

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE (GRDCAC)
JULY 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
Jennifer McMillian
Ibrahim Moustafa
Celso Naranjo
Gregory Schroeder

COMMITTEE ABSENT: None

COMMISSION
LIAISON PRESENT: Commission Vice Chair Dina DiNucci

STAFF PRESENT: Brian Monberg, Gresham Redevelopment Commission Executive Director
Johntae Ivory, Administrative Assistant II, Recording Secretary

A. CALL TO ORDER

Chair Zourkos called the meeting to order at 6:01 P.M.

1. ROLL CALL

Chair Zourkos called the roll.

2. ANNOUNCEMENTS

Johntae Ivory introduced **Jennifer McMillian**, **Ibrahim Moustafa** and **Gregory Schroeder**. He acknowledged that the staff is excited to have them on the Advisory Committee.

Ms. McMillian gave her introduction.

Mr. Moustafa gave his introduction.

Mr. Schroeder gave his introduction.

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

Chair Zourkos read the instructions.

4. PUBLIC COMMENT

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

5. SUNRISE/B188: PUBLIC ENGAGEMENT UPDATE

Brian Monberg, Gresham Redevelopment Commission Executive Director introduced **Bill Hart, Hart Foundation** to present the presentation.

(PowerPoint presentation attached as Exhibit A.)

Mr. Moustafa asked about the amount of feedback the leadership group has gotten through community engagement regarding the types of housing that could be developed on the new B188 site.

Mr. Hart explained, at this time we're looking at building apartments, because financially from the market studies and price points, having 15 townhomes in an urban environment isn't enough. He's hoping that this engagement process will reveal both the public space and what happens with operations around the facility.

Mr. Moustafa asked if HMS will be running the school aspect of the property.

Mr. Hart noted, HMS Development is the developer for the Portland Opportunities Industrialization Center (POIC) school and HMS may have a role in the development of the apartments.

Mr. Monberg appreciates the dialogue we've had to date, and this approach historically has been much more effective engaging the community. He appreciates the commitment and how frequent the team, especially **Bill Hart**, has been at all the events. He asked if anyone on the Advisory Committee would like to join the community engagement events.

Mr. Hart said he has asked people at the events about what they know about Rockwood and noted, most don't know a lot, some know a lot, and others are excited to celebrate Rockwood.

Mr. Ivory asked how to go about communicating interest in joining the events.

Chair Zourkos acknowledged that he's available and he willing to let others attend first.

Jack Hollis is interested and willing to join the community outreach. He will attend the block party, leadership group, and is open to other events.

Ms. McMillian said Rockwood doesn't always have the best reputation. She asked, what are the plans to get people to rent? Have you looked into using Proud Ground or Habitat for Humanity for homes for sale?

Mr. Hart acknowledged that Proud Ground was part of his team and it's something that he's looked at potentially for this site. He noted the density of the site is not something ideal. Cost also plays a big role in not going with home ownership.

Ms. McMillian asked if the rent was going to be expensive. What kind of people are you bringing into the new housing? Will you recruit people who are already there or new people from other areas?

Mr. Hart said he's trying to make rent affordable and bring people from the Rockwood neighborhood as well as people looking for newer developments or a larger place to live.

Mr. Monberg noted there have been complimentary efforts around other investments for regulated affordable housing within Rockwood and the wider community.

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Chair Zourkos noted that displacement has been a serious concern for some people and it's something all of us have been mindful of and trying to navigate around.

Mr. Monberg said from the city's perspective, we put out a proposal for housing that would be for the workforce or what we call middle housing efforts. We want it to be affordable for those residents to help serve the community.

Mr. Moustafa asked for clarification regarding the funding window of the bond measure what was extended last year.

Mr. Monberg explained the city operates the housing bond, but the Urban Renewal funds and the 2029 extension are specifically around the Urban Renewal program and operations.

Mr. Moustafa asked if a substantial amount of tax money is being used to fund projects like the B188 site, how does it translate in the housing costs and cost of living?

Mr. Monberg said the GRDC is negotiating a development agreement with the private developer, and we would be providing public resources on the land which would align with the criteria we put out as part of the RFP for this project. We're still working through the details. All these things you mentioned are part of the negotiations. By the end of the calendar year, we hope to be in a place to have a draft development agreement. There will be a lot more discussions with the Advisory Committee about the details and how the public investment translates into what the developer will be constructing on the site.

Commissioner Dina DiNucci said that one of the tricks with Urban Renewal is that any dollar spent also must be paid back into Urban Renewal over a certain period of time.

Mr. Monberg explained that part of the Advisory Committee role is to have these discussions and ensure the investments we're doing will help the housing needs. We try to move with direction that's consistent with the city strategy around housing production.

Mr. Hollis asked if this site is not suitable for homeownership?

Mr. Monberg confirmed the B188 site is leaning away from homeownership. He recognizes the strong interest in ownership housing and staff are trying to identify a path.

Mr. Hollis said he recognizes the importance of homeownership and in the future, he hopes we can find a future program to address the need for homeownership.

Mr. Monberg concludes by saying, it's really important for us all to have a thoughtful approach on how we can maximize the community benefit to it.

Ms. McMillian noted there's a project-based voucher where subsidy is tied to a particular unit instead of regular services like Section 8. She asked if that's something anybody has met with Home Forward to provide subsidy and keep rent affordable for people.

Mr. Hart explained that **Kerry Hughes** from HMS has been handling most of the financing and at this point he knows he's out there looking for partners. He's not sure if they contacted Home Forward or gotten in the voucher system. They're looking at strategies about how to keep rent affordable.

Mr. Monberg explained on the city side, there have been very active discussions around how to maximize project-based vouchers with the City of Gresham.

Commissioner DiNucci asked if there have been questions or discussions regarding housing amenities that the community would like to see?

Mr. Hart noted they have asked very housing specific questions like playgrounds, amenities, and other things.

Celso Naranjo thank everyone for the dialogue. He's aligned with priorities we have right now. He's interested in the leadership group and public engagement.

Mr. Moustafa asked how you get the business that people requested on site. Are there incentives or tax credits you can provide to ensure the business will come.

Mr. Hart explained he's working with **Mr. Monberg** on the types of business they want for retail. We're looking at ways to draw people and have a business that creates revenue. He explained we have many options including rent discounts and other incentives.

6. UPDATE ON THE WORK PROGRAM

Brian Monberg, Gresham Redevelopment Commission Executive Director presented the presentation.
(PowerPoint presentation attached as Exhibit A.)

Mr. Hollis asked if skilled training professional development on business programs is something that might be easy to tie into the school side of the program. Should we be keeping this on our radar?

Mr. Monberg said that is an opportunity we've been reflecting on and there's and existing assets in the community that could help. As staff, we're trying build a set of community assets that we can make more available and lower some of the barriers that has slowed down the process.

Mr. Hollis said we could work on some kind of agreement with the school to have possible after hour programs to use some classrooms to provide training.

Mr. Moustafa asked if there was a pathway to some of the barriers that exist with getting more programs going for professional development.

Mr. Monberg said there is an opportunity to match individuals to resources. We're continuing to leverage where investments can be used. He gave an example of our Youth Services Division that has now been funded for several years through support from the state. We have strong community partners within the Rockwood community, and we will continue to explore more ways to have an impact.

7. MEETING MINUTES:

Chair Zourkos announced that it's time to approve the minutes of May 9, 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.

MAY 9, 2023 MINUTES

Motion was made by Jack Hollis and seconded by Marissa Clarke **TO APPROVE THE MINUTES OF MAY 9, 2023**. The motion passed as follows:

Marissa Clarke	YES
Jack Hollis	YES
Celso Naranjo	YES
Dimitrios Zourkos	YES
Jennifer McMillian	ABSTAINED
Ibrahim Moustafa	ABSTAINED
Gregory Schroeder	ABSTAINED

8. ELECTION OF OFFICERS

Chair Zourkos explained that the bylaws state that election of officers happens annually in July. As he mentioned earlier, he is eligible to serve another term as Chair well as Vice Chair.

Election of Chair

Mr. Hollis nominated Chair Zourkos.

Chair Zourkos nominated Jack Hollis and declined his nomination.

Vice Chair Clarke declined nomination for her Vice Chair role.

There were no additional nominations.

Chair Zourkos asked if a vote on the nomination needs ,to be done separately or can we vote on the Chair and Vice Chair together?

Mr. Ivory noted it should be done separately.

Chair Zourkos called for the vote.

The election of **Jack Hollis** to serve as Chair of the GRDCAC passed as follows:

Marissa Clarke	YES
Jack Hollis	YES
Jennifer McMillian	YES
Ibrahim Moustafa	YES
Celso Naranjo	YES
Gregory Schroeder	YES
Dimitrios Zourkos	YES

Election of Vice Chair

Mr. Zourkos nominated **Celso Naranjo**.

There were no additional nominations.

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Chair Zourkos called for the vote.

The election of **Celso Naranjo** to serve as Vice Chair of the GRDCAC passed as follows:

Marissa Clarke	YES
Jack Hollis	YES
Jennifer McMillian	YES
Ibrahim Moustafa	YES
Celso Naranjo	YES
Gregory Schroeder	YES
Dimitrios Zourkos	YES

9. GOOD TO THE ORDER:

Mr. Monberg acknowledged that construction is proceeding on the Aviva Apartments at Downtown Rockwood and it's moving on schedule. In August, the exterior framing will be done. There's an event on August 3rd at 3:00 PM in which key stakeholders that have been part of the project, that includes the Advisory Committee, will be able to visit and tour the site. He believes we will have access to the top of the building. He will work with Johntae Ivory to give you the information about attending.

Mr. Ivory is thankful and excited for the full committee and welcomes the new members again.

Mr. Zourkos thanked Mr. Ivory for being organized and helping with the Advisory Committee. He thanked **Mr. Monberg** for being very instrumental in our transition and all the things that have been happening over the past year. He's looking forward to working with everyone.

Commissioner DiNucci appreciates **Mr. Ivory** for staying on top of everything.

Mr. Hollis noted he's available as soon as this weekend to help with community outreach.

Mr. Zourkos thanked **Mr. Hart** and ended the meeting.

B. ADJOURNMENT OF MEETING

Hearing no further business, **Chair Zourkos** adjourned the meeting at 7:18 p.m.

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory

Recording Secretary