

GRESHAM REDEVELOPMENT COMMISSION AGENDA

COMMISSION CHAIR TRAVIS STOVALL

COMMISSION VICE CHAIR DINA DINUCCI
COMMISSION ACTING CHAIR JERRY HINTON
COMMISSIONER JANINE GLADFELTER

COMMISSIONER VINCENT JONES-DIXON
COMMISSIONER EDDY MORALES
COMMISSIONER SUE PIAZZA

GRESHAM REDEVELOPMENT COMMISSION July 16, 2024

OPEN SESSION – 2:30 P.M.

Gresham Civic Center, Public Safety & Schools Building, Council Chambers
1331 NW Eastman Parkway, Gresham, Oregon

PLEASE NOTE

The Gresham Redevelopment Commission is transitioning back to in-person meetings. Members of the public are now welcome to attend in-person in the Council Chambers.

This meeting will also be broadcast live at GreshamOregon.gov/Agendas and via Zoom, an online meeting platform.

The City's business hours are Monday through Friday from 8:00 a.m. to 5:00 p.m.

Persons who desire to access the meeting and are unable to access the meeting via the livestream at GreshamOregon.gov/Agendas or via Zoom are encouraged to contact Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing johntae.ivory@greshamoregon.gov by 5:00 p.m. two (2) business days before the meeting, so that the City can provide alternate arrangements.

Persons who 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.

ZOOM ACCESS LINK AND CALL-IN NUMBERS FOR THIS MEETING

Click the link below to join the webinar:

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

Passcode: 4xERZB5sqX

Or One Tap Mobile:

US: +16699006833,,87895316107#,,,,*4983688933# or +12133388477,,87895316107#,,,,*4983688933#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 213 338 8477 or +1 253 215 8782 or +1 646 876 9923

Webinar ID: 878 9531 6107

Passcode: 4983688933

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

PLEASE NOTE

Instructions for signing up for written or oral testimony are provided on this agenda under section A (2): Instructions to Citizens on Signing Up for Public Testimony Regarding Agenda and Non-Agenda Items.

TIME ESTIMATE (Minutes)

**GRESHAM REDEVELOPMENT COMMISSION AGENDA - REVISED
JULY 16, 2024 – PAGE 2**

A.	CALL TO ORDER BY PRESIDING OFFICER	5
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1. ROLL CALL OF THE GRESHAM REDEVELOPMENT COMMISSION
2. INSTRUCTIONS TO CITIZENS FOR TESTIFYING ON AGENDA AND NON-AGENDA ITEMS

Written Testimony must be received by 3:00 p.m. on Monday, July 15, 2024, 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, July 15, 2024 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.

B.	CITIZEN AND COMMUNITY GROUP COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS	10
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1. CITIZEN AND COMMUNITY GROUP COMMENTS

C.	CONSENT AGENDA	5
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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 will approve the minutes of the Commission meeting of June 18, 2024.

D.	PUBLIC HEARING	
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None.

E.	COMMISSION BUSINESS	25
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1. **YAHMILL CORRIDOR IMPROVEMENT UPDATE**
Brian Monberg, Gresham Redevelopment Commission Executive Director, will provide an overview of the proposed improvements for the Yamhill Corridor Improvement project.

F.	COMMISSION MEASURES AND PROPOSALS	
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None.

G.	ADJOURNMENT OF MEETING	
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TOTAL ESTIMATED TIME (MINUTES): 45

**GRESHAM REDEVELOPMENT COMMISSION AGENDA - REVISED
JULY 16, 2024 – PAGE 3**

MEETING BROADCAST AND REPLAY SCHEDULE

Live Broadcast

- Comcast Channel 22 (322 HD) or Frontier Channel 33
- City of Gresham website: GreshamOregon.gov/Videos. (Under “Upcoming Events,” select the Redevelopment Commission “Agenda.” An active link to the Zoom meeting is posted on page 1 of the Agenda. Phone numbers are also posted for the option of attending the meeting by phone.)

Replays

- 4th Monday of the same month at 6:00 p.m. on Comcast Channel 30 (330 HD) or Frontier Channel 38
- 1st Friday of the following month at 11:30 p.m. on Comcast Channel 30 (330 HD) or Frontier Channel 38
- Any time after 72 hours following the meeting: GreshamOregon.gov/Videos

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DECISION

Gresham Redevelopment Commission Meeting Minutes

Meeting Date: July 16, 2024

Agenda Item Number: C-1

REQUESTED COMMISSION ACTION

Move to approve minutes from the Gresham Redevelopment Commission meeting of June 18, 2024.

ATTACHMENTS

A. Meeting Minutes: June 18, 2024

FROM

Johntae Ivory, Program Technician

REVIEWED THROUGH

Brian Monberg, Executive Director of the Gresham Redevelopment Commission

FOR MORE INFORMATION

Staff Contact: Johntae Ivory, Program Technician

Telephone: (503) 618-2473

Staff E-Mail: Johntae.Ivory@GreshamOregon.gov

Website: GreshamOregon.gov/Urban-Renewal

A. CALL TO ORDER BY PRESIDING OFFICER

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, June 18, 2024, at 2:32 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 Janine Gladfelter
Commissioner Eddy Morales
Commissioner Sue Piazza
Commissioner Vincent Jones-Dixon

COMMISSION ABSENT: None

STAFF PRESENT: Ellen Van Riper, Gresham City Attorney
Eric Schmidt, Gresham City Manager
Brian Monberg, Gresham Redevelopment Commission Executive Director
Michael Gonzales, Gresham Redevelopment Project Coordinator
Johntae Ivory, Program Technician, Recording Secretary

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 we have 1 written testimony submitted by Catherine Nicewood.

C. CONSENT AGENDA

1. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES

Commission approval of this item would approve the minutes of the Commission meetings of May 21, 2024.

2. REAPPOINTMENTS TO THE GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE

Commission approval of this item will confirm the reappointments of **Jack Hollis** and **Celso Naranjo** to the Gresham Redevelopment Commission Advisory Committee.

Chair Stovall called for a motion on the Consent Agenda.

Motion was made by **Commissioner DiNucci** and seconded by **Commissioner Gladfelter** APPROVE CONSENT AGENDA ITEM C-1 & 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
Commissioner Janine Gladfelter	YES
Commissioner Jerry Hinton	YES
Commissioner Eddy Morales	YES
Commissioner Sue Piazza	YES
Commissioner Vincent Jones-Dixon	YES
Commission Vice Chair Dina DiNucci	YES

D. PUBLIC HEARING

1. PUBLIC HEARING & RESOLUTION NO. 53: BUDGET AND APPROPRIATIONS OF THE GRESHAM REDEVELOPMENT COMMISSION FOR FISCAL YEAR 2024/25.

As required by Oregon law, the Commission will hold a public hearing to allow for written and oral comments from citizens regarding the Commission's Fiscal Year 2024/25 Budget for the Rockwood-West Gresham Urban Renewal Area and approve Resolution No. 53.

Elizabeth McCann, Budget and Finance Manager, presented the staff report.

Chair Stovall read the Order of Procedure (Order of Procedure attached as Exhibit A.)

Chair Stovall called for questions or comments.

Hearing none, **Chair Stovall** asked if there was consensus to continue or close the hearing. The consensus was to close the hearing.

Chair Stovall called for a motion.

Motion was made by **Commissioner Piazza** and seconded by **Commissioner Hinton** TO APPROVE RESOLUTION NO. 53 ADOPTING BUDGET AND MAKING APPROPRIATIONS OF THE GRESHAM REDEVELOPMENT COMMISSION OF GRESHAM, OREGON FOR FISCAL YEAR 2024/25, INCLUDING THE DECLARATION OF TAX INCREMENT AUTHORIZING THE COLLECTION OF TAX INCREMENT REVENUES. THE BUDGET IS ADOPTED IN THE AGGREGATE AMOUNT OF \$25,372,700.

Chair Stovall called for the vote.

The motion passed as follows:

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

Chair Stovall thanked Ms. McCann, her team, and the Budget Committee for the Commission.

E. COMMISSION BUSINESS

None.

F. COMMISSION MEASURES AND PROPOSALS

Vice Chair Dina DiNucci asked about the upcoming events happening soon.

Mr. Monberg said summer is very busy and acknowledged how excited staff are about the events happening at the Rockwood Market Hall. He explained how successful Cinco de Mayo and Kickoff of Summer events were and how staff and the city has approximately 30 events lined up in this calendar year.

Mr. Ivory told the commission about the remaining events that will wrap up June. He plans to provide more detailed updates at the next meeting or by email.

Vice Chair Dina DiNucci asked about the regular hours for the fountain at the Rockwood Market Hall.

Mr. Monberg said it's open during daylight hours pending any weather concerns and he's excited about all the youth and families who can take advantage of the fountain.

G. ADJOURNMENT OF MEETING

Hearing no further business, Chair Stovall adjourned the meeting at 2:47 PM.

TRAVIS STOVALL
CHAIR

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory
Recording Secretary

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DISCUSSION AND POLICY DIRECTION

YAMHILL CORRIDOR IMPROVEMENT UPDATE

Meeting Date: July 16, 2024

Agenda Item Number: E-1

REQUESTED COMMISSION ACTION

Staff will be sharing information and seeking general policy direction regarding the proposed updates to the Yamhill Corridor project.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

The Yamhill corridor project furthers Rockwood-West Gresham Renewal Plan Goal 7: Improve Transportation: Provide a safe, multi-modal transportation system for circulation within and around the Rockwood-West Gresham area.

BACKGROUND

This project will begin initial design for improvements to Yamhill Street, an important community street located between Rockwood Town Center and Vance Park. This project was identified as a priority in the 2029 Community Investment Framework, reviewed by the Commission in 2023.

The purpose of the meeting today is to provide an overview of the project, and discuss considerations to incorporate into the project plan and engagement efforts.

This project infills Yamhill Street between 182nd Avenue and 197th Avenue with curb and sidewalk where they do not exist, replaces non-compliant driveways and curb ramps with new accessible driveways and curb ramps, provides streetlighting on both sides of the street, provides new Americans with Disabilities Act (ADA) compliant midblock pedestrian crossings, adds traffic calming features in the form of curb extensions and high visibility crosswalks, and uses rectangular rapid flashing beacons (RRFBs) to improve pedestrian crossing safety.

Yamhill Street is a minor collector street within the Rockwood Design District that serves growing volumes of pedestrian and vehicular traffic. This improvement will result in a more complete roadway cross-section that improves pedestrian safety and reduces vehicle speeds.

RECOMMENDATION and ALTERNATIVES

Staff will be sharing information and seeking general policy direction regarding the proposed updates to the Yamhill Corridor project.

BUDGET / FINANCIAL IMPACT

Funding for this project is identified in the current FY 2024/25 Capital Improvement Plan, Project CIPUR00007. The budget for FY 2024/25 is \$492,500, with a construction budget of \$4,432,500 for FY 2025/26.

PUBLIC INVOLVEMENT

This is an introductory presentation for Commission feedback, and was presented to the Gresham Redevelopment Commission Advisory Committee on July 10, 2024. A public engagement plan will be developed as part of the design phase of the project.

NEXT STEPS

Staff will be proceeding with design work for the corridor over the course of the current fiscal year.

ATTACHMENTS

A: None.

FROM

Brian Monberg, GRDC Executive Director

REVIEWED THROUGH

Eric Schmidt, City Manager

FOR MORE INFORMATION

Staff Contact: Brian Monberg

Telephone: 503-618-2418

Staff E-Mail: Brian.Monberg@GreshamOregon.gov

Website: www.GreshamOregon.gov/UrbanRenewal