

# GRESHAM REDEVELOPMENT COMMISSION AGENDA

COMMISSION CHAIR TRAVIS STOVALL

COMMISSION VICE CHAIR DINA DINUCCI  
COMMISSION ACTING CHAIR JERRY HINTON  
COMMISSIONER JANINE GLADFELTER

COMMISSIONER VINCENT JONES-DIXON  
COMMISSIONER EDDY MORALES  
COMMISSIONER SUE PIAZZA

## GRESHAM REDEVELOPMENT COMMISSION April 16, 2024

OPEN SESSION – 2:30 P.M.

Gresham Civic Center, Public Safety & Schools Building, Council Chambers  
1331 NW Eastman Parkway, Gresham, Oregon

### PLEASE NOTE

The Gresham Redevelopment Commission is transitioning back to in-person meetings. Members of the public are now welcome to attend in-person in the Council Chambers.

This meeting will also be broadcast live at [GreshamOregon.gov/Agendas](https://GreshamOregon.gov/Agendas) and via Zoom, an online meeting platform.

The City's business hours are Monday through Friday from 8:00 a.m. to 5:00 p.m.

Persons who desire to access the meeting and are unable to access the meeting via the livestream at [GreshamOregon.gov/Agendas](https://GreshamOregon.gov/Agendas) or via Zoom are encouraged to contact Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing [johntae.ivory@greshamoregon.gov](mailto:johntae.ivory@greshamoregon.gov) by 5:00 p.m. two (2) business days before the meeting, so that the City can provide alternate arrangements.

Persons who desire translation services for this meeting must notify Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing [johntae.ivory@greshamoregon.gov](mailto:johntae.ivory@greshamoregon.gov) by 5:00 p.m. three (3) business days before the meeting, so that the City can make arrangements for translation services.

### ZOOM ACCESS LINK AND CALL-IN NUMBERS FOR THIS MEETING

Click the link below to join the webinar:

<https://greshamoregon.zoom.us/j/87895316107?pwd=YTIJZFJrcTV5SU8xa1NoVWdXWXhsZz09>

Passcode: 4xERZB5sqX

Or One Tap Mobile:

US: +16699006833,,87895316107#,,,,\*4983688933# or +12133388477,,87895316107#,,,,\*4983688933#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 213 338 8477 or +1 253 215 8782 or +1 646 876 9923

Webinar ID: 878 9531 6107

Passcode: 4983688933

International numbers available: <https://greshamoregon.zoom.us/j/87895316107?pwd=YTIJZFJrcTV5SU8xa1NoVWdXWXhsZz09>

### PLEASE NOTE

Instructions for signing up for written or oral testimony are provided on this agenda under section A (2): Instructions to Citizens on Signing Up for Public Testimony Regarding Agenda and Non-Agenda Items.

TIME ESTIMATE (Minutes)

**GRESHAM REDEVELOPMENT COMMISSION AGENDA - REVISED  
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**A. CALL TO ORDER BY PRESIDING OFFICER 5**

1. ROLL CALL OF THE GRESHAM REDEVELOPMENT COMMISSION
2. INSTRUCTIONS TO CITIZENS FOR TESTIFYING ON AGENDA AND NON-AGENDA ITEMS

**Written Testimony** must be received by 3:00 p.m. on Monday, April 15, 2024, via email to Johntae Ivory, Program Technician, at [johntae.ivory@greshamoregon.gov](mailto: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](mailto:johntae.ivory@greshamoregon.gov) by 3:00 p.m. on Monday, April 15, 2024 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.*

**B. CITIZEN AND COMMUNITY GROUP COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS 10**

1. CITIZEN AND COMMUNITY GROUP COMMENTS

**C. CONSENT AGENDA 5**

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 will approve the minutes of the Commission meeting of March 19, 2024.

**D. PUBLIC HEARING**

None.

**E. COMMISSION BUSINESS 30**

1. **DRAFT URBAN RENEWAL CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2024/25 – 2028/29**  
Urban Renewal projects are incorporated into the City of Gresham’s Capital Improvement Program (CIP). Each year, the Urban Renewal CIP is updated to accurately reflect the needs and available resources of the Rockwood-West Gresham Urban Renewal Area (URA). The Commission will review a draft of the five-year Urban Renewal CIP.

**F. COMMISSION MEASURES AND PROPOSALS**

None.

**G. ADJOURNMENT OF MEETING**

**TOTAL ESTIMATED TIME (MINUTES): 50**

**GRESHAM REDEVELOPMENT COMMISSION AGENDA - REVISED**  
**APRIL 16, 2024 – PAGE 3**

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**MEETING BROADCAST AND REPLAY SCHEDULE**

**Live Broadcast**

- Comcast Channel 22 (322 HD) or Frontier Channel 33
- City of Gresham website: [GreshamOregon.gov/Videos](https://GreshamOregon.gov/Videos). (Under “Upcoming Events,” select the Redevelopment Commission “Agenda.” An active link to the Zoom meeting is posted on page 1 of the Agenda. Phone numbers are also posted for the option of attending the meeting by phone.)

**Replays**

- 4<sup>th</sup> Monday of the same month at 6:00 p.m. on Comcast Channel 30 (330 HD) or Frontier Channel 38
- 1<sup>st</sup> Friday of the following month at 11:30 p.m. on Comcast Channel 30 (330 HD) or Frontier Channel 38
- Any time after 72 hours following the meeting: [GreshamOregon.gov/Videos](https://GreshamOregon.gov/Videos)

# GRESHAM

## REDEVELOPMENT COMMISSION

### AGENDA ITEM TYPE: DECISION

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### Gresham Redevelopment Commission Meeting Minutes

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**Meeting Date:** April 16, 2024

**Agenda Item Number:** C-1

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#### REQUESTED COMMISSION ACTION

Move to approve minutes from the Gresham Redevelopment Commission meeting of March 19, 2024.

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#### ATTACHMENTS

A. Meeting Minutes: March 19, 2024

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#### FROM

Johntae Ivory, Program Technician

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#### REVIEWED THROUGH

Brian Monberg, Executive Director of the Gresham Redevelopment Commission

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#### FOR MORE INFORMATION

Staff Contact: Johntae Ivory, Program Technician

Telephone: (503) 618-2473

Staff E-Mail: [Johntae.Ivory@GreshamOregon.gov](mailto:Johntae.Ivory@GreshamOregon.gov)

Website: [GreshamOregon.gov/Urban-Renewal](http://GreshamOregon.gov/Urban-Renewal)

**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  
Commission 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**.



**GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES  
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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

# GRESHAM

## REDEVELOPMENT COMMISSION

### AGENDA ITEM TYPE: GUIDANCE AND POLICY DIRECTION

### Draft Urban Renewal Capital Improvement Program Fiscal Years 2024/25 – 2028/29

**Meeting Date:** April 16, 2024

**Agenda Item Number:** E-1

**REQUESTED COMMISSION ACTION**

Provide feedback on the draft five-year Urban Renewal Capital Improvement Program (CIP) for Fiscal Years 2024/25 – 2028/29.

**PUBLIC PURPOSE AND COMMUNITY OUTCOME**

The Rockwood-West Gresham Renewal Plan calls for all capital projects within the Rockwood-West Gresham Urban Renewal Area (URA) to be included in the City’s Capital Improvement Program (CIP). Each year, the Urban Renewal CIP is updated to accurately reflect the needs and available resources of the URA.

**BACKGROUND**

Attached is the draft five-year CIP for the Gresham Redevelopment Commission (GRDC) for fiscal years 2024/25 through 2028/29. The proposed projects, both funded and unfunded, are derived from the Rockwood-West Gresham Renewal Plan, City of Gresham infrastructure plans, and community input. In 2023 the GRDC also completed the 2029 Community Investment Framework, which identified key priorities for investment over the next five years.

The following projects are proposed to be funded in the Fiscal Year 2024/25 Urban Renewal CIP.

Urban Renewal Funded Summary								
Project	Project Name	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
CIPUR00001	Catalyst Site/Downtown Rockwood	2,732,689	0	0	0	0	0	2,732,689
CIPUR00004	Sunrise/B188 Site	781,133	0	0	0	0	0	781,133
CIPUR00006	Property Acquisition Fund	3,361,134	2,060,000	0	0	0	0	5,421,134
CIPUR00007	Yamhill Corridor Improvement	0	492,500	4,432,500	0	0	0	4,925,000
CIPUR00008	Public Safety Facility: Fire Station 74	0	515,000	0	0	0	0	515,000
<b>Grand Total</b>		<b>6,874,956</b>	<b>3,067,500</b>	<b>4,432,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,374,956</b>

**CIPUR00001: Catalyst Site/Downtown Rockwood**

The work program for this fiscal year includes monitoring the construction activities, leasing and building completion for the 5-story mixed-use commercial/residential building. This mixed-use development is focused on supporting economic stability and improving access to community services, retail, housing, and public space. This is the final construction project for the Catalyst Site/Downtown Rockwood and is anticipated to be complete in 2024. This project allows for the remaining payments under the already-executed agreement; amounts will be carried over until final payments are made.

CIPUR00004: Sunrise Site/B188 Site

This project will cover capital costs associated with site redevelopment, including on-going maintenance prior to redevelopment. The work program this year includes funds associated with on-going maintenance, preparing the property for a future disposition, and proceeding with land use and related approvals.

CIPUR00006: Property Acquisition Fund

The Property Acquisition Fund was created to better position the Gresham Redevelopment Commission to respond to development opportunities within the Urban Renewal Area (URA). The Gresham Redevelopment Commission can buy property or team on development with willing private partners within the URA. Staff will be exploring future development opportunities with willing sellers for buying property or teaming on development within the Urban Renewal district. Typical partners will be from the private sector interested in selling property or teaming on a development project.

CIPUR00007: Yamhill Corridor Improvement

This project infills Yamhill Street between 182nd Avenue and 197th Avenue with curb and sidewalk where they do not exist, replaces non-compliant driveways and curb ramps with new accessible driveways and curb ramps, provides streetlighting on both sides of the street, provides new Americans with Disabilities Act (ADA)-compliant midblock pedestrian crossings, adds traffic calming features in the form of curb extensions and high visibility crosswalks, and uses rectangular rapid flashing beacons (RRFBs) to improve pedestrian crossing safety. Priorities for this fiscal year include proceeding with initial design for the improvement.

CIPUR00008: Public Safety Facility: Fire Station 74

This project will prepare initial design, cost estimates and finance projections for the development of a new fire station to replace Gresham Fire Station 74, located at 1520 NE 192nd Avenue. This project does not reflect the full cost of the construction project, which is being determined. The Urban Renewal funds will comprise a portion of the total capital funding for construction. Additional funds will be required to complete construction. Gresham Fire Station 74 is located within the Rockwood-West Gresham URA and one of five fire stations within the City of Gresham. It serves much of the urban renewal district, including commercial and industrial businesses located adjacent to I-84.

**RECOMMENDATION and ALTERNATIVES**

This is a discussion item. A final version of the CIP will be presented to the GRDC for formal approval in May.

**BUDGET / FINANCIAL IMPACT**

The draft five-year CIP includes a total \$14,374,956 in project funding for the five-year horizon of Fiscal Year 2024/25 through Fiscal Year 2028/29 plus the current fiscal year.

**PUBLIC INVOLVEMENT**

The GRDC Advisory Committee reviewed the draft CIP at the April 10, 2024 meeting, and is scheduled to formally recommend adoption of the draft CIP at the May 8, 2024 meeting.

**NEXT STEPS**

The draft Urban Renewal CIP will proceed to the following proposed reviews and hearings:

Date	Hearing/Body	Action
May 8, 2024	GRDC Budget Committee	Decision
May 8, 2024	GRDC Advisory Committee	Recommend to GRDC
May 14, 2024	GRDC	Approve and Recommend to City Council
May 14, 2024	City Council	Hearing
June 18, 2024	City Council	Enactment

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**ATTACHMENTS**

A: Draft Urban Renewal Capital Improvement Program Fiscal Years 2024/25 – 2028/29

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**FROM**

Brian Monberg, GRDC Executive Director

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**REVIEWED THROUGH**

Sharron Monohon, Budget and Finance Director  
Eric Schmidt, Interim City Manager  
Mark Takahata, Capital Improvement Analyst

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**FOR MORE INFORMATION**

Staff Contact: Brian Monberg  
Telephone: 503-618-2418  
Staff E-Mail: [Brian.Monberg@GreshamOregon.gov](mailto:Brian.Monberg@GreshamOregon.gov)  
Website: [www.GreshamOregon.gov/UrbanRenewal](http://www.GreshamOregon.gov/UrbanRenewal)

**Funded Projects*****Overview***

The 1,211-acre Rockwood-West Gresham Urban Renewal Area (URA) was established by city-wide vote in November 2003. The Rockwood-West Gresham Renewal Plan, extended to the year 2029 through city-wide vote in 2022, is aimed at improving public infrastructure, attracting private investment, adding quality jobs, housing and services to the area. The Gresham Redevelopment Commission (GRDC) is made up of members of Gresham's City Council and serves as the final decision-making body. A citizen advisory committee also reviews proposed projects and policies and makes recommendations to the GRDC.

The following capital improvement projects implement the goals of the Rockwood-West Gresham Renewal Plan. To carry out the capital projects the GRDC entered into an agreement with the City of Gresham. Thus, the URA projects are included in the City's CIP and are subject to the same review process as all other City CIP projects.

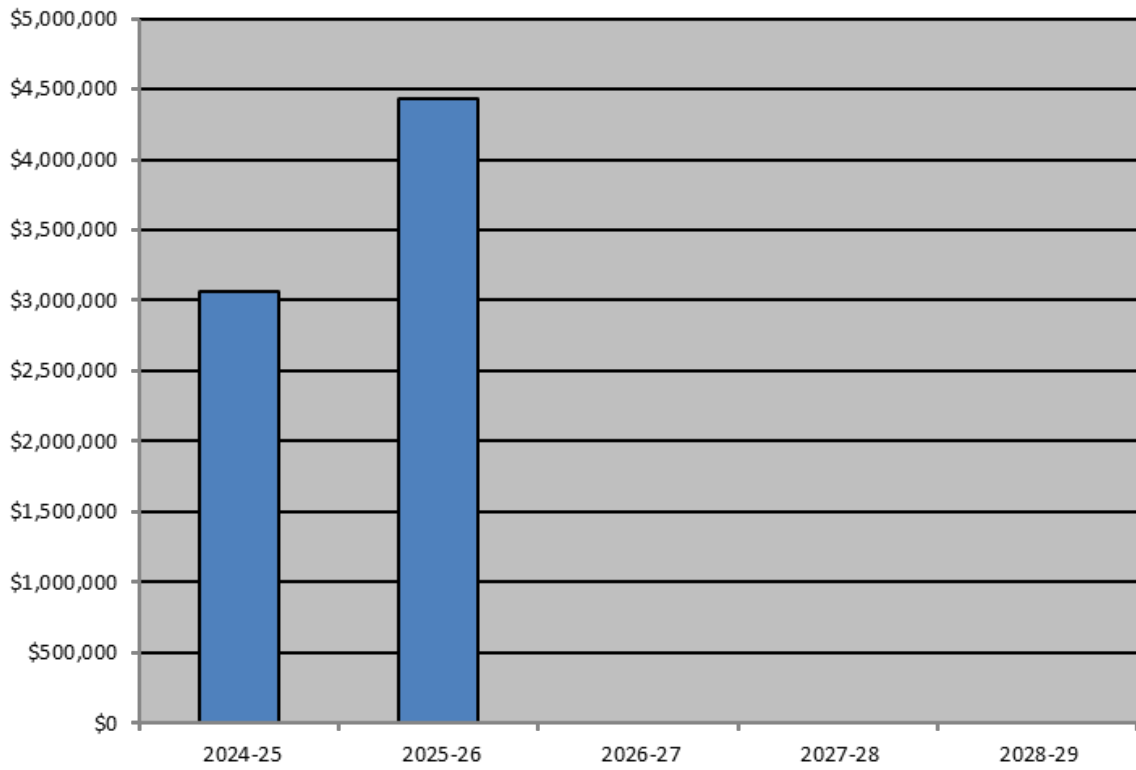
***Highlights***

Significant capital improvement projects include:

1. Construction of the third and final phase of the Catalyst Site/Downtown Rockwood project – the 5-story Aviva mixed-use commercial/residential building is finalizing construction (#CIPUR00001). This mixed-use development is focused on supporting economic stability and improving access to community services, retail, housing, and public space. This is the final construction project for the Catalyst Site/Downtown Rockwood and is anticipated to be complete in 2024.
2. Redevelopment of the Sunrise/B188 Site, a 2-acre site located adjacent to the E 188th MAX light rail station, has been a primary focus of the Gresham Redevelopment Commission (#CIPUR00004). The GRDC is proceeding with a

- development agreement with a private developer to complete design, permitting, and construction of a new mixed-use campus that will include commercial and retail, a school, plaza, administrative offices and business incubation. A priority for this fiscal year includes the community engagement to complete the site plan and proceed to land use and design approvals .
3. Staff will be exploring future development opportunity through the Property Acquisition Fund (#CIPUR00006). The Property Acquisition Fund was created to better position the Gresham Redevelopment Commission to respond to development opportunities within the Urban Renewal Area (URA). The Gresham Redevelopment Commission can buy property or team on development with willing private partners within the URA.
  4. Safety and street improvements will proceed with the Yamhill Corridor Improvement (#CIPUR00007). This project infills Yamhill Street between 182nd Avenue and 197th Avenue with curb and sidewalks where they do not exist, high visibility crosswalks, and traffic calming features to improve pedestrian crossing safety. Yamhill serves as an important connection within the district between Vance Park, Downtown Rockwood, homes, schools and faith communities.
  5. Public Safety Facility: Fire Station 74 (#CIPUR00008) will prepare initial design, cost estimates and finance projections for the development of a new fire station to replace Gresham Fire Station 74, located at 1520 NE 192nd Avenue. This project does not reflect the full cost of the construction project, which is being determined. Gresham Fire Station 74 is located within the Rockwood-West Gresham URA and one of five fire stations within the City of Gresham. It serves much of the urban renewal district, including commercial and industrial businesses located adjacent to I-84.

### Urban Renewal Expenditure Graph by Fiscal Year



<b>Urban Renewal Funded Summary</b>								
<b>Project</b>	<b>Project Name</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>Total</b>
CIPUR00001	Catalyst Site/Downtown Rockwood	2,732,689	0	0	0	0	0	2,732,689
CIPUR00004	Sunrise/B188 Site	781,133	0	0	0	0	0	781,133
CIPUR00006	Property Acquisition Fund	3,361,134	2,060,000	0	0	0	0	5,421,134
CIPUR00007	Yamhill Corridor Improvement	0	492,500	4,432,500	0	0	0	4,925,000
CIPUR00008	Public Safety Facility: Fire Station 74	0	515,000	0	0	0	0	515,000
<b>Grand Total</b>		<b>6,874,956</b>	<b>3,067,500</b>	<b>4,432,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,374,956</b>



<b>Urban Renewal Funded Summary by Resource</b>							
<b>Description</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>Total</b>
Urban Renewal	6,874,956	3,067,500	4,432,500	0	0	0	14,374,956
<b>Grand Total</b>	<b>6,874,956</b>	<b>3,067,500</b>	<b>4,432,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,374,956</b>

<b>Urban Renewal Funded Resource Detail</b>									
<b>Project</b>	<b>Project Name</b>	<b>Description</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>Total</b>
CIPUR00001	Catalyst Site/Downtown Rockwood	Urban Renewal	2,732,689	0	0	0	0	0	2,732,689
<b>CIPUR00001 Total</b>			<b>2,732,689</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,732,689</b>
CIPUR00004	Sunrise/B188 Site	Urban Renewal	781,133	0	0	0	0	0	781,133
<b>CIPUR00004 Total</b>			<b>781,133</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>781,133</b>
CIPUR00006	Property Acquisition Fund	Urban Renewal	3,361,134	2,060,000	0	0	0	0	5,421,134
<b>CIPUR00006 Total</b>			<b>3,361,134</b>	<b>2,060,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,421,134</b>
CIPUR00007	Yamhill Corridor Improvement	Urban Renewal	0	492,500	4,432,500	0	0	0	4,925,000
<b>CIPUR00007 Total</b>			<b>0</b>	<b>492,500</b>	<b>4,432,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,925,000</b>
CIPUR00008	Public Safety Facility: Fire Station 74	Urban Renewal	0	515,000	0	0	0	0	515,000
<b>CIPUR00008 Total</b>			<b>0</b>	<b>515,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>515,000</b>
<b>Grand Total</b>			<b>6,874,956</b>	<b>3,067,500</b>	<b>4,432,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,374,956</b>





**FUNDED PROJECT  
Urban Renewal**

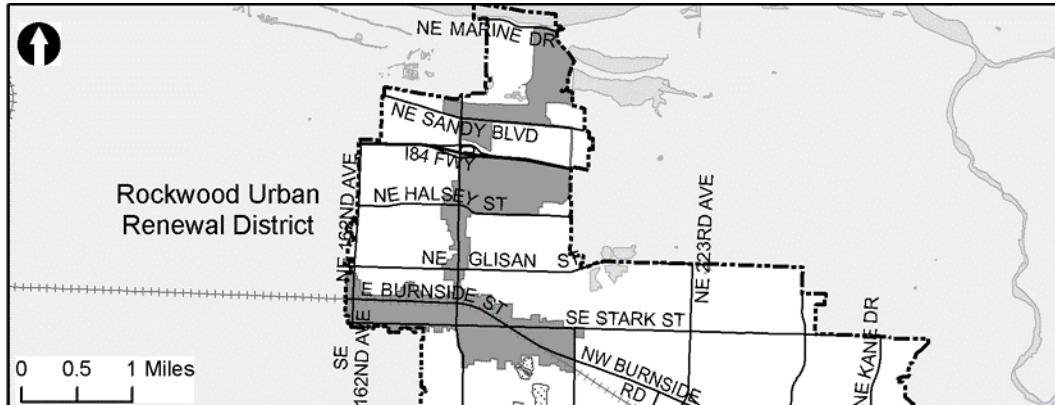
**CIPUR00006: Property Acquisition Fund**

**Description:** This Property Acquisition Fund was created to better position the Gresham Redevelopment Commission to respond to development opportunities within the Urban Renewal Area (URA). Its purpose is to provide a financial means for the Gresham Redevelopment Commission to implement the Rockwood West Gresham Renewal Plan Goals.

**Justification:** This project will help renew and revitalize the Rockwood/West Gresham Urban Renewal Area, making it more appealing to private investment.

**Type of project:** Property Acquisition.

**Partners:** Typical partners will be from the private sector interested in selling property or teaming on a development project.



**Estimated Dollars:**

Funds	Description	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Urban Renewal	3,361,134	2,060,000	0	0	0	0	5,421,134
<b>Resources Total</b>		<b>3,361,134</b>	<b>2,060,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,421,134</b>
Expenses	Property Acq	3,263,234	2,000,000	0	0	0	0	5,263,234
	Admin (3%)	97,900	60,000	0	0	0	0	157,900
<b>Expenses Total</b>		<b>3,361,134</b>	<b>2,060,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,421,134</b>

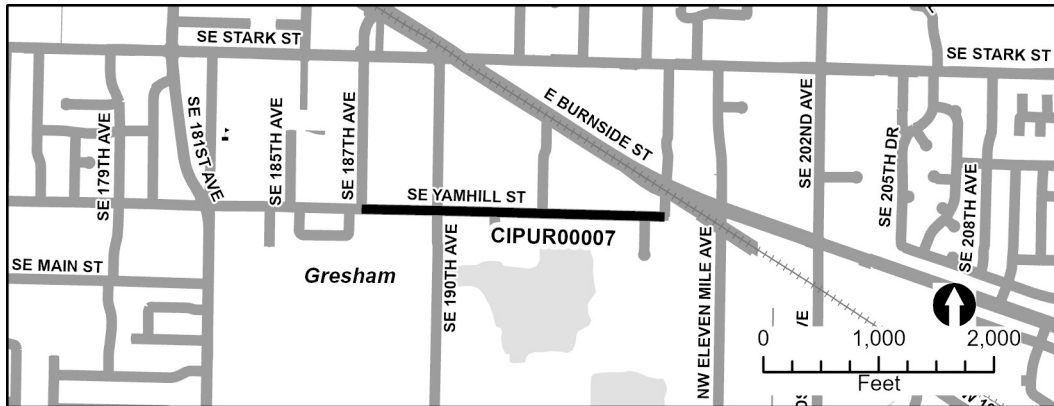
**FUNDED PROJECT  
Urban Renewal**

**CIPUR00007: Yamhill Corridor Improvement**

**Description:** This project infills Yamhill Street between 182nd Avenue and 197th Avenue with curb and sidewalk where they do not exist, replaces non-compliant driveways and curb ramps with new accessible driveways and curb ramps, provides streetlighting on both sides of the street, provides new Americans with Disabilities Act (ADA)-compliant midblock pedestrian crossings, adds traffic calming features in the form of curb extensions and high visibility crosswalks, and uses rectangular rapid flashing beacons (RRFBs) to improve pedestrian crossing safety.

**Justification:** Yamhill Street is a minor collector street within the Rockwood Design District that serves growing volumes of pedestrian and vehicular traffic. This improvement will result in a more complete roadway cross-section that improves pedestrian safety and reduces vehicle speeds.

**Type of project:** Construction of facilities and utilities to correct deficiencies.



**Estimated Dollars:**

Funds	Description	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Urban Renewal	0	492,500	4,432,500	0	0	0	4,925,000
<b>Resources Total</b>		<b>0</b>	<b>492,500</b>	<b>4,432,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,925,000</b>
Expenses	Design/Const Admin	0	200,000	150,000	0	0	0	350,000
	Construction	0	232,000	3,738,200	0	0	0	3,970,200
	Admin (14%)	0	60,500	544,300	0	0	0	604,800
<b>Expenses Total</b>		<b>0</b>	<b>492,500</b>	<b>4,432,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,925,000</b>

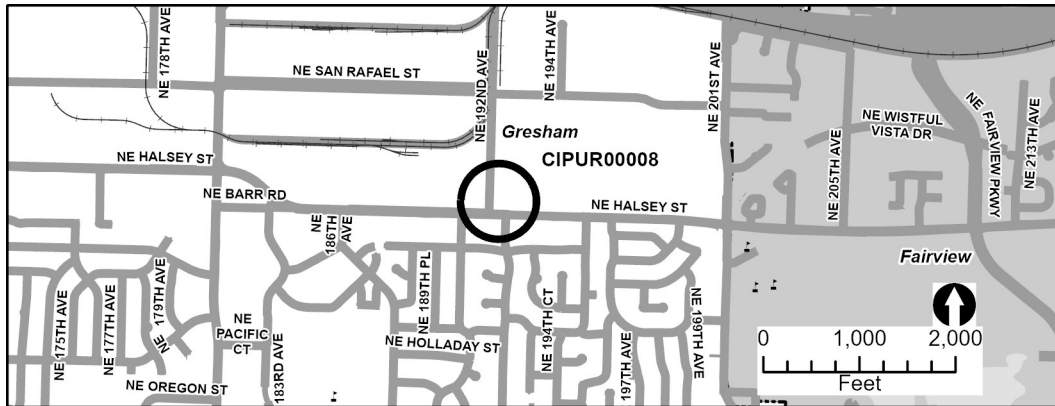
**FUNDED PROJECT  
Urban Renewal**

**CIPUR00008: Public Safety Facility: Fire Station 74**

**Description:** This project will prepare initial design, cost estimates and finance projections for the development of a new fire station to replace Gresham Fire Station 74, located at 1520 NE 192nd Avenue. This project does not reflect the full cost of the construction project, which is being determined. The Urban Renewal funds will comprise a portion of the total capital funding for construction. Additional funds will be required to complete construction.

**Justification:** Gresham Fire Station is located within the Rockwood-West Gresham URA and one of five fire stations within in the City of Gresham. It serves much of the urban renewal district, including commercial and industrial businesses located adjacent to I-84. The current facility does not meet Federal American with Disabilities Act (ADA) accessibility regulations and predates earthquake resistant construction standards. New construction promotes a safe environment for residents and business activity.

**Type of project:** Construction of facilities and utilities to correct deficiencies.



**Estimated Dollars:**

Funds	Description	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Resources	Urban Renewal	0	515,000	0	0	0	0	515,000
<b>Resources Total</b>		<b>0</b>	<b>515,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>515,000</b>
Expenses	Design/Const Admin	0	500,000	0	0	0	0	500,000
	Admin (3%)	0	15,000	0	0	0	0	15,000
<b>Expenses Total</b>		<b>0</b>	<b>515,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>515,000</b>

<b>Urban Renewal Unfunded and Future Summary</b>								
<b>Project</b>	<b>Project Name</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>Total</b>
UR1001	Riverside Drive (to Sandy Boulevard)	0	0	0	0	0	0	2,930,000
UR1002	Rockwood Triangle Implementation	0	0	0	0	0	0	176,580
UR1005	San Rafael Street (181st to 201st)	0	0	0	0	0	0	2,280,000
UR1006	Wilkes Street (181st to 192nd)	0	0	0	0	0	0	3,000,000
UR1008	201st Avenue (San Rafael to I-84)	0	0	0	0	0	0	2,400,000
UR1009	Rockwood Town Center Future Streets	0	0	0	0	0	0	1,000,000
UR1013	192nd Avenue (Wilkes to Halsey)	0	0	0	0	0	0	2,400,000
UR1016	181st Avenue Boulevard	0	0	0	0	0	0	2,400,000
UR1017	Halsey Street (181st to 195th)	0	0	0	0	0	0	2,400,000
UR1018	201st Avenue (Stark to Burnside)	0	0	0	0	0	0	960,000
UR1019	201st Avenue at Stark Street	0	0	0	0	0	0	960,000
UR1023	197th Avenue at Burnside	0	0	0	0	0	0	1,800,000
UR1026	Rockwood Town Center Parks	0	0	0	0	0	0	2,400,000
UR1032	Off Street Parking Facility	0	0	0	0	0	0	2,300,000
UR1033	Rockwood Town Center MAX Line Upgrade	0	0	0	0	0	0	2,400,000
UR1035	Transit Shelters and Amenities	0	0	0	0	0	0	1,200,000
UR1037	Pipe Replacements Along 181st South of I-84	0	0	0	0	0	0	1,372,875
UR1038	Pipe Replacements Along 181st North of I-84	0	0	0	0	0	0	1,378,401
UR1039	Pipe Replacements - Barr Road & Halsey Street	0	0	0	0	0	0	1,646,627
UR1041	Team Track	0	0	0	0	0	0	1,200,000
UR1042	Rail Spur Upgrade	0	0	0	0	0	0	1,200,000
UR1044	Industrial Area Investments	0	0	0	0	0	0	1,500,000
UR1045	181st Ave Light Rail Station Improvements	0	0	0	0	0	0	4,800,000
UR1048	181st Ave Street Improvements	0	0	0	0	0	0	1,200,000
UR1050	Burnside Road Boulevard Phase II	0	0	0	0	0	0	3,000,000
UR1051	Concept Planning - 181st Ave	0	0	0	0	0	0	150,000
<b>Grand Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>48,454,483</b>



**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

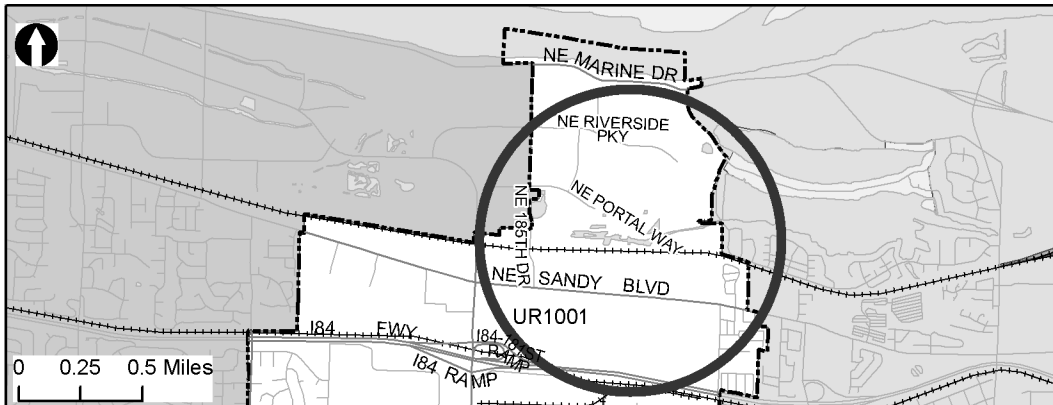
**UR1001: Riverside Drive (to Sandy Boulevard)**

**Description:** This project includes preliminary engineering of alternatives for a street network that extends Riverside and Portal Way to the east. Identifying development constraints in this area and strategizing solutions will also occur. Project construction is contingent on a public/private partnership.

**Justification:** Once constructed, this project will provide a needed street connection, which, in turn will open underutilized land to new industrial development and bring new jobs to the urban renewal area.

**Type of Project:** Construction of facilities and utilities for growth.

**Partners:** Team with property owner to attract capital intensive industrial uses.



**Estimated Dollars:**

Funds	Description	Total
Resources	Urban Renewal	2,930,000
<b>Resources Total</b>		<b>2,930,000</b>
Expenses	Design/Const Admin	2,570,175
	Admin (14%)	359,825
<b>Expenses Total</b>		<b>2,930,000</b>

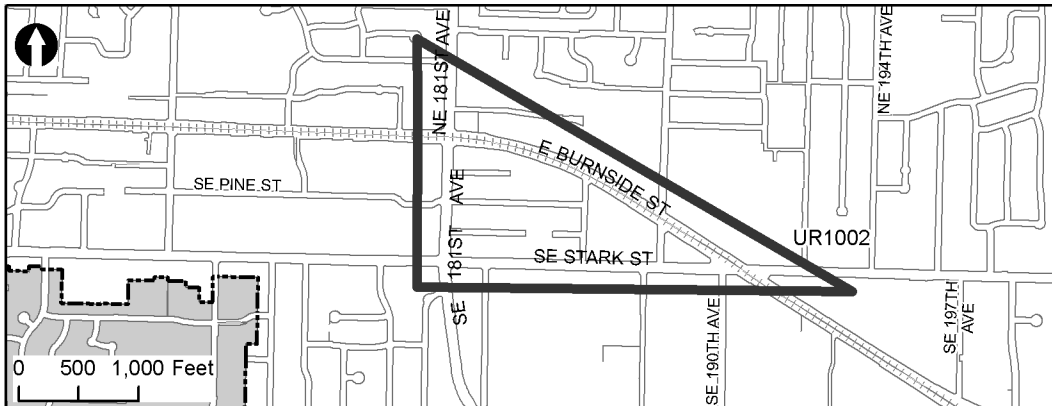
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1002: Rockwood Triangle Implementation**

**Description:** The projects will be located primarily within the Rockwood Triangle (181st, Burnside, Stark) and be aimed at improving the overall appearance and economic development potential of the area. Projects include landscaping and other public amenities.

**Justification:** This project will help renew and revitalize the Rockwood Town Center, making it more appealing to private investment.

**Type of Project:** Construction of facilities and utilities for growth.



**Estimated Dollars:**

<b>Funds</b>	<b>Description</b>	<b>Total</b>
<b>Resources</b>	Urban Renewal	176,580
<b>Resources Total</b>		<b>176,580</b>
<b>Expenses</b>	Design/Const Admin	87,119
	Construction	67,775
	Admin (14%)	21,686
<b>Expenses Total</b>		<b>176,580</b>

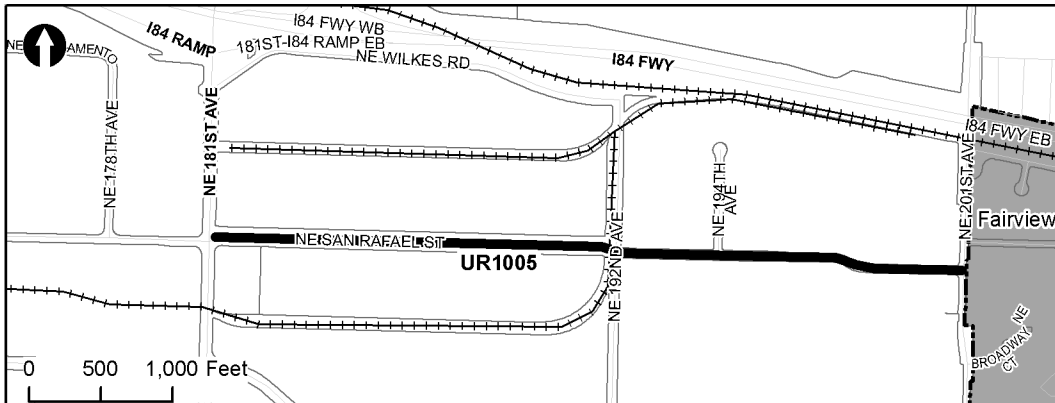
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1005: San Rafael Street (181<sup>st</sup> to 201<sup>st</sup>)**

**Description:** San Rafael Street currently does not meet City street standards, especially, east of 181st. This project will improve the portion of San Rafael that is located in the Urban Renewal Area to meet Collector Street Standards. It will also improve the intersection of 181st and San Rafael to meet current standards.

**Justification:** This project will help renew and revitalize the Rockwood/West Gresham Urban Renewal Area, making it more appealing to private investment.

**Type of Project:** Construction of facilities and utilities for growth.



**Estimated Dollars:**

<b>Funds</b>	<b>Description</b>	<b>Total</b>
<b>Resources</b>	Urban Renewal	2,280,000
<b>Resources Total</b>		<b>2,280,000</b>
<b>Expenses</b>	Design/Const Admin	414,527
	Construction	1,585,474
	Admin (14%)	279,999
<b>Expenses Total</b>		<b>2,280,000</b>

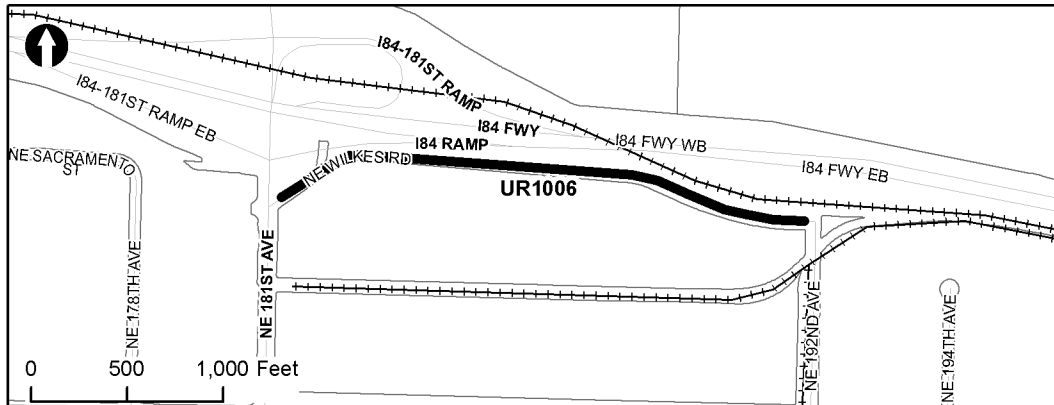
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1006: Wilkes Street (181<sup>st</sup> to 192<sup>nd</sup>)**

**Description:** Wilkes is a substandard street with an inverted crown and no structured drainage, which doesn't support the existing truck traffic in this prime industrial area. Pella Corporation, one of Gresham's top ten employers, is located on Wilkes. This project will improve Wilkes Street to a collector standard and it will complement the recently improved access of Wilkes at 181<sup>st</sup>.

**Justification:** This project will help renew and revitalize the Rockwood/West Gresham Urban Renewal Area, making it more appealing to private investment.

**Type of Project:** Construction of facilities and utilities for growth.



**Estimated Dollars:**

Funds	Description	Total
Resources	Urban Renewal	3,000,000
<b>Resources Total</b>		<b>3,000,000</b>
Expenses	Design/Const Admin	789,474
	Construction	1,842,105
	Admin (14%)	368,421
<b>Expenses Total</b>		<b>3,000,000</b>

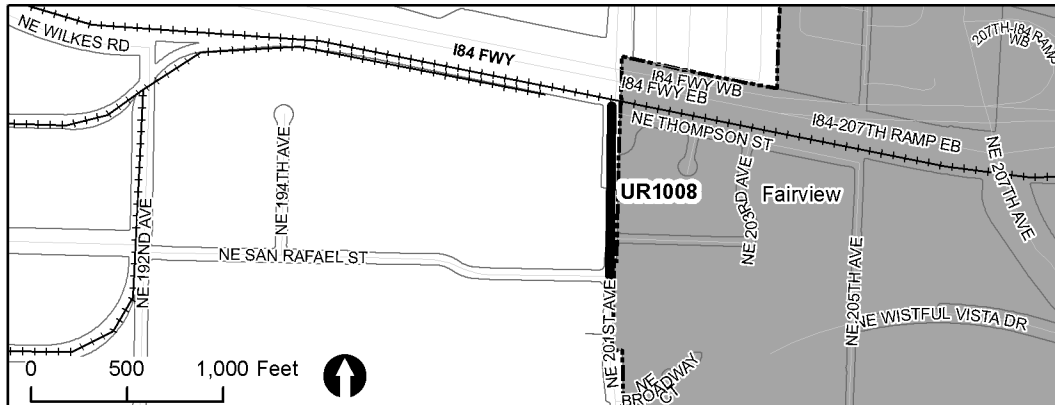
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1008: 201<sup>st</sup> Avenue (San Rafael to I-84)**

**Description:** This project will standardize 201st Avenue within the urban renewal area. Improvements may include sidewalk, street lighting, and stormdrains. This project is noted in the Transportation System Plan.

**Justification:** This project will help decrease traffic congestion, improve motorist and nonmotorist safety, and minimize delays on the city's major arterials.

**Type of Project:** Construction of facilities and utilities for growth.



**Estimated Dollars:**

Funds	Description	Total
Resources	Urban Renewal	2,400,000
<b>Resources Total</b>		<b>2,400,000</b>
Expenses	Design/Const Admin	240,000
	Property Acq	360,000
	Construction	1,505,263
	Admin (14%)	294,737
<b>Expenses Total</b>		<b>2,400,000</b>

**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

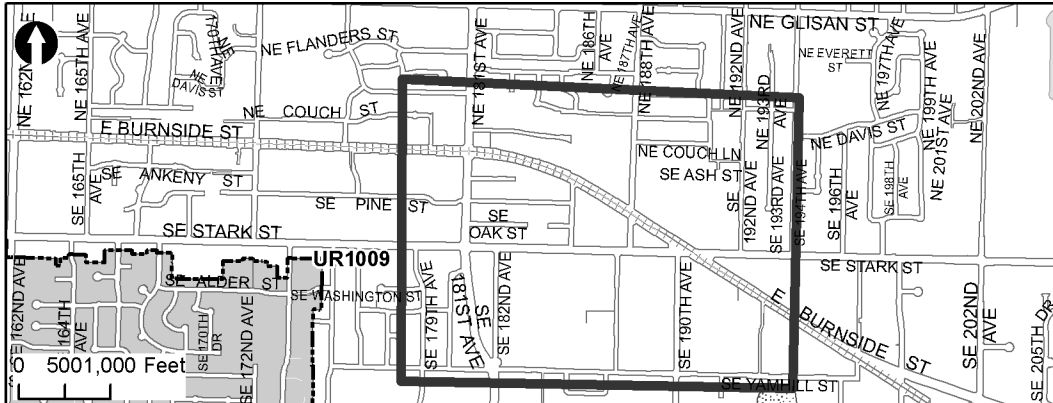
**UR1009: Rockwood Town Center Future Streets**

**Description:** This project will fund acquisition of needed right-of-way, design, and construction of new local streets within the Rockwood Town Center. The street or streets to be built will be most likely be adopted future streets on the City’s future street plans.

**Justification:** Improve the public infrastructure to increase neighborhood safety and attract private investment.

**Type of Project:** Construction of facilities and utilities for growth.

**Partners:** Future permitted development will assist with acquisition and construction of local streets.



**Estimated Dollars:**

Funds	Description	Total
Resources	Urban Renewal	1,000,000
<b>Resources Total</b>		<b>1,000,000</b>
Expenses	Design/Const Admin	60,000
	Property Acq	100,000
	Construction	717,193
	Admin (14%)	122,807
<b>Expenses Total</b>		<b>1,000,000</b>



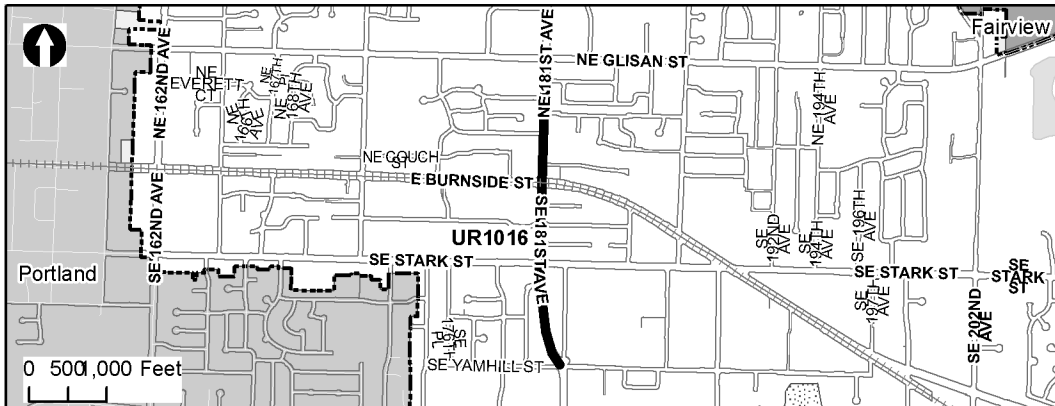
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1016: 181<sup>st</sup> Avenue Boulevard**

**Description:** This project will construct boulevard improvements from Glisan to Yamhill through the Rockwood Town Center as noted in the Transportation System Plan. Boulevard improvements may include wide sidewalks, improved street lighting, street trees, and median among other improvements. UR1051 covers preliminary concept design work for 181<sup>st</sup> Avenue between Glisan and Yamhill.

**Justification:** Improve public infrastructure to increase neighborhood safety and attract private investment.

**Type of Project:** Construction of facilities and utilities for growth.



**Estimated Dollars:**

Funds	Description	Total
<b>Resources</b>	Grant	1,200,000
	Urban Renewal	1,200,000
<b>Resources Total</b>		<b>2,400,000</b>
<b>Expenses</b>	Design/Const Admin	240,000
	Property Acq	120,000
	Construction	1,745,263
	Admin (14%)	294,737
<b>Expenses Total</b>		<b>2,400,000</b>



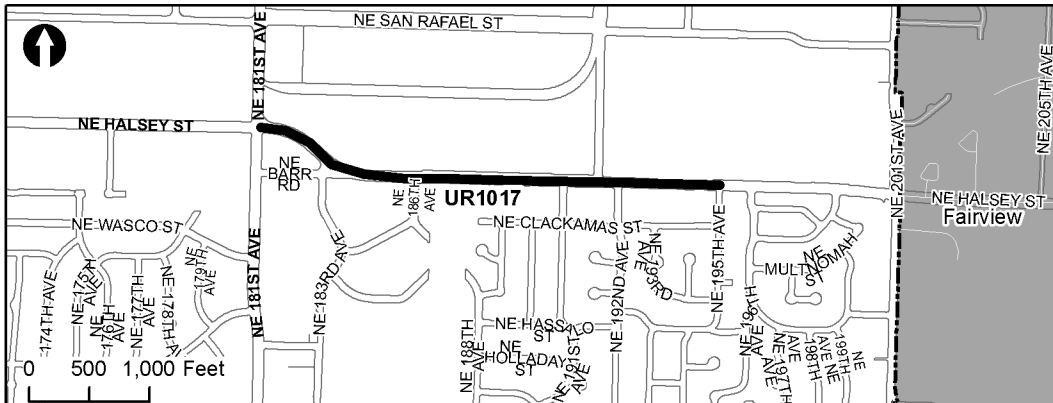
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1017: Halsey Street (181<sup>st</sup> to 195<sup>th</sup>)**

**Description:** This project will standardize Halsey Street within the urban renewal area. Improvements may include sidewalk, street lighting, and storm drains.

**Justification:** This project will help decrease traffic congestion, improve motorist and nonmotorist safety, and minimize delays on the city's major arterials.

**Type of Project:** Construction of facilities and utilities for growth.



**Estimated Dollars:**

Funds	Description	Total
<b>Resources</b>	Developer	600,000
	Urban Renewal	1,800,000
<b>Resources Total</b>		<b>2,400,000</b>
<b>Expenses</b>	Design/Const Admin	240,000
	Property Acq	120,000
	Construction	1,745,263
	Admin (14%)	294,737
<b>Expenses Total</b>		<b>2,400,000</b>

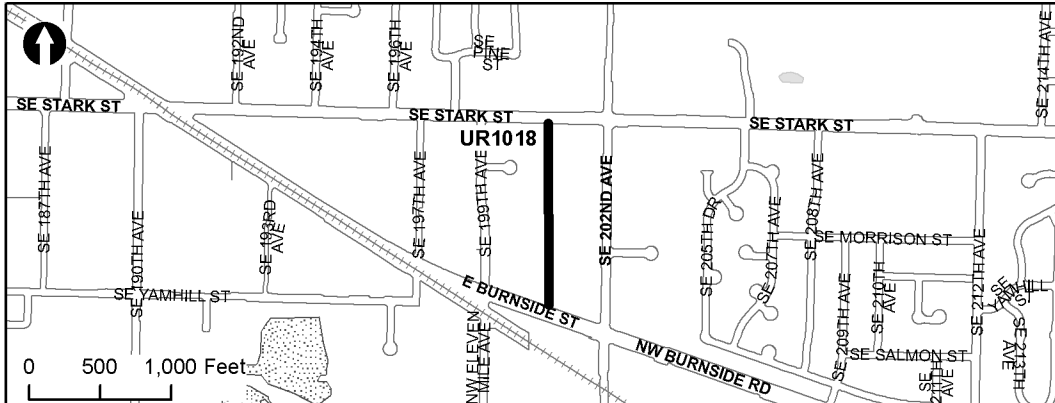
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1018: 201<sup>st</sup> Avenue (Stark to Burnside)**

**Description:** This project will standardize 201st Avenue within the urban renewal area. Improvements may include sidewalk, street lighting, and storm drains.

**Justification:** This project will help decrease traffic congestion, improve motorist and nonmotorist safety, and minimize delays on the city's major arterials.

**Type of Project:** Construction of facilities and utilities for growth.



**Estimated Dollars:**

Funds	Description	Total
Resources	Urban Renewal	960,000
<b>Resources Total</b>		<b>960,000</b>
Expenses	Design/Const Admin	96,000
	Construction	746,106
	Admin (14%)	117,894
<b>Expenses Total</b>		<b>960,000</b>



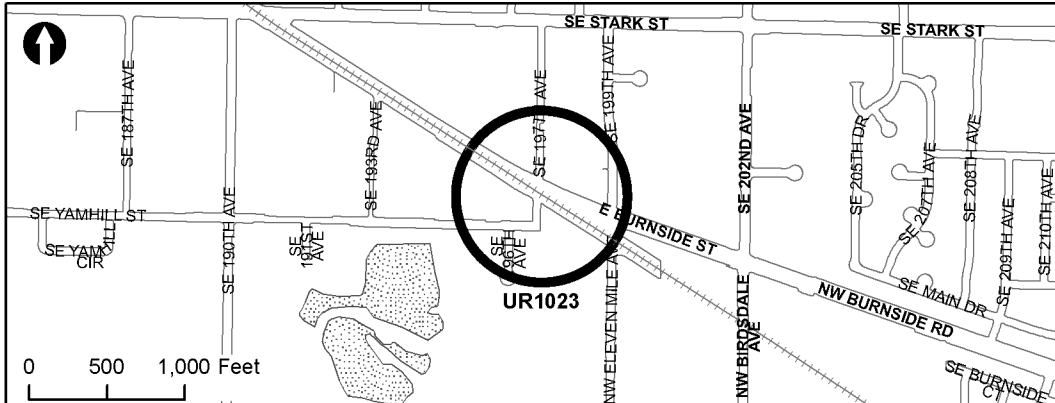
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1023: 197<sup>th</sup> Avenue at Burnside**

**Description:** This project will construct pedestrian improvements to increase safety to light rail and MAX Path users..

**Justification:** This project will improve pedestrian safety as well as encourage walking and biking in Gresham.

**Type of Project:** Construction of facilities and utilities for growth.



**Estimated Dollars:**

Funds	Description	Total
<b>Resources</b>	Urban Renewal	1,800,000
<b>Resources Total</b>		<b>1,800,000</b>
<b>Expenses</b>	Design/Const Admin	180,000
	Property Acq	120,000
	Construction	1,278,948
	Admin (14%)	221,052
<b>Expenses Total</b>		<b>1,800,000</b>

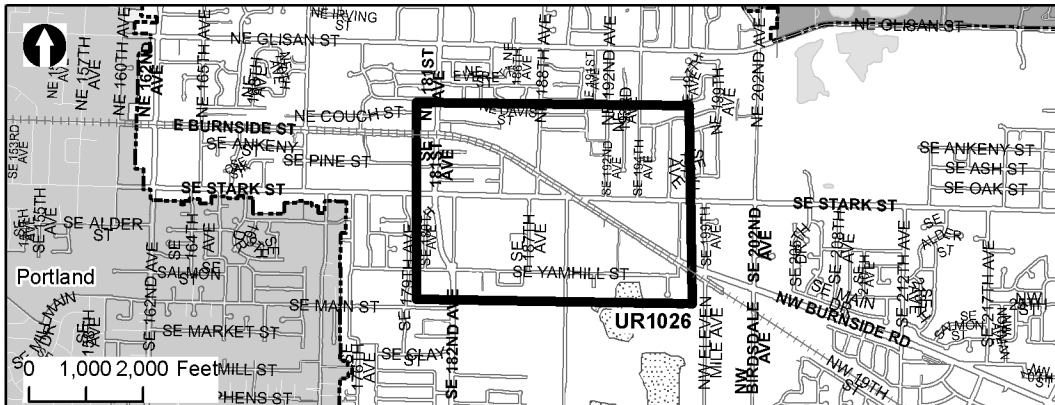
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1026: Rockwood Town Center Parks**

**Description:** This project will locate, design, and construct a minimum of two new neighborhood parks in the Rockwood Town Center. The parks will serve as needed green space in what is anticipated to be a highly developed area. Any work will coordinate with the City of Gresham's Parks Division.

**Justification:** This project will improve livability and appeal of the Rockwood neighborhood.

**Type of Project:** Construction of facilities and utilities for growth.



**Estimated Dollars:**

<b>Funds</b>	<b>Description</b>	<b>Total</b>
<b>Resources</b>	Developer	600,000
	Grant	600,000
	Urban Renewal	1,200,000
<b>Resources Total</b>		<b>2,400,000</b>
<b>Expenses</b>	Design/Const Admin	36,000
	Property Acq	120,000
	Construction	1,949,263
	Admin (14%)	294,737
<b>Expenses Total</b>		<b>2,400,000</b>





**UNFUNDED and FUTURE PROJECT**  
**Urban Renewal**

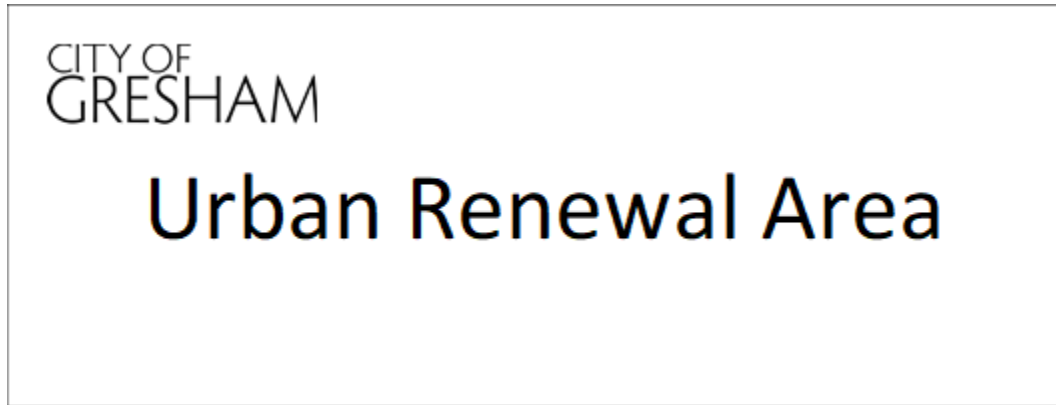
**UR1035: Transit Shelters and Amenities**

**Description:** In coordination with TriMet, this project will improve existing bus shelters and add more shelters to the network, improve network signage, and improve overall conditions for bus riders. Areas to be addressed include Sandy Boulevard, 181st Avenue, Stark Street, San Rafael Street, Wilkes Street, 192nd Avenue, and others as required by future routes.

**Justification:** Improving the transit facilities will increase the safety to transit riders and encourage greater transit use.

**Type of Project:** Construction of facilities and utilities for growth.

**Partners:** TriMet



**Estimated Dollars:**

<b>Funds</b>	<b>Description</b>	<b>Total</b>
<b>Resources</b>	TriMet	960,000
	Urban Renewal	240,000
<b>Resources Total</b>		<b>1,200,000</b>
<b>Expenses</b>	Design/Const Admin	12,000
	Construction	1,040,632
	Admin (14%)	147,368
<b>Expenses Total</b>		<b>1,200,000</b>



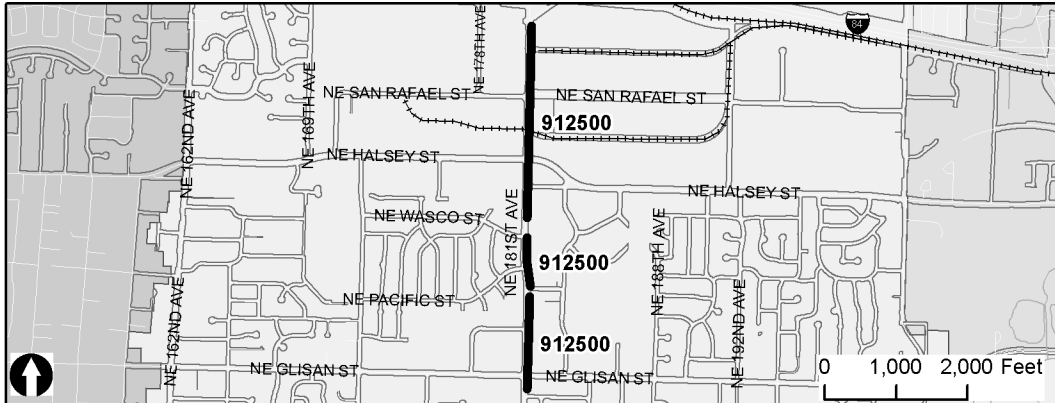
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1037: Pipe Replacements Along 181<sup>st</sup> South of I-84**

**Description:** Partner with the City's Stormwater Division to replace pipe segments along 181st Avenue starting just south of Glisan Street and extending to I-84. Based on impervious percentages for existing and future conditions, 10% of the project would be funded by SDCs. This project is noted in Stormwater CIP#912500.

**Justification:** This capital project will provide increased capacity to alleviate expected flooding problems on 181st Ave. south of I-84.

**Type of Project:** Construction of facilities and utilities for growth.



**Estimated Dollars:**

Funds	Description	Total
<b>Resources</b>	SDC	137,289
	Urban Renewal	1,235,586
<b>Resources Total</b>		<b>1,372,875</b>
<b>Expenses</b>	Design/Const Admi	277,822
	Construction	926,469
	Admin (14%)	168,584
<b>Expenses Total</b>		<b>1,372,875</b>

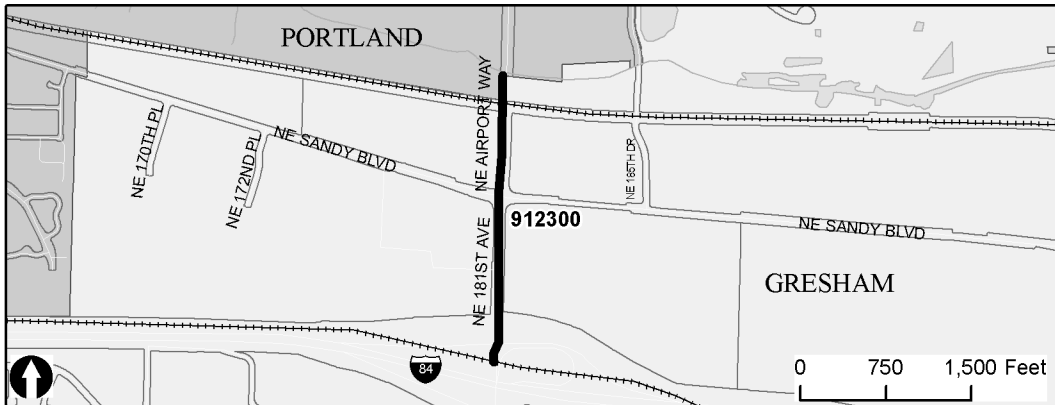
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1038: Pipe Replacements Along 181st North of I-84**

**Description:** Partner with the City's Stormwater Division to replace pipe segments along 181st Avenue starting north of I-84 and extending to the outfall of the 181st Avenue pipe system. Based on impervious percentages for existing and future conditions, 23% of the project would be funded by SDCs. This project is noted in Stormwater CIP #912300.

**Justification:** This capital project will provide increased capacity to alleviate expected flooding problems on 181st Ave. north of I-84.

**Type of Project:** Construction of facilities related to growth and to correct deficiencies.



**Estimated Dollars:**

Funds	Description	Total
Resources	SDC	317,033
	Urban Renewal	1,061,368
<b>Resources Total</b>		<b>1,378,401</b>
Expenses	Design/Const Admi	279,066
	Construction	930,004
	Admin (14%)	169,331
<b>Expenses Total</b>		<b>1,378,401</b>

**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1039: Pipe Replacements- Barr Road & Halsey Street**

**Description:** Partner with the City's Stormwater Division to replace pipe segments starting at the intersection of Halsey and Barr. Segments within the urban renewal area will funded through tax increment financing. Based on impervious percentages for existing and future conditions, 31% of the project would be funded by SDCs. This project is noted in Stormwater CIP #912200.

**Justification:** This capital project will provide increased capacity to alleviate expected flooding problems in 192nd Ave system.

**Type of Project:** Construction of facilities related to growth and to correct deficiencies.



**Estimated Dollars:**

<b>Funds</b>	<b>Description</b>	<b>Total</b>
<b>Resources</b>	SDC	510,455
	Urban Renewal	1,136,172
<b>Resources Total</b>		<b>1,646,627</b>
<b>Expenses</b>	Design/Const Admi	333,436
	Construction	1,111,014
	Admin (14%)	202,177
<b>Expenses Total</b>		<b>1,646,627</b>

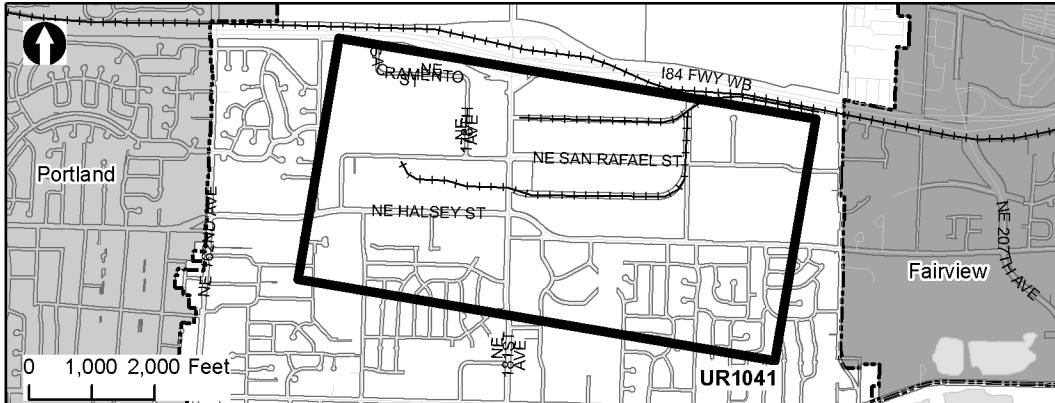
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1041: Team Track**

**Description:** Access to rail is becoming more appealing to industrial businesses as fuel costs increase. The industrial area south of I-84 has two spur lines that connect to Union Pacific's rail road tracks. For businesses not located directly adjacent to the spur lines, but want access to freight rail, a shared loading dock, or team track, can be used. This project will build the team track to support long term industrial growth in the urban renewal area.

**Justification:** Improve the public infrastructure to attract private investment.

**Type of Project:** Construction of facilities and utilities for growth.



**Estimated Dollars:**

Funds	Description	Total
Resources	Urban Renewal	1,200,000
<b>Resources Total</b>		<b>1,200,000</b>
Expenses	Design/Const Admin	120,000
	Property Acq	138,000
	Construction	794,632
	Admin (14%)	147,368
<b>Expenses Total</b>		<b>1,200,000</b>

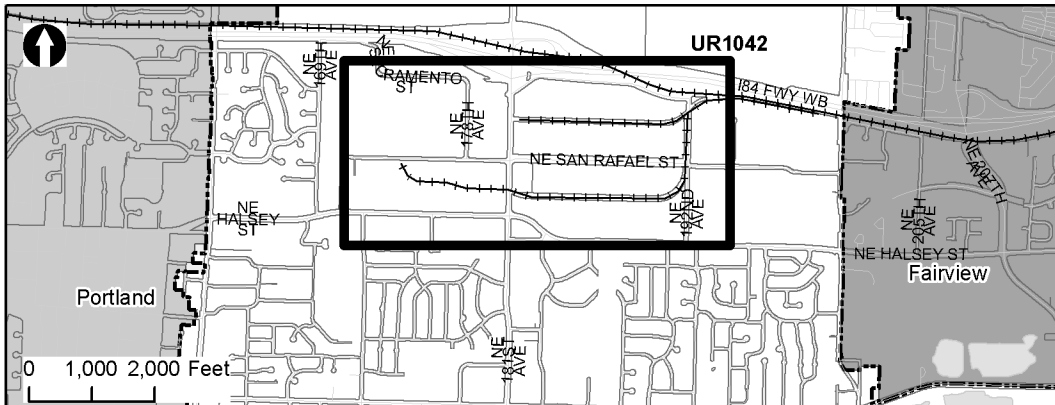
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1042: Rail Spur Upgrade**

**Description:** Industrial businesses are becoming more interested in access to freight rail. The industrial area south of I-84 has two spur lines with access to Union Pacific's main freight line. Currently the spur lines are in disrepair and need significant upgrading. This project will contribute to improve those spur lines in coordination with Union Pacific.

**Justification:** Improve the public infrastructure to attract private investment.

**Type of Project:** Construction of facilities and utilities for growth.



**Estimated Dollars:**

Funds	Description	Total
Resources	Urban Renewal	1,200,000
<b>Resources Total</b>		<b>1,200,000</b>
Expenses	Construction	1,052,632
	Admin (14%)	147,368
<b>Expenses Total</b>		<b>1,200,000</b>

**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

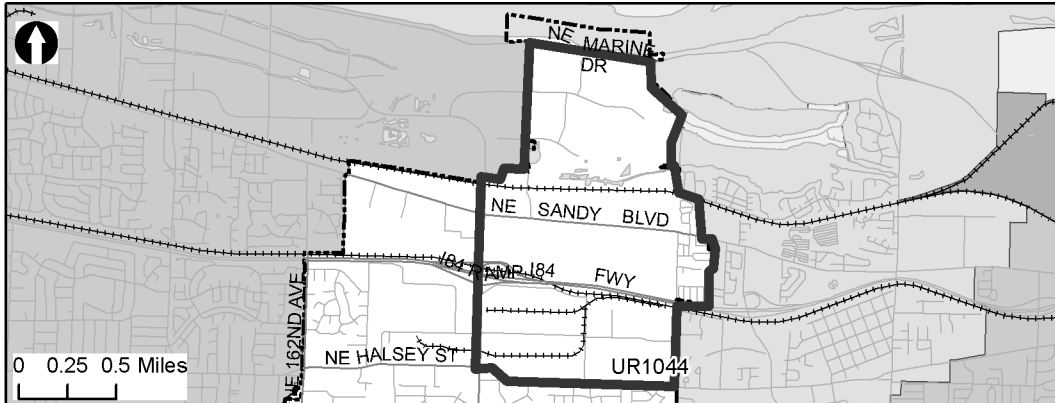
**UR1044: Industrial Area Investments**

**Description:** A study evaluating the development opportunities of the industrial area within the urban renewal area was adopted by the Gresham Redevelopment Commission in 2007. The study includes an action plan with capital projects to help attract new capital intensive industrial development. The intent of the action plan is to better position the GRDC to respond to new industrial development as it occurs. Projects will be implemented as needed. Early projects included signal upgrades at intersections along 181st to increase existing street capacity and support new industrial businesses within the URA.

**Justification:** Improve public infrastructure to attract capital intensive, industrial uses.

**Type of project:** Construction of facilities and utilities for growth.

**Partners:** Union Pacific will be involved in any railroad spur line projects. Private investors, as properties develop.



**Estimated Dollars:**

Funds	Description	Total
Resources	Urban Renewal	1,500,000
<b>Resources Total</b>		<b>1,500,000</b>
Expenses	Design/Const Admin	263,158
	Construction	1,052,632
	Admin (14%)	184,210
<b>Expenses Total</b>		<b>1,500,000</b>

**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

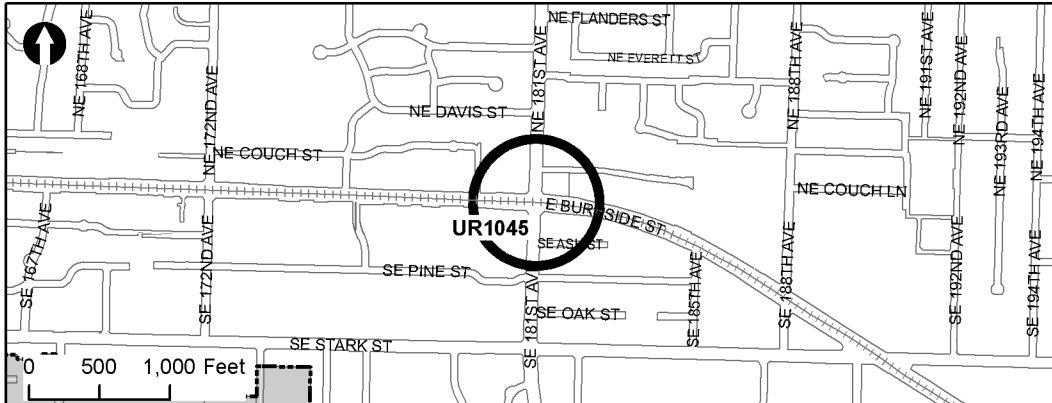
**UR1045: 181st Ave Light Rail Station Improvements**

**Description:** This project will make significant capital improvements to the 181st Street light rail station. Improvements include significant repair or possible replacement of the light rail shelters, station lighting, track upgrade and landscaping, and public art. All will increase safe access to transit and create more appealing transit facilities.

**Justification:** This project will increase safety for a transit dependent neighborhood and help renew and revitalize the Rockwood Town Center, making it a more appealing to private investment.

**Type of Project:** Construction of facilities and utilities for growth.

**Partners:** TriMet



**Estimated Dollars:**

Funds	Description	Total
Resources	Urban Renewal	4,800,000
<b>Resources Total</b>		<b>4,800,000</b>
Expenses	Design/Const Admin	421,052
	Construction	3,789,474
	Admin (14%)	589,474
<b>Expenses Total</b>		<b>4,800,000</b>

**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

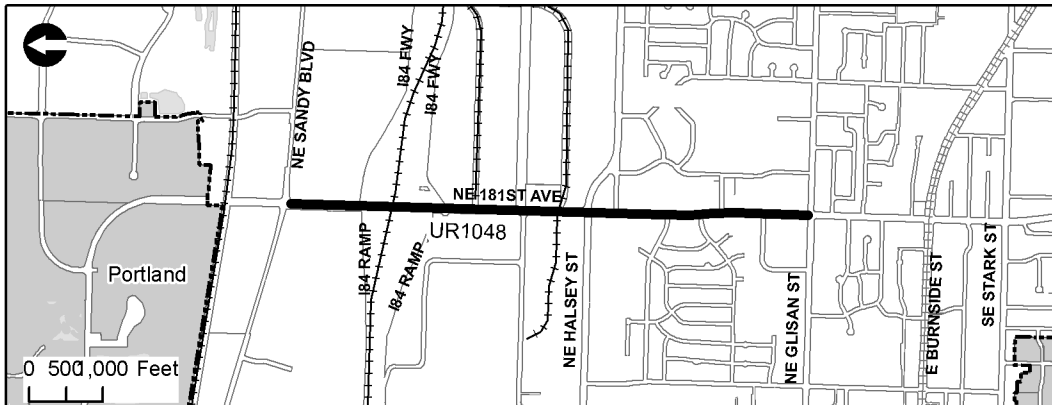
**UR1048: 181st Ave Street Improvements**

**Description:** 181st Avenue the north/south link between the industrial and commercial uses within the urban renewal area. It's function and appearance is key to attracting new development. This project will fund boulevard-related improvements within 181st Avenue from Sandy to Glisan. See also UR 1051 – Concept Planning – 181st Avenue.

**Justification:** Attract new development to the urban renewal area and improve safety.

**Type of Project:** Construction of facilities and utilities for growth

**Partners:** City of Gresham Transportation Division, future development



**Estimated Dollars:**

Funds	Description	Total
Resources	Urban Renewal	1,200,000
<b>Resources Total</b>		<b>1,200,000</b>
Expenses	Design/Const Admin	105,263
	Construction	947,369
	Admin (14%)	147,368
<b>Expenses Total</b>		<b>1,200,000</b>



**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

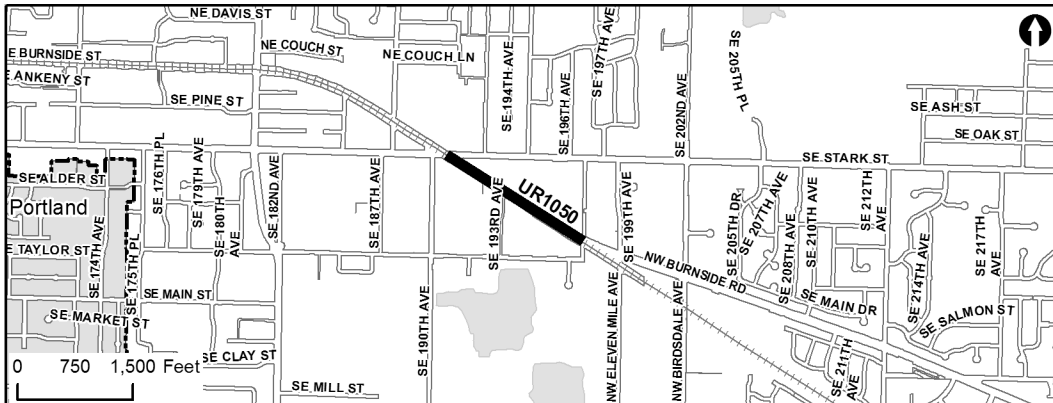
**UR1050: Burnside Road Boulevard Phase II**

**Description:** This project will construct boulevard improvements from Stark to 197th in the Rockwood Town Center. Boulevard improvements may include undergrounding of utilities, wide sidewalks, pedestrian-oriented street lighting, street trees, bike lanes, and on-street parking, among other enhancements.

**Justification:** Improve the public infrastructure to increase neighborhood safety and attract private investment.

**Type of Project:** Construction of facilities and utilities for growth.

**Partners:** Additional Funding for Construction will be sought.



**Estimated Dollars:**

Funds	Description	Total
Resources	Urban Renewal	3,000,000
<b>Resources Total</b>		<b>3,000,000</b>
Expenses	Construction	2,631,579
	Admin (14%)	368,421
<b>Expenses Total</b>		<b>3,000,000</b>

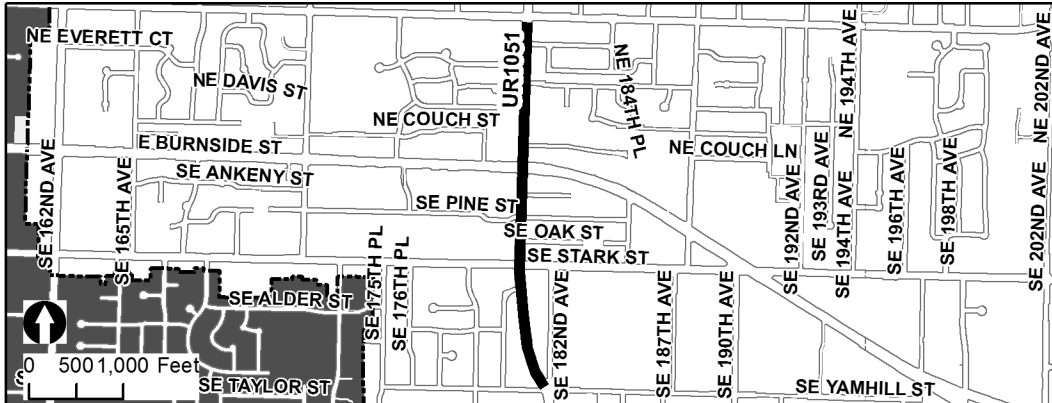
**UNFUNDED and FUTURE PROJECT  
Urban Renewal**

**UR1051: Concept Planning - 181st Ave**

**Description:** This project will begin preliminary concept design for project UR1016 “181<sup>st</sup> Ave Boulevard.” This project will include design options for boulevard improvements from Glisan to Yamhill through the Rockwood Town Center. Boulevard improvements may include wide sidewalks, improved street lighting, street trees and medians among other improvements.

**Justification:** Improve public infrastructure to increase neighborhood safety and attract private investment.

**Type of project:** Construction of facilities and utilities for growth.



**Estimated Dollars:**

Funds	Description	Total
Resources	Urban Renewal	150,000
<b>Resources Total</b>		<b>150,000</b>
Expenses	Design/Const Admin	131,579
	Admin (14%)	18,421
<b>Expenses Total</b>		<b>150,000</b>