



ROCKWOOD B188

Nueva propuesta de oportunidad de desarrollo con educación, recreación, vivienda y un centro de negocios en el corazón del vecindario de Rockwood. Construido para propiedad, reunión y participación de la comunidad.

¿Qué es?

Un desarrollo centrado en la comunidad que incluye una nueva escuela, recreación, capacitación laboral, vivienda y una incubadora comercial y minorista.

¿Dónde se encuentra?

Se encuentra en la esquina de Burnside y SE 188th, junto a la estación 188th MAX y al otro lado de la calle del centro de Rockwood.



CRONOGRAMA PRELIMINAR

2022 - 2023

Planificación y programa

2023 - 2024

Diseño y permisos

2025 - 2026

Construcción



Oportunidad: Educación

Nueva escuela con ciencia, tecnología, ingeniería y matemáticas (STEM), capacitación y tutoría de la fuerza laboral, gimnasio y plaza para deportes y eventos.

Oportunidad: Vivienda

Nuevas viviendas de varios pisos para satisfacer las necesidades de la fuerza laboral de Rockwood.

Oportunidad: Incubadora de empresas y comunidad

Nuevas microempresas comerciales, incubación y locales comerciales.

Diseñado para toda la comunidad y el futuro

Una inversión de la Comisión de Reurbanización de Gresham.

¿Preguntas? Por favor contáctenos.

UrbanRenewal@GreshamOregon.gov
o bien al 503-618-2545





ROCKWOOD B188

Предложена новая благоприятная возможность для создания центра (hub), в котором будут сконцентрированы объекты образования, оздоровления, жилье и деловая активность в самом сердце района Rockwood. Построен как собственность, принадлежащая обществу, предназначен для проведения собраний и посещений.

Что это?

Развитие на благо сообщества, включающее построение новой школы, оздоровительных объектов и профессиональную подготовку рабочей силы, жилье, бизнес- и торговый инкубатор.

Где?

Расположен на углу Burnside и SE 188 – рядом с станцией 188 MAX и через дорогу от Downtown Rockwood.



ПРЕДВАРИТЕЛЬНАЯ ВРЕМЕННАЯ ШКАЛА

2022 - 2023

Планирование и программа

2023 - 2024

Проектирование и выдача разрешений

2025 - 2026

Строительство



Возможность: Образование

Новая школа с предметами: естествознание, технология, проектирование и математика (STEM), профессиональная подготовка и наставничество рабочей силы, спортзал и площадка для занятий спортом, проведение мероприятий.

Возможность: Бизнес- и общественный инкубатор.

Новые коммерческие микропредприятия, инкубационные и торговые площади.

Возможность: Жилищная

Новый многоквартирный жилой дом, отвечающий потребностям рабочей силы Rockwood.

Разработано для блага всего сообщества и во имя будущего

Инвестиции Комиссии Gresham Redevelopment.

Вопросы? Пожалуйста, обращайтесь к нам.

UrbanRenewal@GreshamOregon.gov
или 503-618-2545





ROCKWOOD B188

Cơ hội phát triển mới được đề xuất bao gồm giáo dục, giải trí, nhà ở và trung tâm thương mại ở trung tâm khu phố Rockwood. Được xây dựng để cộng đồng sở hữu, tự hợp và tham gia.

VỀ VIỆC GÌ?

Sự phát triển tập trung vào cộng đồng bao gồm một trường học mới, khu giải trí, đào tạo lực lượng lao động, nhà ở, vườn ươm doanh nghiệp và bán lẻ.

Địa điểm?

Nằm ở góc đường Burnside và SE 188th – cạnh trạm 188th MAX và bên kia đường từ Downtown Rockwood.



THỜI GIAN BIỂU SƠ BỘ

2022 - 2023

Kế Hoạch và Chương Trình

2023 - 2024

Thiết Kế và Cấp Phép

2025 - 2026

Thi Công



Cơ Hội: Giáo Dục

Một ngôi trường mới với chương trình Khoa Học, Công Nghệ, Kỹ Thuật và Toán Học (STEM), đào tạo và cố vấn lực lượng lao động, phòng tập thể dục và trung tâm dành cho thể thao và sự kiện.

Cơ Hội: Nhà Ở

Nhà ở nhiều tầng mới để đáp ứng nhu cầu lực lượng lao động của Rockwood.

Cơ Hội: Vườn Ươm Doanh Nghiệp và Cộng Đồng

Doanh nghiệp vi mô thương mại mới, không gian ươm tạo và bán lẻ.

Được Thiết Kế cho Toàn Bộ Cộng Đồng và Tương Lai

Một khoản đầu tư của Ủy Ban Tái Phát Triển Gresham..

Có thắc mắc? Xin vui lòng liên hệ với chúng tôi.

UrbanRenewal@GreshamOregon.gov

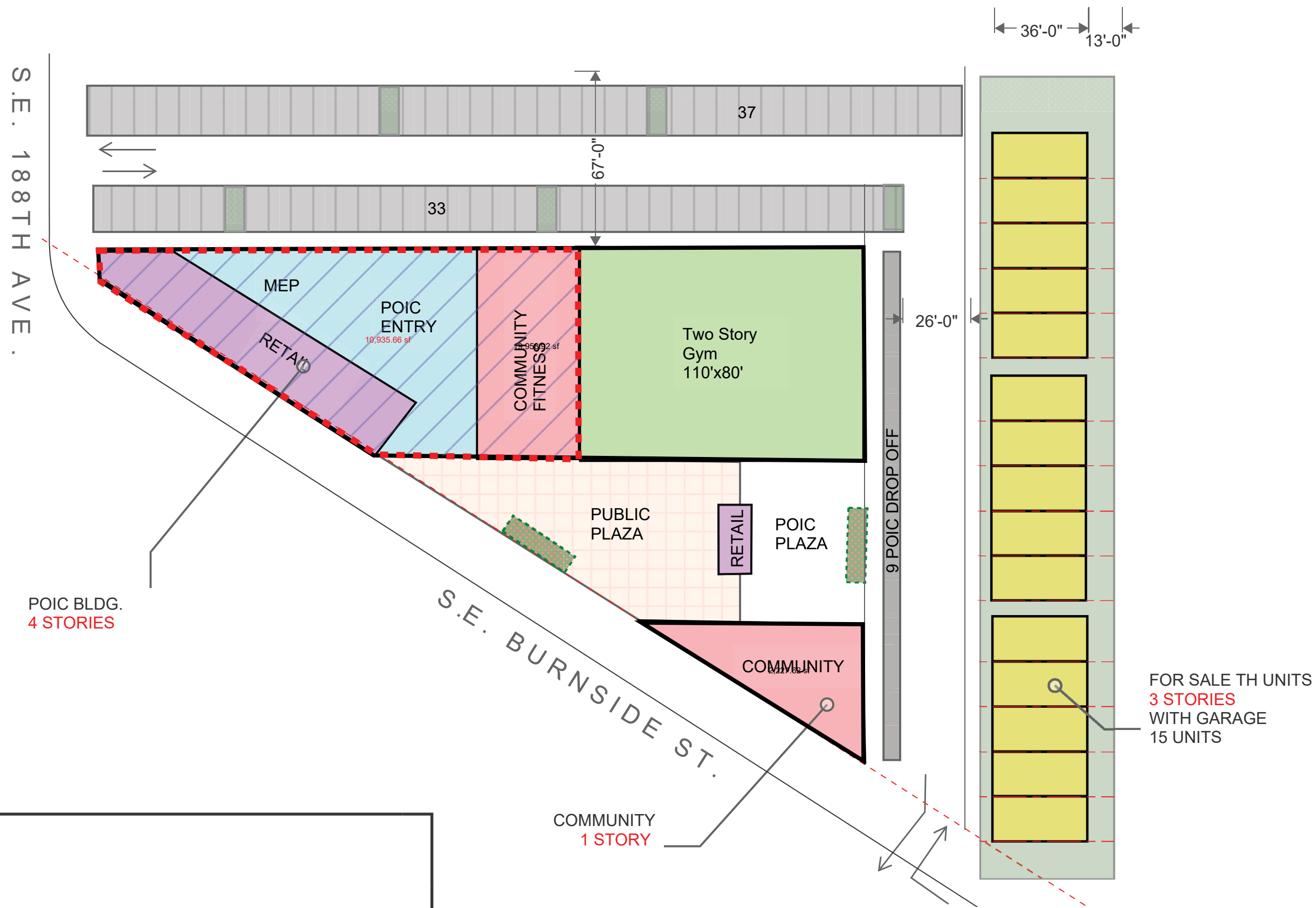
Hay 503-618-2545



Attachment B: Site Plan Options

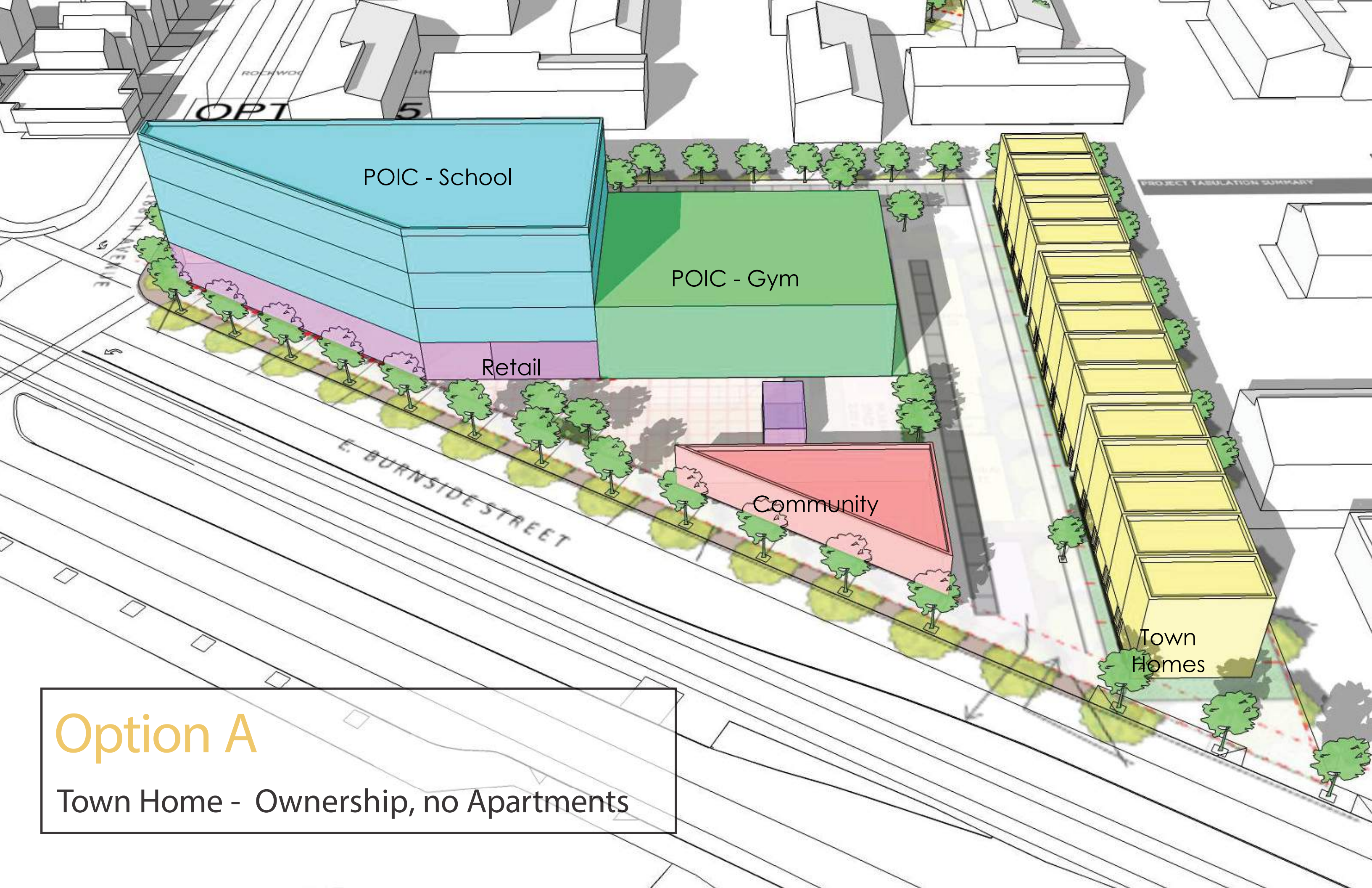
SITE PLAN LEGEND

- Town Homes
- POIC - School
- Gym - POIC
- Retail
- Community



Option A

Town Home - Ownership, no Apartments



POIC - School

POIC - Gym

Retail

Community

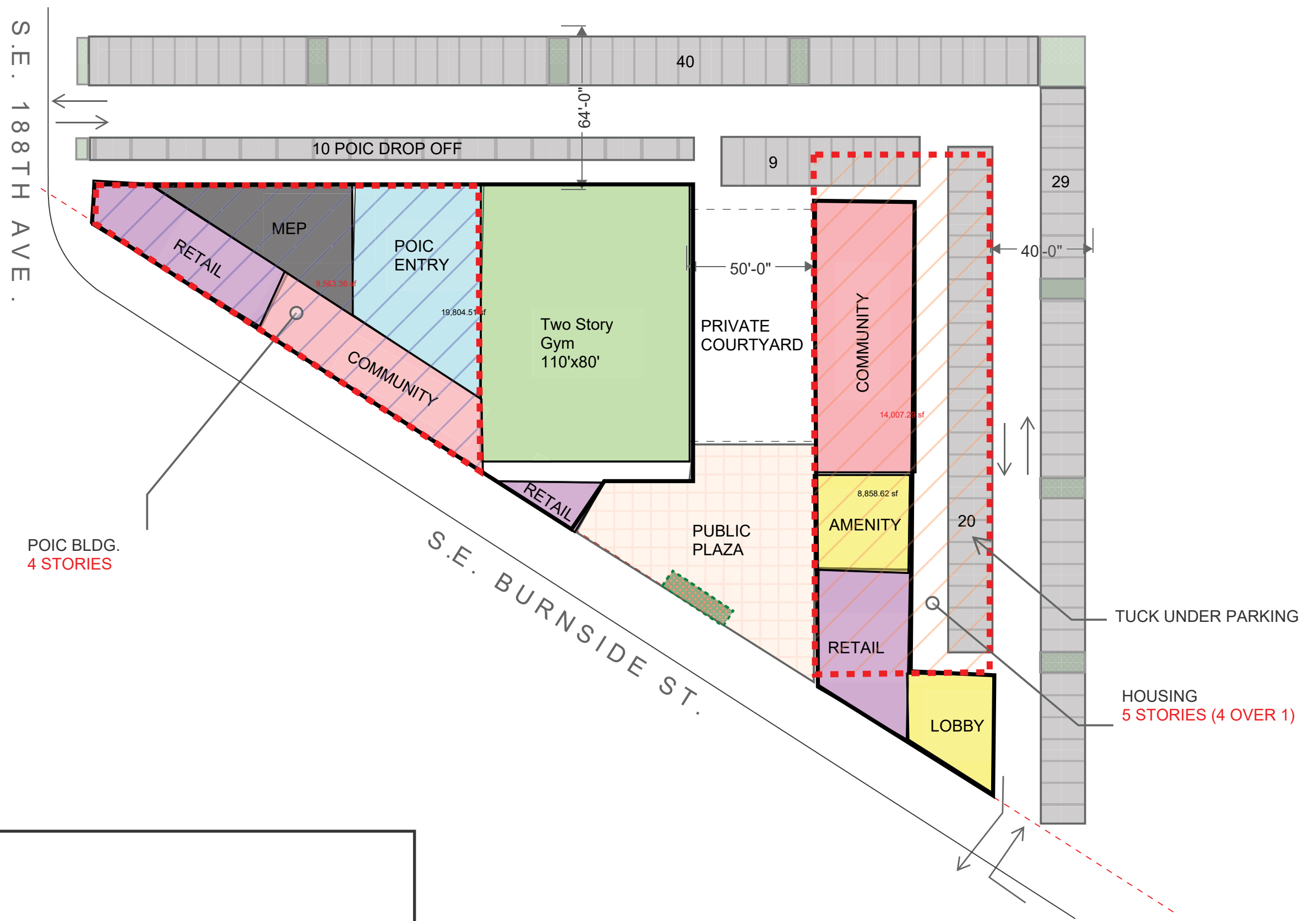
Town Homes

Option A

Town Home - Ownership, no Apartments

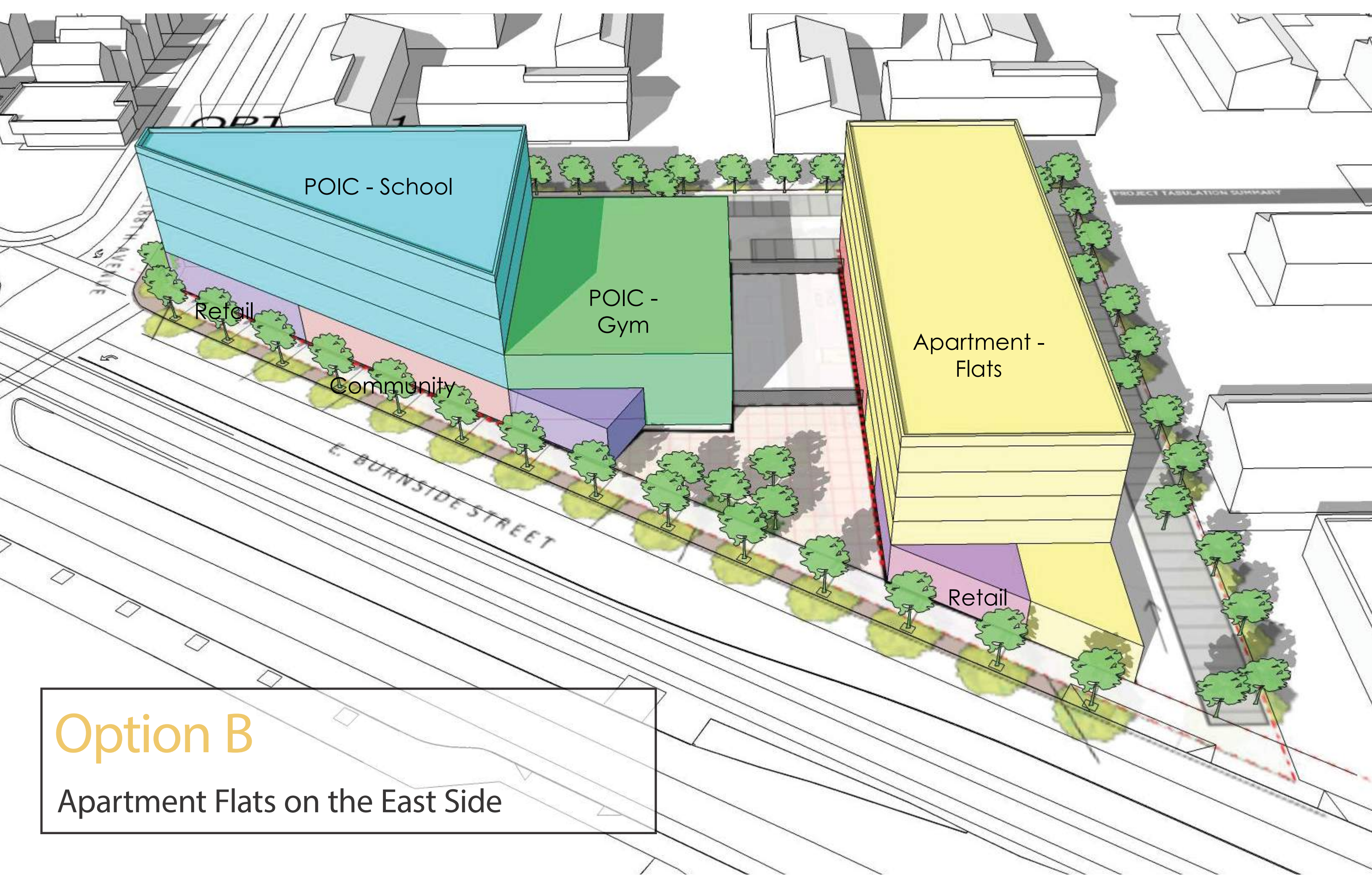
SITE PLAN LEGEND

- Apartment Flats
- POIC - School
- Gym - POIC
- Retail
- Community



Option B

Apartment Flats on the East Side



POIC - School

POIC - Gym

Apartment - Flats

Retail

Community

Retail

E. BURNSIDE STREET

OPT 1

188TH AVENUE

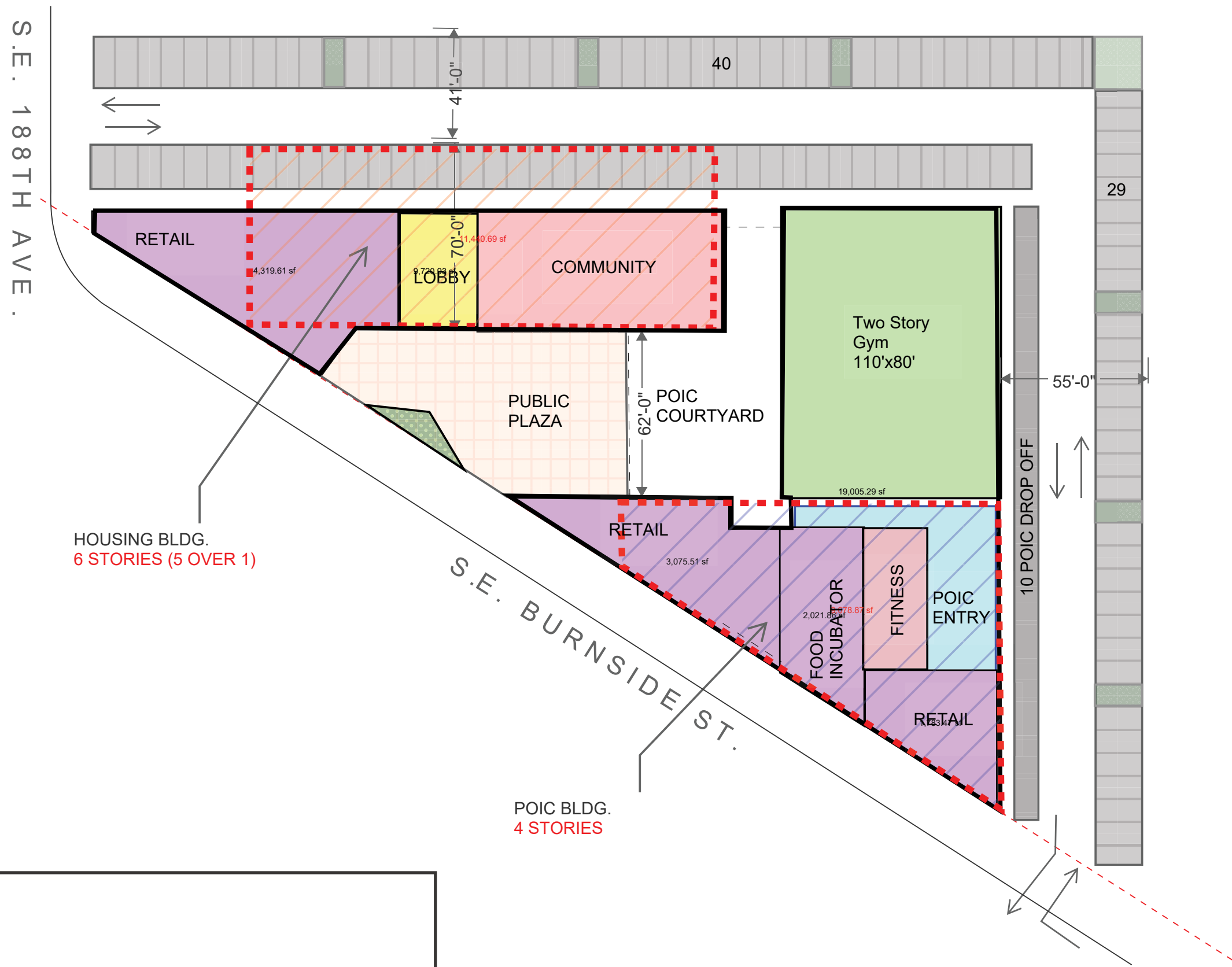
PROJECT TABULATION SUMMARY

Option B

Apartment Flats on the East Side

SITE PLAN LEGEND

- Apartment Flats
- POIC - School
- Gym - POIC
- Retail
- Community



Option C

Apartment Flats on the West Side



Apartment -
Flats

POIC -
Gym

POIC - School

Community

Retail

Retail

Option C

Apartment Flats on the West Side

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DISCUSSION

2029 Community Investment Framework: Public Engagement Findings

Meeting Date: June 20, 2023

Agenda Item Number: E-2

REQUESTED COMMISSION ACTION

Staff will be presenting the key findings from public engagement activities regarding the 2029 Community Investment Framework for Commission consideration and discussion.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

Between now and the year 2029, the GRDC will be making decisions to invest in projects within the Rockwood-West Gresham Urban Renewal District. The 2029 Community Investment Framework will provide guidance to prioritize investments. This work will further all the Goals within the Rockwood-West Gresham Renewal Plan.

BACKGROUND

The presentation today will provide an overview of the public engagement work done to date, and some of the key findings related to future investments. These public engagement findings will provide the basis for future Commission deliberation regarding priorities and projects in which to invest between now and the year 2029.

On October 18, 2022, staff presented an overview of the 2029 Community Investment Framework to the GRDC. This was followed with a financial analysis discussion at the December 14, 2022 GRDC meeting. Since that time, staff and a consultant team has conducted community engagement work to assist in identifying key community priorities for future investment. Staff has also conducted planning work in reviewing the Urban Renewal Plan as well as the City Strategic Plan in order to inventory potential projects, identify successes, and explore feasibility of various investment types. This work will be the basis for a future draft report for Commission consideration.

The 2029 Community Investment Framework is a planning process to support GRDC decision making for future investments. The GRDC has an opportunity to invest over the next six years in new projects. This includes more housing options; more job opportunities; transportation upgrades; parks and recreation; and small business support. Future investments are typically identified as part of the Urban Renewal Capital Improvement Program (CIP) and budgeting process.

RECOMMENDATION and ALTERNATIVES

None at this time. The Commission will be considering future project priorities for decision later this fall.

BUDGET / FINANCIAL IMPACT

Funding for consultant work to conduct community engagement was included in the fiscal year budget allocation for 2022-23 for \$50,000.

PUBLIC INVOLVEMENT

A consulting team led by Latino Network and Cascadia Partners have been conducting engagement in the spring of 2023, which has included a community collaborative team, focus groups, and a survey. Presentations to the Gresham Redevelopment Advisory Committee on the 2029 Community Investment Framework were done at the December, January, and June meetings.

NEXT STEPS

Based on Commission review and feedback, the consultant team will be completing a final report. Staff will proceed with additional community engagement. Discussion of the 2029 Framework priorities and future projects will be presented at future commission meetings, with the intent to provide a final report this fall.

ATTACHMENTS

None.

FROM

Brian Monberg, GRDC Executive Director

REVIEWED THROUGH

Eric Schmidt, Assistant City Manager

FOR MORE INFORMATION

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