

A. CALL TO ORDER BY PRESIDING OFFICER

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, February 20, 2024, at 2:35 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 Eddy Morales
Commissioner Sue Piazza
Commissioner Vincent Jones-Dixon

COMMISSION ABSENT: Commission Acting Chair Jerry Hinton

STAFF PRESENT: Ellen Van Riper, Gresham City Attorney
Steve Fancher, Assistant 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:

Members from the Western States Carpenter Union

- Jesus Saucedo Jr.
- Nickeia Hunter
- Michael Cofflin
- Jonathan Rodriguez
- Santiago Juarez

4 Written Testimonies Submitted:

- Catherine Nicewood
- Sahara Miller

- Jason Naumann
- John Nelsen

C. CONSENT AGENDA

1. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES

Commission approval of this item would approve the minutes of the Commission meetings of January 23, 2024.

Chair Stovall called for a motion on the Consent Agenda.

Motion was made by **Commissioner Gladfelter** and seconded by **Commission Vice Chair Dina 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 Eddy Morales	YES
Commissioner Janine Gladfelter	YES
Commissioner Sue Piazza	YES
Commissioner Vincent Jones-Dixon	YES

D. PUBLIC HEARING

None

E. COMMISSION BUSINESS

1. SUNRISE SITE/ROCKWOOD B188: TERM SHEET

Staff will be seeking approval of the Term Sheet for the Disposition and Development of the Rockwood Sunrise Site and direct the Executive Director to proceed with negotiations to finalize the Disposition and Development Agreement.

Brian Monberg, Gresham Redevelopment Commission Executive Director, presented the staff report.
(PowerPoint presentation attached as Exhibit A.)

Commissioner Gladfelter asked if we can add more provision into the development of B188 site.

Mr. Monberg agreed and explained we can build more provisions into the DDA to identify key financial terms.

Commissioner Jones-Dixon acknowledges prevailing wages are called out in the term sheet and he trusts **HMS Development** and the work they're doing. He asked if the provisions would be added in the new DDA.

Mr. Monberg explains we would include the prevailing wages in the new agreements as well as stipulations we have regarding construction monitoring that staff would be doing over the course of it, and we would be able to review and enforce those agreements.

Commission Vice Chair Dina DiNucci said if prevailing wages were not a standard in the city's construction agreements, she would like to see it added, so we don't run into issues moving forward. She asked if someone could look into her request.

Mr. Monberg said staff would be happy to follow up with a more exhaustive presentation on this issue and recognize how important it is given the priorities of both the GRDC and the city all around increasing job growth and wages.

Commissioner Gladfelter wanted clarification to make sure we are following the labor laws, and she believes we should already have those in place.

Mr. Monberg agrees with the commissioner, and explained there's a state organization that oversees and monitors construction contracts, especially the components you were referring to.

Chair Stovall called for a motion on the Commission Business E1.

Motion was made **Commission Vice Chair Dina DiNucci** and seconded by **Commissioner Jones-Dixon** APPROVE Sunrise/B188: Term Sheet.

Chair Stovall asked if there was any discussion on the 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 Vincent Jones-Dixon	YES
Commissioner Eddy Morales	YES
Commissioner Sue Piazza	YES

2. APPROVAL OF PROPERTY ACQUISITION: 18450 SE STARK

Staff will be seeking approval to approve the purchase of 18450 SE Stark for \$1,050,000 and direct the Executive Director to proceed with closing consistent with the Purchase and Sale Agreement.

Brian Monberg, Gresham Redevelopment Commission Executive Director, presented the staff report.
(PowerPoint presentation attached as Exhibit B.)

Commission Chair Travis Stovall asked about the zoning for the one-acre property.

Mr. Monberg explained it's within the Rockwood Town Center as a designated zone.

Commission Vice Chair Dina DiNucci said she was considering if there were better partners that would have use for it. She explained the other organizations close to the property like the Hope Center and she believes this opens up an opportunity to have a community hub in that area. She likes the idea

of having services that support the community right where many people live and supports this purchase.

Commissioner Janine Gladfelter asked if we would immediately be partnering with other groups to utilize the space for activities instead of the city.

Mr. Monberg said the staff believes there's ample opportunity, and he explained today's discussion is to secure the property with no decisions regarding any operations or partnerships that have been made. Any potential option for partnerships or uses will be subject to a future GRDC decision. He noted, the desire would be to have another operator that would bring a skill set and expertise around workforce skills development that potentially could operate this site.

Commissioner Janine Gladfelter likes the idea of having that kind of site there for the multi-family housing in the area.

Chair Stovall called for a motion on the Commission Business E2.

Motion was made **Commissioner Janine Gladfelter** and seconded by **Commissioner Jones-Dixon** APPROVE purchase of 18450 SE Stark for \$1,050,000 and direct the Executive Director to proceed with closing consistent with the Purchase and Sale Agreement.

Chair Stovall asked if there was any discussion on the 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 Vincent Jones-Dixon	YES
Commissioner Eddy Morales	YES
Commissioner Sue Piazza	YES

Chair Stovall said our ability to create a robust, vibrant community there in the Rockwood Town Center is contingent upon our ability to control some of those sites and how they get developed over time. He believes this was a critical spot to round out the diversity of development in Rockwood Town Center. He supports this effort and looks forward to the development plans that are created.

3. STOREFRONT IMPROVEMENT GRANT PROGRAM

Staff will be seeking policy direction and move the Executive Director to proceed with the Storefront Improvement Grant Program.

Chair Stoval asked about the time left for the presentation for Agenda Item E-3: Storefront Improvement Grant Program.

Mr. Monberg acknowledges, staff is very excited to present this opportunity, but he anticipates they will need more time for discussion and recommends we move to the next GRDC meeting, next month.

Chair Stoval asked the commission if there's any concerns about moving the last Agenda Item to March.

Commission Vice Chair Dina DiNucci said she must leave soon and agrees to move the meeting.

Chair Stoval confirms we will move Agenda Item E-1: Storefront Improvement Grant Program. the meeting to March.

F. COMMISSION MEASURES AND PROPOSALS

G. ADJOURNMENT OF MEETING

Hearing no further business, Chair Stovall adjourned the meeting at 3:41 PM

TRAVIS STOVALL
CHAIR

Respectfully submitted,

/s/ Johntae Ivory
Johntae Ivory
Recording Secretary