

**A. CALL TO ORDER BY PRESIDING OFFICER**

**Chair Travis Stovall** called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, July 18, 2023, at 2:30 P.M. via Conference Call +1 253 215 8782, Meeting ID 878 9531 6107 or <https://greshamoregon.zoom.us/j/87895316107>

**1. ROLL CALL OF THE GRESHAM REDEVELOPMENT COMMISSION**

**Chair Stovall** called the roll.

COMMISSION PRESENT: Commission Chair Travis Stovall  
Commission Vice Chair Dina DiNucci  
Commissioner Acting Chair Jerry Hinton  
Commissioner Vincent Jones-Dixon  
Commissioner Eddy Morales  
Commissioner Sue Piazza

COMMISSION ABSENT: Commissioner Janine Gladfelter

STAFF PRESENT: Helen Tolaza, Interim City Attorney  
Eric Schmidt, Assistant City Manager  
Nina Vetter, City Manager  
Brian Monberg, Gresham Redevelopment Commission Executive Director  
Johntae Ivory, Administrative Assistant II

**2. INSTRUCTIONS TO CITIZENS ON SIGNING UP FOR PUBLIC TESTIMONY REGARDING AGENDA AND NON-AGENDA ITEMS**

**Chair Travis Stovall** read the instructions.

**B. CITIZEN AND COMMUNITY GROUP COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS**

**1. CITIZEN AND COMMUNITY GROUP COMMENTS**

**Johntae Ivory**, Recording Secretary, reported that no citizens signed up to provide oral testimony or submitted written testimony.

**C. CONSENT AGENDA**

**1. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES**

Commission approval of this item would approve the minutes of the Commission meetings of July 18, 2023.

**2. AWARD TO PRIVATE BUSINESS: DEMOLITION OF 18801 AND 18901 E BURNSIDE**

**Chair Stovall** called for a motion on the Consent Agenda.

Motion was made by **Commission Vice Chair DiNucci** and seconded by **Commissioner Piazza**  
APPROVE CONSENT AGENDA ITEMS C-1 and C-2.

**Chair Stovall** asked if there was any discussion on the Consent Agenda or motion.

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

Commission Chair Travis Stovall	YES
Commission Vice Chair Dina DiNucci	YES
Commissioner Acting Chair Jerry Hinton	YES
Commissioner Eddy Morales	YES
Commissioner Sue Piazza	YES
Commissioner Vincent Jones-Dixon	YES

**D. PUBLIC HEARING**

None

**E. COMMISSION BUSINESS**

**1. APPROVAL OF PROPERTY ACQUISITION: 18428-18432 E BURNSIDE**

Commission approval of this item will authorize the Director to complete the purchase of 18428-18432 E Burnside.

**Brian Monberg, Gresham Redevelopment Commission Executive** presented the staff report.  
(Power Point presentation attached as Exhibit A.)

**Commissioner Hinton** asked how many acres is the property?

**Mr. Monberg** said 0.6 acres.

**Commissioner Hinton** noted on behalf of Katherine Nicewood, the president of the Rockwood Neighborhood Association asked, why aren't we using these funds to build a fire station?

**Mr. Monberg** explained there is an effort to identify the investments that would be inclusive of all the remaining funds that the Commission has to invest between now and 2029. This investment does not preclude any future investments in a fire station or other public safety improvements that can happen in this district.

**Commissioner Hinton** asked about the revenue stream of the current tenants' leases and when do they expire?

**Mr. Monberg** said the gross income stream is about \$110,00 dollars per year. Two of those leases expire in about 3 years. Classic Heat Source lease is up for renewal, and we would be recommending a lease renewal that would be in a similar timeline to expire in 3 years.

**Commissioner Piazza** asked if the city could be in any legal liability because of the lottery gambling that is done in one of the buildings.

**Mr. Monberg** explained the staff is working with outside legal counsel and we requested a review. Based off the review, no specific limitations on the current uses.

**Commission Vice Chair DiNucci** asked, with the GRDC acting as the landlords, did we consider repairs when we decided to purchase the property? Do we have the staff capacity to effectively manage the properties for the tenants?

**Mr. Monberg** acknowledged we have the staff capacity to manage the properties, and in addition to that, we have the ability to explore a third-party company to manage the properties.

**Commission Vice Chair DiNucci** asked if there's an opportunity to use the parking on the new property to help with the downtown Market Hall?

**Mr. Monberg** said it's something staff can explore, and it's something we can look at in the long term for development. As of right now, most of the parking is accounted for but we can have a discussion with the current tenants about business hours and weekend availability.

**Chair Stovall** asked about the timing of the property acquisition the current URA timeline.

**Mr. Monberg** said if we were looking at potential redevelopment of this property, it could be done after the leases expire. He explained, it could give us ample time for the commission to issue an RFP for future redevelopment of the property. Any future property we purchase for redevelopment, we would try to achieve before the URA ends in 2029, should be purchased by the end of this year.

**Commissioner Hinton** asked about the criteria we use when we purchase properties.

**Mr. Monberg** explained we look at properties consistent with the Urban Renewal plan. Our intent is to redevelop strategic locations that are consistent with our goals. Specific to our goals, there's a lot of interest to focus on redevelopment adjacent to the Rockwood triangle, Rockwood Town center by the TriMet Max station.

**Chair Stovall** called for a motion on the Commission Business E1.

Motion was made by **Commissioner Hinton** and seconded by **Commissioner Piazza** APPROVE of the property acquisition of 18428-18432 E Burnside Street.

**Chair Stovall** asked if there was any discussion on the Consent Agenda or motion.

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

Commission Chair Travis Stovall	YES
Commission Vice Chair Dina DiNucci	YES
Commissioner Acting Chair Jerry Hinton	YES
Commissioner Sue Piazza	YES
Commissioner Vincent Jones-Dixon	YES

**2. 2029 COMMUNITY INVESTMENT FRAMEWORK: PUBLIC ENGAGEMENT FINDINGS**

**Mr. Monberg, Ana Munos**, Latina Network and **Irene Kim**, Cascadia Partners, presented the staff report.  
(Power Point presentation attached as Exhibit A.)

**Commissioner Hinton** asked for clarification about the community preference to have less affordable housing if it means they're available to own.

**Ms. Kim** explained that land is hard to come by and we want to make sure we get the most use of that asset. She explained that overwhelmingly people would rather have less housing units if it meant they could own a home.

**Commission Vice Chair DiNucci** asked if we could consider developing a program like Meds and Ed's to help with medical education and development. She also talked about a program that Portland is supporting the community with lawyers and staff to help with the legal assistance with evictions. She said we could look at those options again and take them a step further.

**Ms. Munos** acknowledged there's a community need for culturally specific health care support, but she understands there's a shortage in the workforce. She believes we can create opportunities within our community for adults and youth that can go through training and seminars. Creating pathways for careers in the medical field and other kinds of workforce training has come up. She gave examples of the issues tenants face in the community with property management like noise complaints, structural issues, and evictions.

**Chair Stovall** explained our struggles are resource allocation, the lack of resources as a city, and what the Government's, community, and nonprofit role is with the complexity of affordable housing. He believes if we could solve the issue today, we all would. We want to get to a point where we can address all the issues we face in this dense area of Rockwood and what we are looking to accomplish. He said, we must use partnerships with community-based organizations, nonprofit organizations, and health care organizations. We must figure out ways to leverage those relationships to ensure that we're able to deliver on the comprehensive things and challenges we face with all of the restrictions and resources. He asked, how do we ensure ways that we can engage the community that begins to specifically help the areas we talked about today. He appreciated the insight today and would like us to identify the highest priorities where we can eventually make significant contributions to address the vital needs of the community. He concluded with work force training and education is foundational and we want to continue bi-directional opportunities for dialogue as we continue to move forward.

**Ms. Munos** said they made an effort to reach out to the community leaders who represent their communities. She gave an example of a leadership academy she runs that helps teach about the local government structure, school board, and issues in the community. They identify projects to work on to help the community. She believes we can find creative ways like her academy to lead people to get our community to trust the government and make a positive impact.

**Ms. Kim** said building people's civic capacity to be engaged in the community is vital and working with community leaders has been a huge asset and they cannot do engagement without them. The more we can cultivate with the community leaders the faster we can accomplish the goals. We need to continue to have programs that build these community leaders. If we explain to the community why things are happening, it will have a huge and positive impact moving forward.

**Chair Stovall** said having that bi-directional communication is critical and it's going to take an

oversized investment in Gresham to have the positive impacts that we need. He acknowledged Representative **Ricky Ruiz** was in attendance and said he's a champion for Gresham down in Salem and thanked him for his work. He believes we can solve some of the issues, but it will take a concerted effort to fix the challenges that exist. Finding ways to rebuild trust is consistent both regionally, statewide, and nationally.

**Mr. Monberg** appreciated all of the dialogue and work over the last few months as part of this public engagement phase. We don't want to duplicate the engagement that already has been done over the past years. All of recent engagements have complimented all the work over the years with all the departments in the city and partnerships with multiple organizations. Next step the team will put together a report from all the survey responses especially around public safety and fire investment. We will work to identify a path forward on those. As part of the 2029 framework, we will draft some key priorities with strategies for how we would pursue those in terms of dollars and staff time with the resources we have. We will look for ways that our redevelopment funds could really invest in the needs we heard from the community.

**Commissioner Morales** thanked everyone for the presentation and all the work that went into it. He asked about our previous discussions about making funds available for repairs or construction of a new fire station.

**Mr. Monberg** said were in active dialogue with Gresham Fire about scoping out a potential investment in the future with Urban Renewal funds. He anticipates coming back to the Commission in a future meeting with details as early as this fall.

#### **F. COMMISSION MEASURES AND PROPOSALS**

#### **G. ADJOURNMENT OF MEETING**

Hearing no further business, Chair Stovall adjourned the meeting at 3:45 P.M.

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TRAVIS STOVALL  
CHAIR

Respectfully submitted,

/s/ Johntae Ivory  
Johntae Ivory  
Recording Secretary