

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

November 20, 2024
6:00 P.M.

Gresham Redevelopment Commission
Advisory Committee Meeting

The Gresham Redevelopment Commission Advisory Committee currently holds their meetings virtually via Zoom, an online meeting platform.

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

PLEASE NOTE

Instructions for signing up for written or oral testimony are provided on this agenda under Item 3.

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

Persons who plan to attend this meeting and desire translation services for this meeting must notify Johntae Ivory, Program Technician, 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.

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE AGENDA
NOVEMBER 20, 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 COMMUNITY INVESTEMENT UPDATE
Michael Gonzales, Interim Gresham Redevelopment Commission Director
Committee Action: **Discussion**
- 6. 6:50 MEETING MINUTES: OCTOBER 9, 2024
Committee Action: **Decision**
- 7. 7:00 GOOD OF THE ORDER
- B. 7:05 ADJOURNMENT OF MEETING

MEETING SCHEDULE (Subject to Change)	
GRESHAM REDEVELOPMENT COMMISSION Meeting Schedule Meets as needed on the third Tuesday of the month at 2:30 p.m.	GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE Meeting Schedule Meets as needed on the second Wednesday of the month at 6:00 p.m.

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE (GRDCAC)
OCTOBER 9, 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
Ibrahim Moustafa
Gregory Schroeder
Celso Naranjo

COMMITTEE ABSENT: Jennifer McMillian
Dimitrios Zourkos (Resigned)

COMMISSION
LIAISON PRESENT: Commission Vice Chair Dina DiNucci

STAFF PRESENT: Michael Gonzales, Gresham Redevelopment Program Coordinator
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

Michael Gonzales explained to the committee that he's taken over the director's position in an interim role while management is looking for a permanent Executive Director, who will oversee Urban Renewal and the Economic Development departments. He acknowledged the resignation of one of the committee members, **Dimitrios Zourkos**, and announced they will open recruitment for the empty spot. He plans to bring recommendations to the commission in January. He also spoke about the Aviva Apartments grand opening ceremony, and the great speakers who attended.

Commission Vice Chair Dina DiNucci noted the Aviva apartment staff are still looking for businesses on the first floor that would be a great fit for the community.

Mr. Gonzales said they have a credit union coming in who will be one of the anchor tenants on the property.

Mr. Ivory explained they can email him the prospects, and he will make sure it gets to the right people.

Marissa Clarke said she's excited for the folks who are going to be living there because it's a beautiful space and the gym was cool.

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

Chair Hollis read the instructions.

4. PUBLIC COMMENT

Mr. Ivory reported that 1 citizen submitted written testimony.

- Jason Naumann – Rockwood Common

5. DOWNTOWN ROCKWOOD PROJECT UPDATES

Mr. Gonzales, Interim Gresham Redevelopment Commission Executive Director, HMS Developments LLC, Portland Opportunities Industrialization Center (POIC), and Bora Architects to give the presentation.
(PowerPoint presentation attached as Exhibit A.)

Guest Speakers:

Joe McFerrin – POIC
John Stillwell – POIC
Kerry Hughes – HMS Developments, LLC
Angela Guo – HMS Developments, LLC
Leslie Cliff – HMS Developments, LLC
Brian Squillace – Bora Architects

Ibrahim Moustafa said he would like to see as many sustainability practices as possible integrated into this project. He gave examples like photovoltaics, and rainwater collection. He believes there's a lot of opportunities to prioritize and enmesh that into the culture of this new project.

Chair Hollis agrees with adding sustainability practices into the project and especially modeling those ideas for the future generation of kids so people can start to think this is the norm, and not the exception.

Gregory Schroeder agrees with adding sustainable practices and gave more examples like lead certifications and he explained other organizations that use a sustainability wall to show all the different things they are doing and saving water and energy. He acknowledges how great an idea it is communicate what the building itself is actually doing.

Mr. Squillace acknowledges his team has integrated sustainability practices in many of their projects and he understands the strong opportunities and ideas shared. He said they have a lengthy list of sustainability practices around prioritizing based on the impact that they would have on the students and surrounding community and the budget.

Mr. Hughes said the sustainability efforts are in front of mind to tie the education and building functions for the students and community.

Chair Hollis said from his recent public engagement opportunities he attended, he learned that people are excited about the B188 project and asked if there are any options for roof garden that they're considering.

Mr. Squillace said they had discussions about potentially adding garden spaces to the roofs where people can look out on the gardens from their classrooms and other occupiable spaces in the building.

Chair Hollis raised concerns he heard from the Market Hall vendors about adding more food vendors to the area, especially on the site of B188. He believes we should look at community gardens or school gardens instead.

Commission Vice Chair Dina DiNucci thanked **Chair Hollis** for his commitment to the public engagement work. She thanked **Mr. McFerrin** for the positive impact he has had on the community. She was surprised about the discussion regarding the food cart pods potentially on the site and she believes that kind of addition should come from the community input.

Mr. Hughes explained the food pod idea on the B188 site was just an idea to get input from the committee members today and appreciates the dialogue. He understands the concerns from the impact it could have on the market hall.

Commission Vice Chair Dina DiNucci would like to see some visually that connects the neighborhood to the downtown projects to encourage people to walk through the areas and give some sort of flow and connection. She asked how this project will affect parking because she's already heard about the parking concerns the new Market Hall has caused.

Mr. Hughes acknowledged they have heard about these questions regarding parking and have been evaluating peak uses and other metrics to understand the amount of parking spaces needed on the property.

Mr. Squillace understands during some peak hours, parking could have some challenges. He talked about examples of setting up systems for shuttles or transit that could potentially help.

Mr. McFerrin said he can see a scenario that could encourage his staff to go to the park and ride or provide a shuttle. He would like people to have a good experience if they visit the site.

Ibrahim Moustafa asked about the plans to help with pedestrian traffic.

Chair Hollis explained the various safety measures already in place.

Celso Naranjo would like to see some traffic safety measures like they have in Downtown Portland and their Max station system. He understands how difficult it would be for a large project like that.

Mr. Gonzales explained the food pod idea was not from the GRDC but staff were brainstorming creative ideas that could be used for phase II on the B188 site. He gave other examples like retail spaces and offices. He appreciates all the feedback.

Mr. Naranjo asked if there's anything we can do to make the B188 fenced area look more appealing to the community.

Mr. Gonzales acknowledged staff has been working on ideas to add artwork to the fence and possibly adding some messaging on the Marquee on the site.

6. MEETING MINUTES:

Chair Hollis announced that it's time to approve the minutes of **July 10, 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.

JULY 10, 2024 MINUTES

Motion was made by **Gregory Schroeder** and seconded by **Celso Naranjo TO APPROVE THE MINUTES OF July 10, 2024**. The motion passed as follows:

Jack Hollis	YES
Marissa Clarke	YES
Ibrahim Moustafa	YES
Celso Naranjo	YES
Gregory Schroeder	YES

7. GOOD TO THE ORDER:

Mr. Gonzales provided an update about one of the GRDC properties we own at 184th and Burnside. He explained staff have been working with a broker to find a suitable tenant. He acknowledges a potential tenant has emerged, and it's Montessori daycare. He will keep the committee updated if anything else happens.

Chair Hollis asked if we didn't do anything to the property in a few years, would we be forced to sell it or anything.

Mr. Gonzales answered no, and explained we can redevelop the property or sell it in the future.

Chair Hollis asked about potentially adding soccer goal post to the Rockwood Village Apartments that we talked about on a recent Tour the committee went on of the Rockwood neighborhood.

Commission Vice Chair Dina DiNucci acknowledged they should have been purchased and should arrive soon.

Mr. Gonzales said he will check in with the Youth Services Director, **Emon Ghassemi**, about the timeline and purchase of the soccer goal posts.

B. ADJOURNMENT OF MEETING

Hearing no further business, **Chair Hollis** adjourned the meeting at **7:22 P.M.**

Respectfully submitted,

/s/ Johntae Ivory
Johntae Ivory
Recording Secretary

DRAFT