
Commission Chair Travis Stovall
Commission Acting Chair Kayla Brown Commissioner Jerry Hinton
Commission Vice Chair Cathy Keathley Commissioner Sue Piazza
Commissioner Eddy Morales Commissioner Janine Gladfelter

**Gresham Redevelopment Commission
Business Meeting**

**February 18, 2025
2:30 PM**

**Gresham Public Safety and Schools Building
Council Chambers
1333 NW Eastman Parkway, Gresham, Oregon**

Members of the public are welcome to attend this meeting in the Council Chambers.
This meeting will also be broadcast live at www.greshamoregon.gov/agendas and via Zoom.

Please use the link below to join the Zoom webinar:

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

Webinar ID: 878 9531 6107

Passcode: 4xERZB5sqX

Telephone: 253 215 8782

Passcode: 498 368 8933

PLEASE NOTE

Instructions for signing up for written or oral testimony are provided on this agenda under section B (1): Instructions to Citizens on Signing Up for Public Testimony Regarding Agenda and Non-Agenda Items.

A. Opening - 5 Minutes

- 1. Call to Order**
- 2. Roll Call**

B. Open Public Comment - 10 Minutes

- 1. Instructions to the Public**

Written Testimony must be received by 3:00 p.m. on Monday, February 17, 2025, via

email to Johntae Ivory, Program Technician, at johntae.ivory@greshamoregon.gov
Oral Testimony: Persons wishing to provide oral testimony must register their request to Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing johntae.ivory@greshamoregon.gov by Monday, February 17, 2025, 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.

2. Open Public Testimony

C. Consent Agenda - 5 Minutes

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

Move to approve minutes from the Gresham Redevelopment Commission meeting of January 21, 2025.
Urban Renewal
5 minutes

D. Public Hearing

E. Commission Business - 40 Minutes

1. Fire Station 74 Update

Staff will be sharing schematic designs related to Fire Station 74 and initial cost estimates for redevelopment. Based on the information provided, staff will be seeking direction regarding next steps for advancing the design work.
Urban Renewal
40 minutes

F. Commission Measures, Proposals and Announcements

G. Adjournment

Total Time: 60 Minutes



Gresham Redevelopment Commission

AGENDA ITEM TYPE: Consent

Gresham Redevelopment Meeting Minutes

Meeting Date: February 18, 2025
Service Area: Urban Renewal

Staff Member: Johntae Ivory
Agenda Item Number: C-1

Requested Council Action and Suggested Motion:

Move to approve minutes from the Gresham Redevelopment Commission meeting of January 21, 2025

Attachments:

A. Meeting Minutes: January 21, 2025 Meeting Minutes

Reviewed through:

Michael Gonzales, Interim Gresham Redevelopment Commission Director

A. Opening

1. Call to Order

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, January 21, 2025, at 4:02 P.M. via Conference Call +1 253 215 8782, Meeting ID 878 9531 6107 or <https://greshamoregon.zoom.us/j/87895316107>

2. Roll Call

COMMISSION PRESENT: Chair Travis Stovall
Commissioner Sue Piazza (4:13 P.M)
Commissioner Eddy Morales
Commissioner Jerry Hinton
Commissioner Kayla Brown
Commissioner Cathy Keathley

COMMISSION ABSENT: Commissioner Janine Gladfelter

STAFF PRESENT: Eric Schmidt, Gresham City Manager
Ellen Van Riper, Gresham City Attorney
Michael Gonzales, GRDC Interim Director
Johntae Ivory, Recording Secretary

B. Open Public Comment - 10 Minutes

1. Instructions to the Public

Written Testimony must be received by 3:00 p.m. on Monday, January 20, 2025, via email to Johntae Ivory, Program Technician, at johntae.ivory@greshamoregon.gov

Oral Testimony: Persons wishing to provide oral testimony must register their request to Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing johntae.ivory@greshamoregon.gov by 3:00 p.m. on Monday, January 20, 2025 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.

2. Open Public Testimony

Chair Travis Stovall read the instructions.

Johntae Ivory, Recording Secretary, reported no public testimony or written testimony.

C. Consent Agenda - 5 Minutes

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 would approve the minutes of the Commission meetings of December 10, 2024.

Commissioner Keathley saw some errors in the minutes. Roll call has **Commissioner Morales** absent in one section and not in another section. She also spotted a typo in meeting minutes date. It should be December 10, 2024, and not July 16, 2024.

Chair Stovall acknowledges the errors.

Mr. Ivory said he will make sure those errors get updated.

Chair Stovall called for a motion on the Consent Agenda.

Motion was made by **Commissioner Keathley** and seconded by **Commissioner Brown**

APPROVE CONSENT AGENDA ITEM C-1.

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

Commission Chair Travis Stovall	YES
Commissioner Kayla Brown	YES
Commissioner Jerry Hinton	YES
Commissioner Eddy Morales	YES
Commissioner Cathy Keathley	YES
Commissioner Sue Piazza	ABSENT
Commissioner Janine Gladfelter	ABSENT

D. Public Hearing

E. Commission Business - 20 Minutes

1. Urban Renewal Recap & Accomplishments

Staff presented a recap of the past year's projects and accomplishments

Michael Gonzales, Gresham Redevelopment Interim Director, presented the staff report.

(PowerPoint presentation attached as Exhibit A.)

Commissioner Keathley asked about who owns the Rockwood Market Hall.

Mr. Schmidt explained the **GRDC** has a ground lease with **RKM Development** and with the recognized non-profit, **Rockwood Market Hall**, who operates the site. He said he is willing to meet to walk through more details.

Commissioner Hinton said he's been here throughout the whole evolution and was excited to see the catalyst site purchased and developed. He's happy to see Rockwood

updates to the buildings that have inspired changes in the area, and he's grateful for the whole process.

Commissioner Brown asked how long is left on the Urban Renewal 2029 plan.

Mr. Gonzales said the current Urban Renewal plan will expire in June of 2029.

Commissioner Brown asked if the 2029 timeframe would hinder any developments from our new property purchases.

Mr. Gonzales said staff are always exploring ideas, partnerships, receiving community feedback about what to do on those sites. He explained the 2029 timeframe wouldn't hinder our ability to move forward with those investments on those sites.

Commissioner Brown said she has followed the Rockwood projects and acknowledges how cool it is to see them all come to fruition.

2. **Temporary Parking Area License Agreement**

Move to approve the temporary parking area license agreement between LifeWorks NW and the Gresham Redevelopment Commission.

Michael Gonzales, Gresham Redevelopment Interim Director, presented the staff report.

(PowerPoint presentation attached as Exhibit A.)

Commissioner Hinton asked if there's insurance liabilities in place if something was to happen to any of the vehicles.

Mr. Gonzales said they have all the insurance in place as part of the parking agreement.

Commissioner Hinton asked what does Culturally responsible means in healthcare?

Mr. Gonzales said it's addressing healthcare needs to different cultures, ethnicities and backgrounds. He explained how diverse the Rockwood Neighborhood is and the needs of the community.

Chair Stovall called for a motion for the approval of the Temporary Parking Area License Agreement.

Motion was made by **Commissioner Keathley** and seconded by **Commissioner Brown**
APPROVE AGENDA ITEM E-2.

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

Commission Chair Travis Stovall	YES
Commissioner Kayla Brown	YES
Commissioner Jerry Hinton	YES
Commissioner Eddy Morales	YES
Commissioner Cathy Keathley	YES
Commissioner Sue Piazza	YES
Commissioner Janine Gladfelter	ABSENT

F. Commission Measures, Proposals and Announcements - 5 Minutes

1. Election of Officers

Elect a Vice Chair and Acting Chair for calendar year 2025.

Chair Stovall explained that every year we elect a Vice Chair and Acting Chair. Our previous Vice Chair was **Commissioner DiNucci**, and our previous Acting Chair was **Commissioner Hinton**. The purpose of the Vice Chair is to take over the duties of the Chair if the Chair is not available, and the purpose of the Acting Chair is to take over the duties of Chair or Vice Chair if they are not available.

Chair Stovall called for nominations for Vice Chair.

Commissioner Hinton nominated **Commissioner Keathley** for Vice Chair.

There were no additional nominations.

Chair Stovall called for the vote.

The election of **Commissioner Keathley** to serve as Vice Chair for calendar year 2025 passed as follows:

Commission Chair Travis Stovall	YES
Commissioner Kayla Brown	YES
Commissioner Jerry Hinton	YES
Commissioner Eddy Morales	YES
Commissioner Cathy Keathley	YES
Commissioner Sue Piazza	YES
Commissioner Janine Gladfelter	ABSENT

Chair Stovall called for nominations for Acting Chair.

Commissioner Hinton nominated **Commissioner Brown** for Acting Chair

There were no additional nominations.

Chair Stovall called for the vote.

The election of **Commissioner Brown** to serve as Acting Chair for calendar year 2025 passed as follows:

Commission Chair Travis Stovall	YES
Commissioner Kayla Brown	YES
Commissioner Jerry Hinton	YES
Commissioner Eddy Morales	YES
Commissioner Cathy Keathley	YES
Commissioner Sue Piazza	YES
Commissioner Janine Gladfelter	ABSENT

G. Adjournment

Hearing no further business, **Chair Stovall** adjourned the meeting at **4:35 PM**.

Travis Stovall,
Chair

Prepared by:

Johntae Ivory
City Recorder



Gresham Redevelopment Commission

AGENDA ITEM TYPE: Report

Fire Station 74 Update

Meeting Date: February 18, 2025
Service Area: Urban Renewal

Staff Member: Michael Gonzales
Agenda Item Number: E-1

Requested Council Action and Suggested Motion:

Staff will be sharing schematic designs related to Fire Station 74 and initial cost estimates for redevelopment. Based on the information provided, staff will be seeking direction regarding next steps for advancing the design work.

Public Purpose, Community Outcome, and Strategic Plan Alignment:

Architectural services for redevelopment of Fire Station 74 would promote a more safe environment for residents and business activity in Rockwood. Architectural services for Fire Station 74 would further the following Rockwood-West Gresham Renewal Plan Goals: Goal 5 (Develop Public Safety and Community Service Facilities) and Goal 8 (Promote Quality Development).

Background:

Gresham Fire Station 74 is located within the Rockwood-West Gresham urban renewal district and is one of five fire stations within the City of Gresham. It is the oldest station in the city and serves much of the urban renewal district, including commercial and industrial businesses located adjacent to I-84. The current facility does not meet Federal American with Disabilities Act (ADA) accessibility regulations and predates earthquake resistant construction standards. New construction promotes a safe environment for residents and business activity.

In January 2024, staff presented an updated proposal to the Community Investment Framework, which incorporated the Commission's desire to include Fire Station 74 as a priority project. The GRDC provided direction to staff to proceed on initial design work to support development of a new station. Staff proceeded with a Request for Proposals to seek a qualified firm to conduct design services.

In May 2024, Rice Fergus Miller was selected as the recommended firm, based on the firm's qualifications, the project team's qualifications, the project approach, timeline, and cost relative to requested services. Rice Fergus Miller demonstrated detailed experience in fire station

design, as well as understanding of the specific needs of the Gresham Fire Department. As a firm, Rice Fergus Miller has a specialized practice in fire and emergency services and has been a part of over 250 projects in the Pacific Northwest over the last two decades. The Gresham Redevelopment Commission approved moving forward with a contract to retain architectural firm, Rice Fergus Miller, to initiate design related services that would support the redevelopment of Fire Station 74, located at 1520 NE 192nd Avenue.

In December 2024, Rice Fergus Miller completed their final draft of their schematic design. Initial cost estimates for the construction of a new station, based on the current schematic design, have been calculated but may not reflect final costs. Pending GRDC input and approval, Rice Fergus Miller is set to finalize the schematic design set and project deliverables.

Recommendation and Alternatives:

Recommendation:

None at this time. Staff is only requesting Commission feedback related to the current schematic designs as well as direction on whether to move forward with advancing the design services. Staff is also seeking direction as to how the Commission would like to proceed with potential contracting methodologies.

Next Steps:

If direction is given to proceed with advancing the design direction, staff will move forward and go out to bid with a formal RFP to advance design related services and further refine cost estimates.

Budget/Financial Impact:

Future design phases for this project are included in the adopted FY 2024/25 Capital Improvement Program (CIP) budget.

Public Involvement:

The GRDC Advisory Committee reviewed the initial schematic design work at the November 20, 2024, meeting and was supportive of the direction to advance the design work and bring it forward to the Commission.

REVIEWED THROUGH:

Elizabeth McCann, Budget and Finance Director
Ellen Van Riper, City Attorney
Eric Schmidt, City Manager