

GRESHAM

REDEVELOPMENT COMMISSION

ADVISORY COMMITTEE

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

JUNE 12, 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
JUNE 12, 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 B188 UPDATE
Brian Monberg, Gresham Redevelopment Commission Executive Director
Staff will provide an update on the B188 Development Project.
Committee Action: Discussion
- 6. 6:50 MEETING MINUTES: APRIL 10, 2024
Committee Action: Decision
- 7. 7:00 GOOD OF THE ORDER
Update on summer schedule of events.
- 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)
APRIL 10, 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
Celso Naranjo, Vice Chair
Marissa Clarke
Ibrahim Moustafa
Jennifer McMillian
Dimitrios Zourkos

COMMITTEE ABSENT: Gregory Schroeder

COMMISSION
LIAISON PRESENT: None

STAFF PRESENT: Brian Monberg, Gresham Redevelopment Commission Executive Director
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 **6:05 P.M.**

1. ROLL CALL

Chair Hollis called the roll.

2. ANNOUNCEMENTS

Mr. Ivory said Friday, April 12, Aviva Apartments will host an information session at the Rockwood Market Hall on April 21st from 4-7pm, JT Wise Band will be playing at the Rockwood Market Hall.

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

Chair Hollis read the instructions.

4. PUBLIC COMMENT

Mr. Ivory reported that no citizens signed up to provide oral testimony or submitted written testimony.

5. FY24-25 GRDC BUDGET PROCESS

Elizabeth McCann, Budget Manager, to give the presentation.
(PowerPoint presentation attached as Exhibit A.)

Mr. Moustafa asked about the proposed city budget and how the tax rate applies to the GRDC budget.

Ms. McCann explains that the budgets are two separate entities but there's an overlap because of the GRDC contracts with the city for its operation. The taxes are collected after the Budget Committee approves the amount of funds each year so that the county can collect in taxes.

Mr. Ivory explained we will have 2 separate meetings on May 8th. One for the Budget Committee, followed by the normal Advisory Committee.

Chair Hollis asked about the differences between the City's Budget Committee and the GRDC Budget Committee.

Ms. McCann explained it's very similar to our budget committee structure, with half being the Council and half of the group are citizens. The only differences are the budget document is 40 pages and their budget document is 400 pages. She noted, the City's budget meetings are April 18th and April 26th.

Chair Hollis asked if we would see all the detailed numbers when we use funds for our projects or if it's more of a broader view of funds that can be used for projects.

Ms. McCann explained the committee will see a framework that allows whatever decisions that are made to be implemented. If something comes up that more funds need to be allocated, there's mechanisms in place to make changes to the budget. She acknowledges the GRDC hasn't had to add more funds to the budget during its lifetime.

Ms. McMillian asked what CIP stands for, and will we be able to view last year's budget to compare.

Ms. McCann said it stands for Capital improvement Projects for large infrastructure construction projects, like roads and developing buildings. She explained, Oregon's budget law requires that we give the public 4 years of information on every page of the budget document including last year's.

Mr. Monberg explains the GRDC approves the Capital Improvement project, and he will now step through an overview of the projects that are proposed. He acknowledged that no decisions tonight will be made, but we will preview the proposal for the CIP.

CIP DRAFT: Mr. Monberg, Gresham Redevelopment Commission, Executive Director, to give the presentation.
(PowerPoint presentation attached as Exhibit B.)

6. B188 UPDATE

Mr. Monberg, Gresham Redevelopment Commission, Executive Director, Michael Gonzales, Gresham Redevelopment Program Coordinator, to give the presentation.
(PowerPoint presentation attached as Exhibit C.)

Chair Hollis explained his experience from last year’s public engagement events and ideas to get the community to participate.

Ms. Clarke gave some helpful tips regarding public engagement.

Mr. Gonzales said this is a collective effort from staff and the HMS team, so the committee doesn’t feel they’re doing all this on their own. He explained different options for the committee to be successful during public engagement season.

Mr. Moustafa suggested we give advance notice about our public engagement events.

Chair Hollis explained other ideas for following up with the community member after events.

Mr. Naranjo had some reservations about how to implement all the ideas but is on board with public engagement.

Mr. Monberg appreciates the robust discussion and staff will take the feedback from the meeting tonight and incorporate it with the engagement plan that’s already established.

Mr. Ivory will send out an email to everyone about the availability of the advisory committee.

6. MEETING MINUTES:

Chair Hollis announced that it’s time to approve the minutes of **March 13, 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.

JANUARY 10, 2024 MINUTES

Motion was made by **Ibrahim Moustafa** and seconded by **Celso Naranjo TO APPROVE THE MINUTES OF March 13, 2024**. The motion passed as follows:

Jack Hollis	YES
Marissa Clarke	YES
Jennifer McMillian	YES
Ibrahim Moustafa	YES
Celso Naranjo	YES
Dimitrios Zourkos	ABSTAINED

9. GOOD TO THE ORDER:

None

B. ADJOURNMENT OF MEETING

Hearing no further business, **Chair Hollis** adjourned the meeting at 7:48 P.M.

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory
Recording Secretary