

GRESHAM

REDEVELOPMENT COMMISSION

ADVISORY COMMITTEE

Dimitrios Zourkos, Chair
Marissa Clarke, Vice Chair
Jack Hollis
Ryan Johnson
Celso Naranjo
Dina DiNucci, Commission Vice Chair and Commission Liaison

May 9, 2023 VIA ZOOM

Meeting will convene immediately following adjournment of the
6:00 p.m. Gresham Redevelopment Commission
Budget Committee Meeting
Gresham Redevelopment Commission

Advisory Committee Meeting

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=YWQwVWN4NUs2WWRVVkNTNTI0L1RK
UT09](https://greshamoregon.zoom.us/j/83106272675?pwd=YWQwVWN4NUs2WWRVVkNTNTI0L1RKUT09)

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, 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.

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE AGENDA
MAY 9, 2023 – PAGE 2**

- A. 7:00 CALL TO ORDER BY PRESIDING OFFICER**
- 1. 7:01 ROLL CALL**
- 2. 7:03 ANNOUNCEMENTS**
- 3. 7:08 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, Administrative Assistant II, 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, Administrative Assistant II, at Johntae.ivory@greshamoregon.gov.
- 4. 7:10 PUBLIC COMMENT**
- 5. 7:20 DRAFT URBAN RENEWAL CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2023/24 – 2027/28**
 - Brian Monberg, Gresham Redevelopment Commission Executive Director
 - Committee Action: Recommendation**
- 6. 7:35 UPDATE ON WORK PROGRAM**
 - Brian Monberg, Gresham Redevelopment Commission Executive Director
 - Committee Action: Discussion**
- 7. 7:45 MEETING MINUTES: April 12, 2023**
 - Committee Action: Decision**
- 8. 7:55 GOOD OF THE ORDER**
- B. 8:00 ADJOURNMENT OF MEETING**

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

Funded Projects

Overview

The 1,211-acre Rockwood-West Gresham Urban Renewal Area (URA) was established by city-wide vote in November 2003. The Rockwood-West Gresham Renewal Plan, extended to the year 2029 through city-wide vote in 2022, is aimed at improving public infrastructure, attracting private investment, adding quality jobs, housing and services to the area. The Gresham Redevelopment Commission (GRDC) is made up of members of Gresham's City Council and serves as the final decision-making body. A citizen advisory committee also reviews proposed projects and policies and makes recommendations to the GRDC.

The following capital improvement projects implement the goals of the Rockwood-West Gresham Renewal Plan. To carry out the capital projects the GRDC entered into an agreement with the City of Gresham. Thus, the URA projects are included in the City's CIP and are subject to the same review process as all other City CIP projects.

Highlights

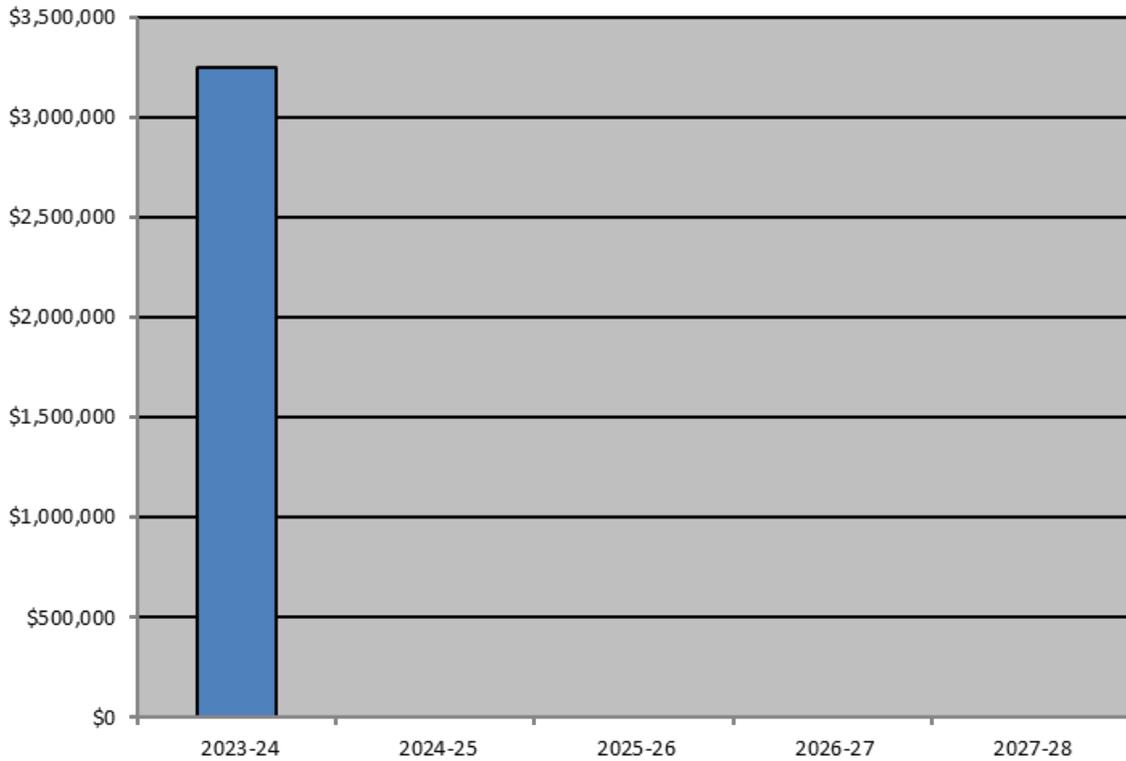
Significant capital improvement projects include:

1. Construction of the third and final phase of the Catalyst Site/Downtown Rockwood project – the 5-story mixed-use commercial/residential building is continuing construction (#CIPUR00001). This mixed-use development is focused on supporting economic stability and improving access to community services, retail, housing, and public space. This is the final construction project for the Catalyst Site/Downtown Rockwood and is anticipated to be complete in spring 2024.
2. Disposition of the Sunrise Site, a 2-acre site located adjacent to the E 188th MAX light rail station, has been a primary focus of the Gresham Redevelopment Commission (#CIPUR00004). In 2022, the Commission directed the Executive

Director to proceed with a non-binding Exclusive Negotiation Agreement with a private partner to prepare the site for development. Site planning and design is proceeding on the site.

3. Staff will be exploring future development opportunity through the Property Acquisition Fund (#CIPUR00006). The Property Acquisition Fund was created to better position the Gresham Redevelopment Commission to respond to development opportunities within the Urban Renewal Area (URA). The Gresham Redevelopment Commission can buy property or team on development with willing private partners within the URA.

Urban Renewal Expenditure Graph by Fiscal Year



Urban Renewal Capital Fund
Urban Renewal Projects - Funding Sources

| | | | Project Funding Consists of |
|--------------------|---------------------------------|----------------------------------|-----------------------------|
| Project | Project Name | Total Project Budget for FY23/24 | Urban Renewal |
| CIPUR00001 | Catalyst Site/Downtown Rockwood | 3,147,466 | 3,147,466 |
| CIPUR00004 | Sunrise Site | 1,150,090 | 1,150,090 |
| CIPUR00006 | Property Acquisition Fund | 2,577,400 | 2,577,400 |
| Grand Total | | 6,874,956 | 6,874,956 |

Note:

The numbers shown include carryover from FY22/23.

"Urban Renewal" = Funds from the Urban Renewal program area.

Urban Renewal Capital Fund
Urban Renewal Projects - Five Year View

| Project | Project Name | Total Project Budget for FY23/24 | | FY24/25 | FY25/26 | FY26/27 | FY27/28 | Total |
|--------------------|---------------------------------|----------------------------------|------------------|----------|----------|----------|----------|------------------|
| | | Carryover from FY22/23 | + New FY23/24 | | | | | |
| CIPUR00001 | Catalyst Site/Downtown Rockwood | 3,147,466 | 0 | 0 | 0 | 0 | 0 | 3,147,466 |
| CIPUR00004 | Sunrise Site | 479,990 | 670,100 | 0 | 0 | 0 | 0 | 1,150,090 |
| CIPUR00006 | Property Acquisition Fund | 0 | 2,577,400 | 0 | 0 | 0 | 0 | 2,577,400 |
| Grand Total | | 3,627,456 | 3,247,500 | 0 | 0 | 0 | 0 | 6,874,956 |
| | | | = | | | | | |
| | Total Budget for FY23/24 | | 6,874,956 | | | | | |

Carryover = Existing budget authority being rebudgeted in the following fiscal year to ensure projects can proceed uninterrupted at the fiscal year change.

**FUNDED PROJECT
Urban Renewal**

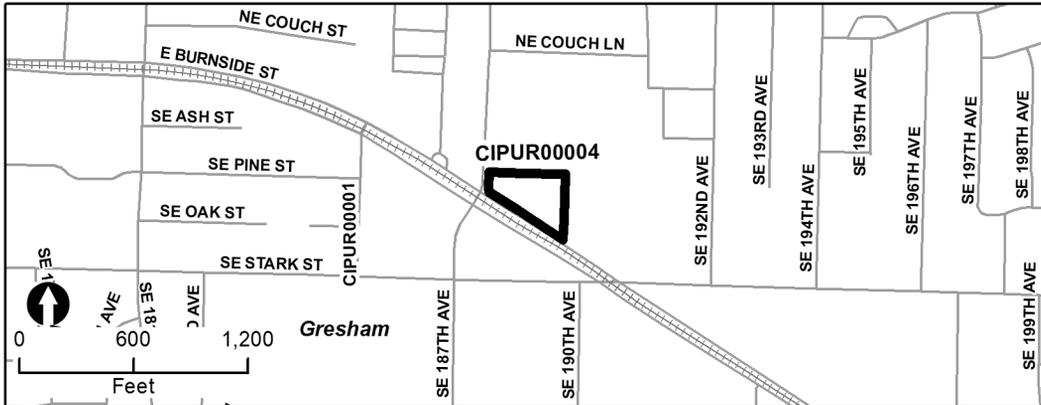
CIPUR00004: Sunrise Site

Description: This project will cover capital costs associated with site redevelopment, including on-going maintenance prior to redevelopment. In September 2016, the Gresham Redevelopment Commission purchased the 0.59-acre Asia Kitchen Chinese Restaurant property at 18801 E. Burnside St. and the adjacent 1.40-acre Sunrise Community Center parcel at 18901 E. Burnside St. The purchase will ensure quality redevelopment in a manner consistent with the goals of the Rockwood-West Gresham Renewal Plan and the Commission, as well as complement redevelopment of the Commission's adjacent Rockwood Rising Catalyst Site. 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.

Justification: This project will complement the adjacent Rockwood Rising Catalyst Site and help renew and revitalize the Rockwood Town Center, making it more appealing to private investment.

Type of project: Construction and renovation of facilities and supporting utilities.

Partner: Private development.



Estimated Dollars:

| Funds | Description | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | Total |
|------------------------|---------------|----------------|----------------|----------|----------|----------|----------|------------------|
| Resources | Urban Renewal | 515,000 | 670,100 | 0 | 0 | 0 | 0 | 1,185,100 |
| Resources Total | | 515,000 | 670,100 | 0 | 0 | 0 | 0 | 1,185,100 |
| Expenses | Construction | 500,000 | 650,600 | 0 | 0 | 0 | 0 | 1,150,600 |
| | Admin (3%) | 15,000 | 19,500 | 0 | 0 | 0 | 0 | 34,500 |
| Expenses Total | | 515,000 | 670,100 | 0 | 0 | 0 | 0 | 1,185,100 |

**FUNDED PROJECT
Urban Renewal**

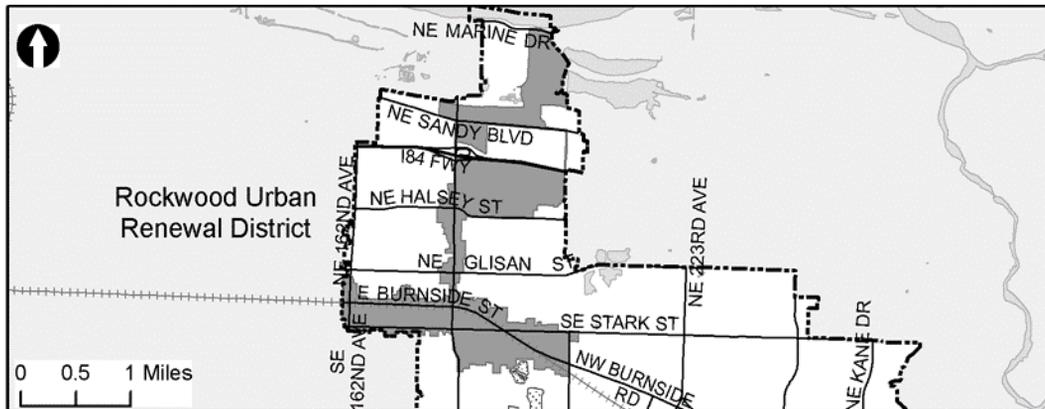
CIPUR00006: Property Acquisition Fund

Description: This Property Acquisition Fund was created to better position the Gresham Redevelopment Commission to respond to development opportunities within the Urban Renewal Area (URA). Its purpose is to provide a financial means for the Gresham Redevelopment Commission to implement the Rockwood West Gresham Renewal Plan Goals.

Justification: This project will help renew and revitalize the Rockwood/West Gresham Urban Renewal Area, making it more appealing to private investment.

Type of project: Property Acquisition.

Partners: Typical partners will be from the private sector interested in selling property or teaming on a development project.



Estimated Dollars:

| Funds | Description | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | Total |
|------------------------|---------------|----------|------------------|----------|----------|----------|----------|------------------|
| Resources | Urban Renewal | 0 | 2,577,400 | 0 | 0 | 0 | 0 | 2,577,400 |
| Resources Total | | 0 | 2,577,400 | 0 | 0 | 0 | 0 | 2,577,400 |
| Expenses | Property Acq | 0 | 2,502,300 | 0 | 0 | 0 | 0 | 2,502,300 |
| | Admin (3%) | 0 | 75,100 | 0 | 0 | 0 | 0 | 75,100 |
| Expenses Total | | 0 | 2,577,400 | 0 | 0 | 0 | 0 | 2,577,400 |

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE (GRDCAC)
APRIL 12, 2023 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: Dimitrios Zourkos, Chair
Marissa Clarke, Vice Chair
Jack Hollis
Celso Naranjo

COMMITTEE ABSENT: Ryan Johnson

COMMISSION
LIAISON PRESENT: Commission Vice Chair Dina DiNucci

STAFF PRESENT: Eric Schmidt, Assistant City Manager
Sharron Monohon, Budget & Finance Director
Johntae Ivory, Administrative Assistant II, Recording Secretary

A. CALL TO ORDER

Chair Zourkos called the meeting to order at 5:59 p.m.

1. ROLL CALL

Chair Zourkos called the roll.

2. ANNOUNCEMENTS

Johntae Ivory, Recording Secretary noted **Brian Monberg**, Gresham Redevelopment Commission Executive Director will not be in attendance tonight because of family Matter.

Sharron Monohon, Budget & Finance Director will present both presentations today.

Eric Schmidt, Assistant City Manager, will be available to answer any questions we have tonight.

Event Announcements:

April 22nd – Big Plant Sales Event hosted by The Other Side Nursery, from 10-5pm with over 40 vendors, craft, crystals, and plant supplies for sale.

April 29th – Latino Network is having a groundbreaking ceremony called La Plaza Esperanza from 12-3pm in Rockwood.

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

Chair Zourkos read the instructions.

4. PUBLIC COMMENT

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

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

Ms. Monohon will now present the draft urban renewal capital improvement program fiscal years 2023/24 – 2027/28.

(PowerPoint presentation attached as Exhibit A.)

Commissioner Dina DiNucci asked if property acquisitions could be used for development of another property or only for new acquisitions?

Ms. Monohon explained its specific to only acquisitions of property. When there's more specific activity anticipated on the project, property itself would be broken out as a separate project.

Celso Naranjo thanked Ms. Monohon for the presentation, and he agreed with having funds available for any future properties that may come up in the future.

6. INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF GRESHAM AND GRESHAM REDEVELOPMENT COMMISSION FOR CREDIT FACILITY SERVICES

Mrs. Monohon will now present the Intergovernmental Agreement between the City of Gresham and the Gresham Redevelopment Commission for Credit Facility Services

(PowerPoint presentation attached as Exhibit B.)

7. MEETING MINUTES:

Chair Zourkos announced that it's time to approve the minutes of March 15, 2023. 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.

March 15, 2023 MINUTES

Motion was made by Celso Naranjo and seconded by Jack Hollis **TO APPROVE THE MINUTES OF March 15, 2023**. The motion passed as follows:

| | |
|-------------------|-----------|
| Marissa Clarke | ABSTAINED |
| Jack Hollis | YES |
| Celso Naranjo | YES |
| Dimitrios Zourkos | YES |

8. GOOD TO THE ORDER:

None.

B. ADJOURNMENT OF MEETING

Hearing no further business, **Chair Zourkos** adjourned the meeting at 6:23 p.m.

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory
Recording Secretary