

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

**Chair Travis Stovall** called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, March 19, 2024, at 2:39 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: Ellen Van Riper, Gresham City Attorney  
Eric Schmidt, Intern 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 5 public testimonies today:

1 Written Testimonies Submitted:

- Patrik McDade

**C. CONSENT AGENDA**

**1. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES**

Commission approval of this item would approve the minutes of the Commission meetings of March 19, 2024.

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

Motion was made by **Commissioner Gladfelter** and seconded by **Commission Vice Chair DiNucci** 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
Commission Vice Chair Dina DiNucci	YES
Commissioner Acting Chair Jerry Hinton	YES
Commissioner Eddy Morales	YES
Commissioner Janine Gladfelter	YES
Commissioner Vincent Jones-Dixon	YES

**D. PUBLIC HEARING**

None

**E. COMMISSION BUSINESS**

**1. STOREFRONT IMPROVEMENT PROGRAM**

Staff will be seeking policy direction and move the Executive Director to proceed with the Storefront Improvement Grant Program.

**Brian Monberg, Gresham Redevelopment Commission Executive Director & Johntae Ivory, Program Technician, presented the staff report.**  
(PowerPoint presentation attached as Exhibit A.)

**Commission Vice Chair DiNucci** about the difference in funds from the \$40,000 max amount and the \$5,000 award amount.

**Mr. Ivory** explained the smaller reimbursement of \$5,000 is a separate grant program to help with repairs in the short term and approved by staff. The other grant program will include reimbursement up to \$40,000 but would have to go through a full scope review and approval process with the GRDC.

**Mr. Monberg** explained the proposal would not exceed 5k with the idea that the business owner would get up to \$5000 for repairs and would not have to provide a match.

**Commission Vice Chair DiNucci** asked about the eligibility of repairs and if they are different between the larger grant.

**Mr. Ivory** acknowledged that they are still working on the details of the eligibility list, and today he only wanted to ask to proceed with the smaller grant option.

**Commission Vice Chair DiNucci** asked if there's a reason why the eligible list of business who can apply for the grant is not for the whole Urban Renewal area?

**Mr. Ivory** said they have been based off the program from 2007 storefront program with the same location with most of those arterials being the most visible in Rockwood.

**Mr. Monberg** explained staff use GIS analysis to look at small businesses who have business licenses within the district. We added a 2-block radius based off the analysis with most of the other areas in Rockwood are residential. He acknowledged we have flexibility with accepting applications, and we could bring the applicants to the Commission for consideration if a request is not within the eligible boundaries.

**Commission Vice Chair DiNucci** agrees with having an exemption for businesses who are in Rockwood but close to those eligible locations. She also asked if an owner who would like to use this grant program that doesn't have an active business but is looking to get it up to par, can they be eligible for grant services.

**Mr. Monberg** believes we can consider it and as part of the grant process, the GRDC can review and approve on an individual basis.

**Commission Vice Chair Dina DiNucci** hopes there's some language to protect small business owners from being evicted after getting upgrades done.

**Mr. Ivory** explained they had internal discussions and staff will investigate putting some language into the contract to protect them. He believes it's important.

**Commission Vice Chair DiNucci** asked about promotion and public outreach.

**Mr. Ivory** said staff plans to have mailers, possible public meeting or video presentation, door-to-door meetings with the small businesses, and brochures.

**Commissioner Hinton** asked about how much per year we will allocate funds for this project and where the money will come from.

**Mr. Ivory** explained we have allocated \$500,000 total per year for our Grant programs with \$250,000 already used for the Rockwood Market Hall Grants. We have \$250,000 remaining for this program with the goal to put aside \$50,000 for the small repairs grant we talked about today. He said we will have \$200,000 for the main Storefront Improvement Grant. These funds are not from the General Fund budget.

**Commissioner Hinton** asked what qualifies a business associated with need and if they must provide financials.

**Mr. Ivory** explained our staff will review the scope of their work, analyze the costs, and present it to the Commission to approve or deny the request for the grant.

**Commissioner Hinton** hopes we will give priority to businesses that are actively operating because of the limited resources for the storefront grant program. He agrees with the policies presented but doesn't think nonprofits should be eligible because they have other opportunities to receive funds from grants.

**Commissioner Gladfelter** agrees with the smaller grant program because it can help small businesses with quick fixes to their storefront facades. She asked if a nonprofit gets grants from the city does that pose a problem and believes it would be hard to include them.

**Mr. Ivory** said we encourage our Advisory Committee to add their input, and this was one of the questions they raised about adding nonprofits to the grant program eligibility list.

**Commissioner Jones-Dixon** is supportive of the grant proposal and asked if the grantee must ensure that everything is paid in full before receiving funds.

**Mr. Ivory** explained the reimbursement process is based off of previous storefront grant programs and aligns with the City of Gresham procurement process.

**Mr. Monberg** said the reimbursement process has been the standard process for us to be able to work through the contracting process. He said if the commission has other feedback, we could certainly look at other models.

**Commissioner Jones-Dixon** asked for other feedback regarding the reimbursement process and asked if it would be restrictive for some small businesses. He's open to having another exception and understands it could make it more complicated. He's in full support of the program that we have presented so far.

**Chair Stovall** agrees with **Commissioner Jones-Dixon** and understands the concerns with making it complicated on staff. He believes the businesses should work directly with the contractors or whoever is doing the work because our processes might not align with payment schedules. He proposed a progress type reimbursement that the businesses could pay half of their project and we could possibly reimburse the first half and again after the job is completed.

**Commission Vice Chair DiNucci** agrees with **Chair Stovall** about the progress type reimbursement if we could do it. She explained her earlier comments about unoccupied businesses applying for the storefront grant and she believes it would give them an incentive to get their business up running. She agrees with nonprofits not being eligible for this grant.

**Commissioner Morales** asked how we ensure rent won't increase if the small business owners want to update their storefront facades. He would like to see language in place to protect that from happening. He also asked about making the storefront program affordable and suggested providing the reimbursement more regularly instead of at the end of the project, to keep that cash flow available.

**Chair Stovall** said he was open to nonprofits being eligible for the storefront grant but he is fine with small businesses only being eligible at this time. He believes the \$40,000 cap is a bit high because the funds could go quickly. He's fine with what was proposed today and is in full support for the smaller repairs grant.

**Commissioner Morales** believes the 2-block radius makes sense because of the visibility but would like to see the smaller repairs grant open to more of Rockwood instead of the main arterial streets.

**Chair Stovall** agrees with **Commissioner Morales**.

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**Commission Vice Chair DiNucci** asked if we have data from the last storefront improvement program. She supports allowing more of the Urban Renewal district to have access to the repairs grant. She agrees with the progression grant and having the ability to come back and request more funds.

**Mr. Monberg** doesn't have the data on hand but can provide it later. He believes most businesses were approved but can confirm that later as well.

**Mr. Ivory** said around 12 businesses utilized the program. He agrees with adding the \$5,000 repairs grant and acknowledges the GRDC Advisory Committee request for this additional service.

**Commissioner Gladfelter** we should consider adding nonprofits to the main storefront grant because it's not asking for program funds but for the physical building.

**Chair Stovall** said, this reflects the property taxpayers and believes we should focus on small businesses for the storefront improvement grants.

**F. COMMISSION MEASURES AND PROPOSALS**

**G. ADJOURNMENT OF MEETING**

Hearing no further business, Chair Stovall adjourned the meeting at 3:40 PM

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TRAVIS STOVALL  
CHAIR

Respectfully submitted,

/s/ Johntae Ivory  
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Johntae Ivory  
Recording Secretary