

A. CALL TO ORDER BY PRESIDING OFFICER

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, June 20, 2023, at 4:00 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 Janine Gladfelter
Commissioner Acting Chair Jerry Hinton
Commissioner Vincent Jones-Dixon
Commissioner Sue Piazza

COMMISSION ABSENT: Commissioner Eddy Morales

STAFF PRESENT: Elizabeth McCann, Budget & Finance Manager
Kevin McConnell, City Attorney
Eric Schmidt, Assistant City Manager
Nina Vetter, City Manager
Brian Monberg, Gresham Redevelopment Commission Executive Director
Johntae Ivory, Administrative Assistant II

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 no citizens signed up to provide oral testimony or submitted written testimony.

C. CONSENT AGENDA

1. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES

Commission approval of this item would approve the minutes of the Commission meetings of May 16, 2023.

2. APPOINTMENTS TO THE GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE

Commission approval of this item will confirm the appointments of **Jennifer McMillian, Ibrahim Mustafa,** and **Gregory Schroeder** to the Gresham Redevelopment Commission Advisory Committee.

3. REAPPOINTMENTS TO THE GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE

Commission approval of this item will confirm the reappointments of **Marissa Clarke** and **Dimitrios Zourkos** to the Gresham Redevelopment Commission Advisory Committee.

Chair Stovall called for a motion on the Consent Agenda.

Motion was made by **Commissioner Hinton** and seconded by **Commissioner Gladfelter** APPROVE CONSENT AGENDA ITEMS C-1, C-2, C-3.

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 Janine Gladfelter	YES
Commissioner Acting Chair Jerry Hinton	YES
Commissioner Sue Piazza	YES
Commissioner Vincent Jones-Dixon	YES

D. PUBLIC HEARING

1. PUBLIC HEARING & RESOLUTION NO. 52: BUDGET AND APPROPRIATIONS OF THE GRESHAM REDEVELOPMENT COMMISSION FOR FISCAL YEAR 2022/23

As required by Oregon law, the Commission will hold a public hearing to allow for written and oral comments from citizens regarding the Commission's Fiscal Year 2023/24 Budget for the Rockwood-West Gresham Urban Renewal Area and approve Resolution No. 52.

Elizabeth McCann, Budget and Finance Manager, presented the staff report.

Chair Stovall read the Order of Procedure (Order of Procedure attached as Exhibit A.)

Chair Stovall called for questions or comments.

Hearing none, **Chair Stovall** asked if there was consensus to continue or close the hearing. The consensus was to close the hearing.

Chair Stovall called for a motion.

Motion was made by **Commissioner Jerry Hinton** and seconded by **Commissioner Gladfelter TO APPROVE RESOLUTION NO. 52 ADOPTING BUDGET AND MAKING APPROPRIATIONS OF THE GRESHAM REDEVELOPMENT COMMISSION OF GRESHAM, OREGON FOR FISCAL YEAR 2023/24, INCLUDING THE DECLARATION OF TAX INCREMENT AUTHORIZING THE COLLECTION OF TAX INCREMENT REVENUES. THE BUDGET IS ADOPTED IN THE AGGREGATE AMOUNT OF \$18,827,000.**

Chair Stovall called for the vote.

The motion passed as follows:

Commission Chair Travis Stovall	YES
Commission Vice Chair Dina DiNucci	YES
Commissioner Janine Gladfelter	YES
Commissioner Acting Chair Jerry Hinton	YES
Commissioner Sue Piazza	YES
Commissioner Vincent Jones-Dixon	ABSENT

Chair Stovall thanked Ms. McCann, her team, and the Budget Committee for the Commission.

E. COMMISSION BUSINESS

1. SUNRISE SITE/ROCKWOOD B188: DEVELOPMENT UPDATE

Staff will be presenting an update on the development activities related to the Sunrise Site for review and discussion, including refinements to the project program and site plan.

Brian Monberg, Gresham Redevelopment Commission Executive Director introduced the HMS team and partners who presented the staff report. Guest speakers included: Kerry Hughes with HMS, Alex Yale with YBA architects, Bill Hart with Hart Development and Joe McFerrin II with Portland Opportunities Industrialization Center. (POIC)
(Power Point presentation attached as Exhibit A.)

Commissioner Jerry Hinton asked about POIC historical statistics regarding postgraduates.

Mr. McFerrin stated they do not formally track their students beyond high school. He acknowledged their success has been huge and the students that come to their school statistically are in and out of the justice system or live in a life of poverty. Funding has made it difficult to sustain tracking after they leave the program. He noted, they provide education, violence prevention and workforce development. Caps on the administrative rate has made it difficult to build the kind of infrastructure necessary to have long term tracking.

Commissioner Hinton asked what is the ratio of single-family parents and what is the ratio of those who actually graduate?

Mr. McFerrin said around three quarters are from single-family parents and roughly 85 percent graduate.

Commissioner Hinton thanked **Mr. McFerrin** for being a safety net for the students and their services. He noted he loves the ownership idea for housing in option A of the presentation. He fears by creating all the workforce housing units, we're creating some level of projects and we don't necessarily need more of those types of housing.

Mr. Hughes explained the average unit size would be 1,600 to 1,700 square feet for the sale of the townhomes. He said we would want to ask the commission if this location is good for housing 15 units. He acknowledged there would need to be a significant subsidy to make the economics work to sell at an affordable level. The estimated cost is \$550,00 to \$600,000 per unit to construct today. The goal is to work with the GRDC to focus on middle-income housing.

Commissioner Hinton asked what is the average square footage for the other housing options?

Mr. Hughes said the average square footage is 600 square feet for the studio and one-bedroom apartments. He explained, it's not set in stone and the sizes can be changed.

Commissioner DiNucci said POIC takes on people the police sometimes couldn't outreach effectively and she's happy the new plans is facilitating more opportunities. She explained the whole long-term vision of Rockwood was an understanding that it's a community that is rich in diversity and culture, with the opportunity for Rockwood to thrive economically as well as a place to come experience things related to the diversity and the richness of the community. She believes there are some real opportunities to feed off what has been started at the market mall and how we connect more culturally diverse opportunities can exist. The commissioner likes the idea of continuing to focus on what Rockwood has to offer versus bringing in corporate businesses. She likes option 3 regarding the new site plans because of how the retail continues throughout the site along Burnside Street.

Commissioner Gladfelter likes the home ownership piece but understands it might not be the best location. She asked if there's a way to understand the right housing fit for the community needs and how do we help people get into a home ownership position. Regarding store fronts, she wanted to make sure we're thinking globally. The more people we bring in here, it's going to help support the market hall and the rest of the community. She thanked everyone for the work they are doing.

Commissioner Hinton asked about the total square footage of the whole site.

Mr. Hughes said the whole site is approximately two acres or about 90,000 square feet.

Commissioner Hinton asked if an option without housing was ever brought up.

Mr. Hughes stated the RFP suggested housing.

Commissioner Hinton is not keen on that many units and said the \$500,000 to \$600,000 a piece for condos is never going to go anywhere.

Commissioner Piazza asked if they looked into changing the square footage of the townhomes from 1600 square feet to 900 to 1,500 square feet with multiple sizes to get more units in there.

Mr. Yale said they did investigate it and there's a lot of flexibility in terms of average sizes of options B & C apartment style homes. We have the option to change the sizes of the for-sale homes, but it's quite a bit tricky in terms of the way they would work structurally. Being so close to the transit power lines and how busy Burnside Street is, and the need for car access would make it challenging.

Commissioner Piazza believes home ownership is extremely important, but she doesn't see us selling a \$600,000 plus condo in Rockwood any time in the near future. She asked if the proposed height of the buildings is based on what the city allows?

Mr. Yale noted they could build taller. The height we're proposing for the housing is specifically based on the max on this site for the density of 80 or so units. POIC building is based on the program needs.

Commissioner Piazza asked about how much the rental cost would be for the 600 square foot units?

Mr. Hughes said the average rental cost would be around \$1560 per month based on their market study from the Concorde Group.

Commissioner Piazza acknowledged that POIC and Rosemary Anderson is a phenomenal program. She has nothing against the programs but is not sure that it's the proper use for redevelopment funds to put a school on the property because the school is taking up so much room, you have less ability for retail, homes, and rentals. She asks if they looked at doing the project without the school participation.

Mr. Hughes said they have not, and that POIC was an anchor tenant and partner in the project.

Commissioner Piazza believes home ownership and retail space are important to redevelop this area. She doesn't want to do what we seemingly have done with the market hall where we asked people what they wanted, and we put it in, and people are not supporting it. She hopes they do a broader course of study to see who would want to come in there and who is viable in there. We don't have enough police and fire for the number of studios you want to place there. We don't have enough home ownership in Rockwood.

Commissioner Jones Dixon is in support of option A. He would love to hear what options are out there for funding home ownership/rental opportunities like low-income housing tax credits if its possible and connecting with other community partners. He would love to hear more from POIC and he's supportive of them being on campus after learning more about their programing and their future. He's looking forward to POIC having a permanent home.

Chair Stovall thanked everyone for their hard work and is absolutely, wholeheartedly supportive of everything that's happening here. He believes workforce development is one of the foundational components of what we need to be able to do as a community. POIC and Rosemary Anderson is a long-time customer of a company that he's principal in, that represents 5% of our revenues. He made that known so everybody knows that were all transparent. He's a huge fan of any organization that takes some of our most challenging students and allows them the opportunity to graduate and find jobs and opportunities that furthers their ability to go from poverty to prosperity. He acknowledges **Ben Andrews** in the audience and said (SEI), Play Grow Learn, who are examples of a comprehensive ecosystem that we need support and are all doing great work. The proximity to the Max station is critical because transportation and access to childcare is critical from going from poverty to prosperity. From a housing perspective, he's in support of apartment concepts. We have a perception of folks who live around multi-family solutions, but he doesn't think the perception is always correct. He concluded by saying it's critical we have the right mix with what the market will bear, and the market will tell us if we get it right. He is ready to move forward in the process and asks Mr. Monberg for direction for the next steps in the development process.

Mr. Monberg explained the next steps is to work on additional engagement over the course of the summer and from the feedback we heard today, the project team will be refining concepts and put together the terms of the transaction in what the public incentives and the investment of the Gresham Redevelopment Commission would be relative to the finances it takes to build all of this. This fall we will ask the commission for a decision on a draft term sheet along with a preferred option, and after the commission decision, we would proceed efficiently as possible towards a development agreement that will stipulate the terms towards getting the project to full construction.

Chair Stovall is looking forward to hearing more about the community engagement and seeing how it all comes together.

Mr. Monberg noted there's was an additional agenda item identified as part of the Commission Business today, but today's meeting has run out of time because of the Council work session that starts at 4:00 P.M. He asked if we could move the agenda item to our July commission meeting.

Chair Stovall asked Kevin McConnell, City Attorney if we can postpone that agenda item.

Mr. McConnell believes it's the appropriate thing to do, if there is no objection, we can move the agenda item to another scheduled meeting.

Chari Stovall asked for any objection. Not hearing any, the agenda item has been moved to a future scheduled commission meeting.

F. COMMISSION MEASURES AND PROPOSALS

G. ADJOURNMENT OF MEETING

Hearing no further business, Chair Stovall adjourned the meeting at 4:45 P.M.

/S/ Travis Stovall

TRAVIS STOVALL
CHAIR

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory
Recording Secretary