

**City of Gresham Finance Committee
Wednesday, December 18, 2024, 7:00 p.m.
Zoom Meeting Minutes**

Finance Committee Members Present:

Theresa Tschirky, Chair
Mike Schultze, Vice-Chair
Rusty Allen
Jan Baker

Finance Committee Members Absent:

Nick McWilliams

Council Liaison in Attendance:

None

Staff Members in Attendance:

Sharron Monohon, Director of Budget & Finance
Elizabeth McCann, Budget Manager
Ian Petersen, Financial Analyst
Sarah Kirk, Budget Analyst

Christina Ott (Recording Secretary)

1. Convene Meeting and Roll Call

The meeting was convened at 7pm by Chair Tschirky.

2. Public Comment

None

3. Meeting Minutes – November 20, 2024

There was a motion made by Mr. Allen and seconded by Ms. Tschirky to:

“Approve the Finance Committee Meeting Minutes for November 20, 2024 as presented.”

Vote passes unanimously.

4. Property Tax Update

Mr. Peterson began with his presentation.

“Presentation can be seen as a part of Attachment A.”

Chair Tschirky asked when discussing Measure 50, with the limit being 3% maximum, the Total Assessed Value’s (TAV) increasing 5% says there was a substantial amount of stock added to our rolls.

Mr. Peterson responded that was correct, but it’s not just new properties coming online, it’s also any sort of renovation or remodel will be reassessed at that time and that’s is how the TAV can exceed the 3% limit. Otherwise, it will just grow at the most 3% if it’s just an existing structure.

Ms. McCann added that if you were to remodel the house or increase its size, that new portion would be reassessed. Smaller interior remodels or renovations would impact the Real Market Value, but not the Taxable Assessed Value.

Mr. Peterson continued with his presentation.

Chair Tschirky asked if the document being viewed would be available for the viewing public.

Ms. McCann replied in general, we used this in circumstances where we’ve had the opportunity to walk people through and ask questions. Posting a document without explanation has the potential to lead to confusion.

Ms. McCann also noted that HB 2088 allowed the City to utilize a segregated Changed Property Ratio. This has generated small incremental increases in property taxes each year but also partially addressed inequities between properties of a similar nature.

Mr. Peterson continued with his presentation.

5. Project Updates

Ms. Monohon began sharing some updates:

- The Supplemental Budget and both Interfund Loans discussed at last month’s meeting have now been approved by Council.
- After a lengthy discussion, Council approved the Flood Safety District Fee which authorized a billing process and structure to cover the cost of the invoices from the Flood Safety District which started issuing bills to cities in September 2024. The earliest the fee will appear on City of Gresham bills will be March 2025 but may be a month or two later. The fee is structured the same way as Stormwater fees.
- Approval of the second reading for the ordinance that sets up the Levy Oversight Committee.

- A recruitment is under way to identify a replacement for Ms. Monohon. Ms. Monohon has agreed to do part-time transitional work to help with a transition and to finish certain projects that haven't been concluded.
- Continuing work on recruiting more Finance Committee members.
- Ms. McCann and others have been working on reaching the deadline for ARPA obligation by the end of the year.

Ms. Monohon shared her comments and thoughts about how amazing the finance committee has been during her tenure with the city and how appreciative she is of them.

The committee reciprocated these comments and shared their own comments and appreciations for Ms. Monohon.

6. Committee Business

None

7. Good of the order

None

8. Meeting Adjournment

The meeting was adjourned at 7:59pm by Chair Tschirky. The next Finance Committee meeting will be held on January 15, 2025 at 7pm.


Theresa Tschirky, Chair


Christina Ott, Recording Secretary