

A. CALL TO ORDER BY PRESIDING OFFICER

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, September 19, 2023, at 2:37 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 Vincent Jones-Dixon

COMMISSION ABSENT: Commissioner Sue Piazza

STAFF PRESENT: Helen Toloza, Interim City Attorney
Eric Schmidt, Assistant City Manager
Nina Vetter, City Manager
Brian Monberg, Gresham Redevelopment Commission Executive Director
Johntae Ivory, Program Technician

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 3 public testimonies today:

- Ambrosia Johnson – Owner of The Lamb Clothing & Accessories
- Tralice Lewis – Owner of Callies Custom Hat Wigs
- Patrik McDade – Founder & Director for People-Place-Things

2 written testimonies submitted:

- Amanda Becket - Owner/Operator of Rad Root
- Patrik McDade - Founder & Director for People-Place-Things

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.

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.

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

D. PUBLIC HEARING

None

E. COMMISSION BUSINESS

1. 2029 COMMUNITY INVESTMENT FRAMEWORK: PROPOSED PRIORITIES AND PROJECTS

Staff will be presenting the draft 2029 Community Investment Framework proposed priorities and projects for Commission consideration and discussion.

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

Commissioner Gladfelter asked if there's money allocated to each priority and is it feasible to accomplish the list of priorities with the help of other resources. She used the fire station as an example of how much funding it would cost to redevelop.

- Housing
- Community Safety
- Economic Opportunity
- Transportation
- Community Vibrancy

Mr. Monberg said that is the foundational question in terms of moving this forward and commit to putting them into the capital improvement program. If these look good to the commission, staff will focus on these priorities instead of other ideas. He said staff would be interested in proceeding in more detail with the Gresham Fire department about the cost of building a new fire station.

Eric Schmidt, Assistant City Manager said he had preliminary conversations with the Fire Chief and International Association of Fire Fighters (IAFF). They provided an estimate of 18-20 million dollars to build a new fire station and the building within the Urban Renewal area is well beyond its service life.

Mr. Monberg gave an estimate of 2–4-million-dollar range to help benefit ownership housing that would allow us to invest and produce. We had on the books planning level estimates for street improvements that would help improve Yamhill Street that range from 2-5 million dollars that could be leveraged for a regional or state grant. The economic development estimate is under 5 million dollars. Each of those priorities would meet the Urban Renewal plan and objectives in the 2–5-million-dollar range. We want to introduce what is feasible for success for each category and balance the economic trade-offs to give you an opportunity to weigh in on those as a commission in terms of where you want to invest.

Commissioner Hinton said it wasn't long ago that a proposed cost for a fire station was 8 million and now in a year it has gone from 8 million to 20 million. He asked if that is based off the price of a Hillsboro station.

Mr. Schmidt said yes, with inflation, construction cost, bay size, and living quarters, he understands it is a big number for a new fire station. If you're building a type of public facility that has a service life of 50-75 years and that is expected to withhold and be serviced after a seismic event, it increases the cost.

Commissioner Hinton asked if we have State and Federal funding for the money the city was awarded for redevelopment.

Mr. Monberg explained the projections were talking about are based on the funds that we have as part of the tax increment district though the city and we can certainly leverage effectively State and Federal funds for others. There is no funding allocation or a dedicated pool of funds at the State or Federal level that are directly contributing to the Urban Renewal program. Virtually every project that has been done goes into the Capital Improvement program and usually has some matching funds.

Commissioner Hinton asked about the average ratio that comes from the City versus State and Federal.

Mr. Monberg said one example from an assessment done by our consulting team is we've been able to get 4 times the return on a dollar. For every dollar of open renewal funds, there's been 4 times return that's either came from public or private funding to match it.

Commissioner Hinton asked, when was the last time was looked at changing the boundaries of Urban Renewal area?

Mr. Monberg explained there has been an assessment over the last few years. Any changes to the boundary would require voter approval for our Urban Renewal plan.

Commissioner Hinton would like the county to turn over Vance Park to the City of Gresham, because it's a huge point of destination and would help define Gresham. He believes we would all be proud, but we need more public pressure to push the County in that direction.

Commission Vice Chair Dina DiNucci acknowledged she serves on the Gresham Redevelopment Advisory Committee (GRDCAC) and said how great the discussions are and have great ideas, and she appreciates them. She explained, the advisory committee has talked about checking multiple boxes off when discussing future projects like with the fire station being used as a community center or adding training programs for high schoolers to go through and look at careers. They also had an idea we can

use build building that include public art as part of them. She believes it makes more sense to see dollar amounts and then make decisions on projects. The Commissioner asked about TriMet shelters being updated and if there have been specific needs or concerns in specific areas that were targeted because of accidents or is it just a broader vision?

Mr. Monberg said specific to safety, there has been good staff work in Urban Design & Planning and DES and there has been an active transportation plan that did prioritize pedestrian and bicycle improvements citywide, but certainly have implication to this area. We know there are areas where a lot of people like to walk and bike. He explained we have had a good dialogue with TriMet who have capital improvements planned and programed for this area. We will continue to work with them to support TriMet and the investments that would be made along the blue lines.

Commission Vice Chair Dina DiNucci said she wanted to bring up a discussion she had with Commissioner Dixon about utilizing things that we build or things that we do to the utmost ability. She said, when we talk about asset-based community development and utilizing what's in our community as much as possible like our police station. She would like us to look at ways to make it more beneficial for the community to get access to.

Chair Stovall said the priorities are foundational and he believes there's a lot of things discussed today that are springboards for things we can do. Moving forward, we need to leverage for all the facilities and remaining dollars that we can leverage. He asked, what are we really trying to accomplish when it comes to available home ownership housing. The concept of foundational ownership is generational wealth creation. Those types of things may be accomplished through different hybrids and innovative solutions that make be available to us that we're not thinking about. He believes the fire station is critical and they're not getting any cheaper. We have put off construction for way to long as a community and every year that we extend this, the debt of our facility gets greater and greater. We must start turning our focus to our capital and our capital improvements. It's the things we've under invested and historically these types of things are funded through general obligation bonds which we haven't seen in decades as we know. If there's any way, we can leverage the dollars and cents to be able to better invest in the community, we must do it. He said we want to provide a catalyst going forward. He's a huge fan of the concept of guiding the Vance Property forward and will continue to have conversations and he appreciates the feedback from the GRDC Advisory Committee.

F. COMMISSION MEASURES AND PROPOSALS

None

G. ADJOURNMENT OF MEETING

Hearing no further business, Chair Stovall adjourned the meeting at 3:55 P.M

TRAVIS STOVALL
CHAIR

Respectfully submitted,

**GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES
SEPTEMBER 19, 2023 – PAGE 5 OF 5**

/s/ Jhntae Ivory

Jhntae Ivory
Recording Secretary