

A. Opening

1. Call to Order

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, January 21, 2025, at 4:02 P.M. via Conference Call +1 253 215 8782, Meeting ID 878 9531 6107 or <https://greshamoregon.zoom.us/j/87895316107>

2. Roll Call

COMMISSION PRESENT: Chair Travis Stovall
Commissioner Sue Piazza (4:13 P.M)
Commissioner Eddy Morales
Commissioner Jerry Hinton
Commissioner Kayla Brown
Commissioner Cathy Keathley

COMMISSION ABSENT: Commissioner Janine Gladfelter

STAFF PRESENT: Eric Schmidt, Gresham City Manager
Ellen Van Riper, Gresham City Attorney
Michael Gonzales, GRDC Interim Director
Johntae Ivory, Recording Secretary

B. Open Public Comment - 10 Minutes

1. Instructions to the Public

Written Testimony must be received by 3:00 p.m. on Monday, January 20, 2025, 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, January 20, 2025 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.

2. Open Public Testimony

Chair Travis Stovall read the instructions.

Johntae Ivory, Recording Secretary, reported no public testimony or written testimony.

C. Consent Agenda - 5 Minutes

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 would approve the minutes of the Commission meetings of December 10, 2024.

Commissioner Keathley saw some errors in the minutes. Roll call has Commissioner Morales absent in one section and not in another section. She also spotted a typo in meeting minutes date. It should be December 10, 2024, and not July 16, 2024.

Chair Stovall acknowledges the errors.

Mr. Ivory said he will make sure those errors get updated.

Chair Stovall called for a motion on the Consent Agenda.

Motion was made by **Commissioner Keathley** and seconded by **Commissioner Brown**
APPROVE CONSENT AGENDA ITEM C-1.

Hearing none, **Chair Stovall** called for the vote. The motion passed as follows:

Commission Chair Travis Stovall	YES
Commissioner Kayla Brown	YES
Commissioner Jerry Hinton	YES
Commissioner Eddy Morales	YES
Commissioner Cathy Keathley	YES
Commissioner Sue Piazza	ABSENT
Commissioner Janine Gladfelter	ABSENT

D. Public Hearing

E. Commission Business - 20 Minutes

1. Urban Renewal Recap & Accomplishments

Staff presented a recap of the past year's projects and accomplishments

Michael Gonzales, Gresham Redevelopment Interim Director, presented the staff report.

(PowerPoint presentation attached as Exhibit A.)

Commissioner Keathley asked about who owns the Rockwood Market Hall.

Mr. Schmidt explained the **GRDC** has a ground lease with **RKM Development** and with the recognized non-profit, **Rockwood Market Hall**, who operates the site. He said he is willing to meet to walk through more details.

Commissioner Hinton said he's been here throughout the whole evolution and was excited to see the catalyst site purchased and developed. He's happy to see Rockwood

updates to the buildings that have inspired changes in the area, and he's grateful for the whole process.

Commissioner Brown asked how long is left on the Urban Renewal 2029 plan.

Mr. Gonzales said the current Urban Renewal plan will expire in June of 2029.

Commissioner Brown asked if the 2029 timeframe would hinder any developments from our new property purchases.

Mr. Gonzales said staff are always exploring ideas, partnerships, receiving community feedback about what to do on those sites. He explained the 2029 timeframe wouldn't hinder our ability to move forward with those investments on those sites.

Commissioner Brown said she has followed the Rockwood projects and acknowledges how cool it is to see them all come to fruition.

2. **Temporary Parking Area License Agreement**

Move to approve the temporary parking area license agreement between LifeWorks NW and the Gresham Redevelopment Commission.

Michael Gonzales, Gresham Redevelopment Interim Director, presented the staff report.

(PowerPoint presentation attached as Exhibit A.)

Commissioner Hinton asked if there's insurance liabilities in place if something was to happen to any of the vehicles.

Mr. Gonzales said they have all the insurance in place as part of the parking agreement.

Commissioner Hinton asked what does Culturally responsible means in healthcare?

Mr. Gonzales said it's addressing healthcare needs to different cultures, ethnicities and backgrounds. He explained how diverse the Rockwood Neighborhood is and the needs of the community.

Chair Stovall called for a motion for the approval of the Temporary Parking Area License Agreement.

Motion was made by **Commissioner Keathley** and seconded by **Commissioner Brown**
APPROVE AGENDA ITEM E-2.

Hearing none, **Chair Stovall** called for the vote. The motion passed as follows:

Commission Chair Travis Stovall	YES
Commissioner Kayla Brown	YES
Commissioner Jerry Hinton	YES
Commissioner Eddy Morales	YES
Commissioner Cathy Keathley	YES
Commissioner Sue Piazza	YES
Commissioner Janine Gladfelter	ABSENT

F. Commission Measures, Proposals and Announcements - 5 Minutes

1. Election of Officers

Elect a Vice Chair and Acting Chair for calendar year 2025.

Chair Stovall explained that every year we elect a Vice Chair and Acting Chair. Our previous Vice Chair was Commissioner DiNucci, and our previous Acting Chair was Commissioner Hinton. The purpose of the Vice Chair is to take over the duties of the Chair if the Chair is not available, and the purpose of the Acting Chair is to take over the duties of Chair or Vice Chair if they are not available.

Chair Stovall called for nominations for Vice Chair.

Commissioner Hinton nominated Commissioner Keathley for Vice Chair. There were no additional nominations.

Chair Stovall called for the vote.

The election of **Commissioner Keathley** to serve as Vice Chair for calendar year 2025 passed as follows:

Commission Chair Travis Stovall	YES
Commissioner Kayla Brown	YES
Commissioner Jerry Hinton	YES
Commissioner Eddy Morales	YES
Commissioner Cathy Keathley	YES
Commissioner Sue Piazza	YES
Commissioner Janine Gladfelter	ABSENT

Chair Stovall called for nominations for Acting Chair.

Commissioner Hinton nominated **Commissioner Brown** for Acting Chair

There were no additional nominations.

Chair Stovall called for the vote.

The election of **Commissioner Brown** to serve as Acting Chair for calendar year 2025 passed as follows:

Commission Chair Travis Stovall	YES
Commissioner Kayla Brown	YES
Commissioner Jerry Hinton	YES
Commissioner Eddy Morales	YES
Commissioner Cathy Keathley	YES
Commissioner Sue Piazza	YES
Commissioner Janine Gladfelter	ABSENT

G. Adjournment

Hearing no further business, **Chair Stovall** adjourned the meeting at **4:35 PM**.

Travis Stovall,
Chair

Prepared by:

Johntae Ivory
City Recorder