

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

APRIL 10, 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=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, 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
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- 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 **FY24-25 GRDC BUDGET PROCESS**
Elizabeth McCann, Budget Manager
Staff will provide information about the budget process.
Committee Action: Discussion
- 6. 6:30 **B188 UPDATE**
Brian Monberg, Gresham Redevelopment Commission Executive Director
Staff will provide an update on the B188 Development Project.
Committee Action: Discussion
- 7. 6:50 **MEETING MINUTES: MARCH 13, 2024**
Committee Action: Decision
- 8. 7:00 GOOD OF THE ORDER
- 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)
MARCH 13, 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

COMMITTEE ABSENT: Dimitrios Zourkos
Gregory Schroeder

COMMISSION
LIAISON PRESENT: Commission Vice Chair Dina DiNucci

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 6:10 P.M.

1. ROLL CALL

Chair Hollis called the roll.

2. ANNOUNCEMENTS

None

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. B188 UPDATE

Mr. Monberg, Gresham Redevelopment Commission, Executive Director, HMS Development & Hart Development to give the presentation.
(PowerPoint presentation attached as Exhibit A.)

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Mr. Moustafa asked for a breakdown of the partnership with the respective construction companies. He also asked about what happens to the rental property spaces and if they will be turned into retail spaces.

Mr. Monberg explained this is a public private partnership where the **Gresham Redevelopment Commission (GRDC)** negotiates a contract with the primary developer **HMS Development**, to allow the development team to finance and build vertical improvements. We offered predevelopment funds as part of the RFP to take time to understand the site and to help with predevelopment. The next steps are to get to a point to sign a development agreement or contract that specifies and formalizes the plans, expectations, and programing. He noted, this will all go through the Advisory Committee and then we will seek approval from the Commission. Staff and the development team are still looking at the right function on the site regarding programing and the right fit to complement the **Portland Opportunities Industrial Center (POIC)** and plan to roll this all out in 2 phases.

Bill Hart, Hart Development LLC, said through communication with the GRDC and his team, they found there are better sites to focus housing on than the B188 site. They're looking at other potential sites to develop housing.

Mr. Mustafa agrees with the explanation on finding a new location for rental housing, especially in that location. He asked who will own the second phase for the B188 property.

Mr. Monberg acknowledged the city will retain ownership for phase 2 until staff can work with the developer to come up with a program that we will approve and for them to demonstrate they could finance it with a contract agreement followed by transferring the property.

Kerry Hughes, HMS Development explained the market where it is right now and the shape of the site, we were limited. Their focus has always been POIC, but the housing footprint made it challenging to implement. He acknowledged they're trying to figure out different ways to be able to produce housing because of the need in the community but believes there's other sites we could use.

Mr. Naranjo said he was looking forward to having housing, retail, and the school all in the same location but understands why they needed to change plans and appreciates the clarification.

Ms. McMillian said she would like to see some subsidized units made available for students who need housing, especially if they have families. She also asked about industries we are trying to attract to the area and explained the need for a job training center to help people get better paying jobs.

Mr. Hart said his team have been working with the GRDC to find the right industry partners and develop the right relationships.

Ms. McMillian asked about the difference in cost between apartments and office spaces.

Mr. Hughes explained there's a lot more that goes into housing and constraints of a livable unit with building a building around it. Office spaces seem to be more flexible when it comes to development. The smaller the footprint for a housing building, the cost goes up very quickly.

Ms. McMillian asked if there's been any kind of research done to see what the need is for office space.

Mr. Hughes said they have done a market study that was retail commercial focus.

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Mr. Monberg acknowledged there are several opportunities and partnerships we will explore, and we will use our staff & city resources for more research to find the right fit. He believes this is the kind of conversations we want to have, and over the next year to continue to explore the questions presented today.

Chair Hollis said he wanted us to make sure we were checking with that community to align with their needs because if we make changes, we want to make sure they are excited about the project. He believes it is really important we get the community's support as we move along, and changes are made. He asked if the development team still plans to have commercial retail along the full length of the buildings on Burnside like previously talked about.

Mr. Monberg explained, yes, as the details about the design proceeds into more of a schematic design, there will be retail along Burnside with visibility.

Chair Hollis agrees with splitting the project development into 2 or 3 phases like discussed in the presentation.

Mr. Hart said through the design process the developers work together with the GRDC to figure out what is going to be the most successful and the most attractive for the community to feel proud about this project. He explained it's a very collaborative process to try and figure out what the next steps are going to be, especially with the changing economic climate and other elements.

Mr. Mustafa explained his views about the housing piece for this project. He believed the rental units weren't going to satisfy what the community wants and using the other spaces on the site for job training or other uses the school might need.

Chair Hollis said the community wants homeownership and not rental apartments. He believes we should check back in with the community to make sure they are excited about what we are building on the site.

Commission Vice Chair Dina DiNucci believes it will be important to be able to approach the site and see the retail or other entities on the site for the community to interact with. She asked if other organizations like Metro East, Caldera Arts, Free Arts NW, would partner with POIC in the innovation space on the site. She wanted to make sure other community organizations; training programs will still have access to use the site even though POIC is a big part of the project.

Chair Hollis said in previous discussions with POIC and the developers, we talked about other ways for POIC to allow other organizations to use designated spaces during afterhours and he asked if this is still part of the plans.

Leslie Cliffe, Bora Architects explained that POIC is already doing those things in their other locations. They have industry partners and community organization that are using those spaces during the afterhours for similar kind of work training. She acknowledged it's part of POIC fundamental mission to engage the industry of their programs and to engage the community.

Commission Vice Chair Dina DiNucci asked what the roles of the City of Gresham and POIC have in administering what will be going on at the new site.

Mr. Hart explained their considering adult education and workforce training on the site with the idea of having facilities on the first floor for the opportunities for the community classrooms, and innovation labs. He believes it will be a combination of POIC working with community that they are already have established and will expand to the new site.

Mr. Monberg is really excited about the dialogue tonight and feedback that is going to make the project better overall. He looks forward to several touch points over the calendar year.

6. MEETING MINUTES:

Chair Hollis announced that it's time to approve the minutes of **February 14, 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.

FEBRUARY 14, 2024 MINUTES

Motion was made by **Ibrahim Moustafa** and seconded by **Jennifer McMillian TO APPROVE THE MINUTES OF February 14, 2023**. The motion passed as follows:

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

9. GOOD TO THE ORDER:

None

B. ADJOURNMENT OF MEETING

Hearing no further business, **Chair Hollis** adjourned the meeting at 7:09 P.M.

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory
Recording Secretary