

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE (GRDCAC)  
OCTOBER 11, 2023 MEETING MINUTES**

**MEETING LOCATION**

Online meeting via Zoom Conference Call US: +12532158782, Webinar ID 831 0627 2675, or  
<https://greshamoregon.zoom.us/j/83106272675>

COMMITTEE PRESENT: Jack Hollis, Chair  
Celso Naranjo, Vice Chair  
Marissa Clarke  
Jennifer McMillian  
Gregory Schroeder

COMMITTEE ABSENT: Ibrahim Moustafa  
Dimitrios Zourkos

COMMISSION  
LIAISON PRESENT: None

STAFF PRESENT: Brian Monberg, Gresham Redevelopment Commission Executive Director  
Johntae Ivory, Program Technician, Recording Secretary

**A. CALL TO ORDER**

**Chair Jack Hollis** called the meeting to order at **6:03 P.M.**

**1. ROLL CALL**

**Chair Hollis** called the roll.

**2. ANNOUNCEMENTS**

**3. INSTRUCTIONS TO CITIZENS FOR TESTIFYING ON AGENDA AND NON-AGENDA ITEMS**

**Chair Hollis** read the instructions.

**4. PUBLIC COMMENT**

**Mr. Ivory** reported that no citizens signed up to provide oral testimony or submitted written testimony.

**5. SUNRISE/B188 DEVELOPMENT PROJECT: UPDATE**

**Brian Monberg, Gresham Redevelopment Commission Executive director** introduced members of the B188 development team who will present the presentation.  
(PowerPoint presentation attached as Exhibit A.)

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**HMS: Kerry Hughes**  
**Hart Development: Bill Hart**  
**BORA: Amy Donohue, Brian Squillace, Leslie Cliff**  
**POIC: Joe McFerrin, John Stillwell.**  
**YBA: Alex Yale**

**Celso Naranjo** asked **Mr. McFerrin**, **Portland Opportunities Industrialization Center, POIC** and Rosemay Anderson High School are expanding and how many students the school currently serves.

**Mr. McFerrin** said they are serving about 110 students with minimal growth in terms of school enrollment for the new site. He explained the new development is more than a school because the new gym will bring so many non-Rosemary Anderson community members to the site.

**Chair Hollis** asked, what does the gym use and sharing with the public will look like and if POIC is going to manage it.

**Mr. McFerrin** explained we will get a good understanding of what the community wants, and he sees interest in pickle ball, volleyball, indoor soccer, and other similar recreational activities. His number one priority is safety and there will be a level of control to ensure that people with ill intentions are worked with and he welcomes everyone including people with blemishes on their record or background. He does see a scenario of the gym being rented out or used by other groups of people that they're associated with.

**Chair Hollis** said we can lock everything down modularly so that you can control access to areas like the bathrooms and bleachers with the idea to make it easier for POIC to control the gym. He explained, it's good that POIC wants to open it up for the community and have the ability to manage access because the Advisory Committee can help push this forward when people ask about availability to the community.

**Mr. McFerrin** acknowledges the challenges for nonprofits to keep facilities open beyond the traditional hours and he's fully committed to building that in with the new facility.

**Ms. Donohue** explained the design team is trying to facilitate ways to close off certain areas at certain times. In the design plans that were presented to the Advisory Committee tonight, the Innovation lab opened to the street, but the Rosemary Anderson High School opens in the lobby. They will be mindful of all the access points relative to the audience in attendance.

**Mr. Stilwell** said their existing program is already using shared services and facilities. He explained, the model that is already in place is working really well, and they communicate with staff and schedules between organizations.

**Chair Hollis** asked if there is anything architecturally in this design process that we should be thinking about.

**Mr. Stilwell** said the new school designs with segmented and controllable areas will complement the security plans they have already implemented for their staff. He believes this building has been created with shared security concepts in mind.

**Mr. Squillace** agrees with **Mr. Stilwell** and acknowledges they have been meeting with him regularly to make sure the designs complement their security plans.

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**Mr. McFerrin** asked the group what dreams or aspirations they have for the new site.

**Mr. Schroeder** said he volunteers for a gardening group that does outreach to incarcerated individuals and schools and asked if anyone considered adding a learning garden. He explained the culinary program could benefit from a garden.

**Mr. Squillace** explained they haven't gotten to that level of detail yet with the design plans but explained that these are the conversations and ideas we want to hear through the community engagement process and outreach. He believes a learning garden would be something they would advocate for if the door was open for it. He looks forward to talking more about the learning garden in the future.

**Mr. Naranjo** said he volunteered with a couple of organizations distributing food or providing chef prepared meals. He raised the idea of using the students from the culinary school to host dinners for the community to purchase at a reasonable price. It can provide on the ground training.

**Chair Hollis** agreed with **Mr. Naranjo** and added the idea of retail space could be used for a bakery or something directly attached to the culinary school, with the idea that the school would run the shop as well.

**Mr. Stilwell** said their school has those programs in place and they have talked about the same ideas we discussed tonight.

**Mr. McFerrin** asked the group, "What comes to mind for you in terms of retail space?"

**Chair Hollis** said any retailer needs to understand that the school will have high school students around and they will have to be able to deal with a bunch of kids. Food based or businesses that are appropriate for teens.

**Mr. McFerrin** said they're going to be a lot of kids coming through there, so a small barbershop would be great for kids and family needs.

**Mr. Naranjo** agrees with **Mr. McFerrin** and acknowledges we don't have a lot of barber shops in the Rockwood area. There're small businesses in Troutdale and Portland, that have a small studio and they can rent out chairs to grow their business.

**Chair Hollis** explained anytime we can help smaller organizations, it's a huge benefit we can push. Having facilities that have multi-use and after-hours availability benefits everyone and especially nonprofits and small organizations.

**Mr. McFerrin** noted they believe they're only as strong as our smaller partners. They have granted out over 6 million dollars to smaller community-based organizations for youth development with the hope of reducing violence with young people.

**Mr. Monberg** explained that the next steps in the development process will be to create a development agreement contract between the Gresham Redevelopment Commission, (GRDC) POIC, and the development team. We're working hard with the development team to start to put together what the broad terms of the agreement would look like. There's been a lot of work behind the scenes about the financial feasibility with the development team and he does anticipate bringing that back to this Advisory Committee and the Commission at a future date. The goal is to have a draft development agreement that would really move forward the development and construction of the property.

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**Chair Hollis** asked if we're checking with Council to make sure they don't have any concerns and how do we make sure all our ducks in a row before that decision gets made.

**Mr. Monberg** explained the information the group is sharing we're collecting as part of the overall engagement. Ultimately, it'll be the Commission decision that would be approving the site plan and program commiserate with the development agreement. This will be brought back to our committee before any decision is made by the Commission in terms of proceeding on.

**Mr. Naranjo** said he believes it's important to show up to the Council meetings to voice our support and echo what the Advisory Committee has heard from the community when the decisions are being made.

**Mr. Hart** noted that the development team values the input that the committee brings to them. If the committee has tough questions or concerns, bring them to their attention. He said he sees the Advisory Committee as a real partner in making this project a success.

**Mr. Monberg** thanked the guests and everyone who attended the meeting tonight.

**Chair Hollis** thanked and excused all the guests who attended the meeting and directed the committee to the vote for Meeting Minutes.

**6. MEETING MINUTES:**

**Chair Hollis** announced that it's time to approve the minutes of **October 11, 2023**. Members who were not in attendance at the meetings being voted on should abstain from voting on those minutes. Additionally, for each meeting being voted on, a majority of members in attendance at that meeting must be in attendance tonight in order to be able to take a vote on those minutes or the vote will be tabled to the next meeting. Therefore, we will vote on the minutes for each meeting separately.

**OCTOBER 11, 2023 MINUTES**

Motion was made by **Jennifer McMillian** and seconded by **Gregory Schroeder TO APPROVE THE MINUTES OF October 11, 2023**. The motion passed as follows:

Marissa Clarke	YES
Jack Hollis	YES
Jennifer McMillian	YES
Celso Naranjo	YES
Gregory Schroeder	YES

**9. GOOD TO THE ORDER:**

**Mr. Ivory** said to email him if they have any questions or concerns about the topics today. He will make sure it gets to Mr. Monberg or the development team.

**Mr. Hollis** said we should talk to Council to see what they want from the Advisory Committee. He wants to make sure we are working on the right projects.

**Mr. Monberg** acknowledges that Commission Vice Chair Dina DiNucci is the liaison for this group and although she was in attendance tonight, he can meet with her and give her an update. She could help facilitate some of the discussions we had. He will be happy to follow up with the committee about it all. He appreciates the partnerships, energy, and enthusiasm from everyone to make this feel like a community effort.

**Mr. Naranjo** thanked Mr. Monberg and Mr. Ivory for the effort and time spent organizing and setting up time with the developers.

**B. ADJOURNMENT OF MEETING**

Hearing no further business, **Chair Hollis** adjourned the meeting at 7:02 P.M.

Respectfully submitted,

/s/ Johntae Ivory

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Johntae Ivory  
Recording Secretary