

**GRESHAM REDEVELOPMENT COMMISSION AGENDA - REVISED
MAY 21, 2024 – PAGE 1**

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
MAY 21, 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 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 or via Zoom are encouraged to contact Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing 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 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.

**GRESHAM REDEVELOPMENT COMMISSION AGENDA - REVISED
MAY 21, 2024 – PAGE 2**

TIME ESTIMATE (Minutes)

A. CALL TO ORDER BY PRESIDING OFFICER	5
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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, May 20, 2024, via email to Johntae Ivory, Program Technician, at johntae.ivory@greshamoregon.gov

Oral Testimony: Persons wishing to provide oral testimony must register their request to Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing johntae.ivory@greshamoregon.gov by 3:00 p.m. on Monday, May 20, 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
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1. CITIZEN AND COMMUNITY GROUP COMMENTS

C. CONSENT AGENDA	10
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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. **URBAN RNEWAL CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2024/25-2028/39**

Commission approval of this item will approve the proposed five-year Urban Renewal Capital Improvement Program (CIP) for Fiscal Years 2024/25 – 2028/29, and recommend it to the Gresham City Council for adoption.

2. **RFP 24-25: FIRE STATION 74 ARCHITECTURAL SERVICES**

Commission approval of this item will approve Rice Fergus Miller as the firm awarded the contract for RFP24-25, and direct the Executive Director to execute a contract to proceed with design services.

3. **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	
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None.

E. COMMISSION BUSINESS	0
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None.

F. COMMISSION MEASURES AND PROPOSALS	
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None.

**GRESHAM REDEVELOPMENT COMMISSION AGENDA - REVISED
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G. ADJOURNMENT OF MEETING

TOTAL ESTIMATED TIME (MINUTES): 25

MEETING BROADCAST AND REPLAY SCHEDULE

Live Broadcast

- Comcast Channel 22 (322 HD) or Frontier Channel 33
- City of Gresham website: 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

- 4th Monday of the same month at 6:00 p.m. on Comcast Channel 30 (330 HD) or Frontier Channel 38
- 1st 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

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DECISION AND RECOMMENDATION TO GRESHAM CITY COUNCIL

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

Meeting Date: May 21, 2024

Agenda Item Number: C-1

REQUESTED COMMISSION ACTION

Move to approve the proposed five-year Urban Renewal Capital Improvement Program (CIP) for Fiscal Years 2024/25 – 2028/29 and recommend it to the Gresham City Council for adoption.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

Each year the Gresham Redevelopment Commission (GRDC) approves the five-year Capital Improvement Program (CIP) and recommends it to the Gresham City Council for adoption, as required by the Rockwood-West Gresham Renewal Plan.

The CIP is a five-year forecasted estimate that identifies major projects requiring the expenditure of public funds over and above operating expenses. The CIP is updated annually to ensure that projects are aligned with community priorities and available resources. This updating process engages stakeholders in setting priorities and ensures that the GRDC is transparent and accountable in the delivery of those projects.

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
Grand Total		6,874,956	3,067,500	4,432,500	0	0	0	14,374,956

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. 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 in 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

Move to approve the proposed five-year Urban Renewal Capital Improvement Program (CIP) for Fiscal Years 2024/25 – 2028/29 and recommend it to the Gresham City Council for adoption.

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.

The GRDC contracts with the City to administer the Urban Renewal capital program. Sufficient appropriations to fund the capital program are included in the proposed Fiscal Year 2024/25

Urban Renewal budget that is scheduled for adoption by the GRDC on June 18, 2024.

PUBLIC INVOLVEMENT

The GRDC Advisory Committee reviewed on April 10, 2024, and the May 8, 2024 GRDC Budget Committee meeting included review of the CIP as part of the proposed Fiscal Year 2024/25 GRDC budget.

NEXT STEPS

The Gresham City Council will hold a public hearing on the citywide CIP, including this Urban Renewal CIP on May 21, 2024 and will enact the final CIP on June 18, 2024.

ATTACHMENTS

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

FROM

Brian Monberg, GRDC Executive Director

REVIEWED THROUGH

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

FOR MORE INFORMATION

Staff Contact: Brian Monberg
Telephone: 503-618-2418
Staff E-Mail: Brian.Monberg@GreshamOregon.gov
Website: 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.

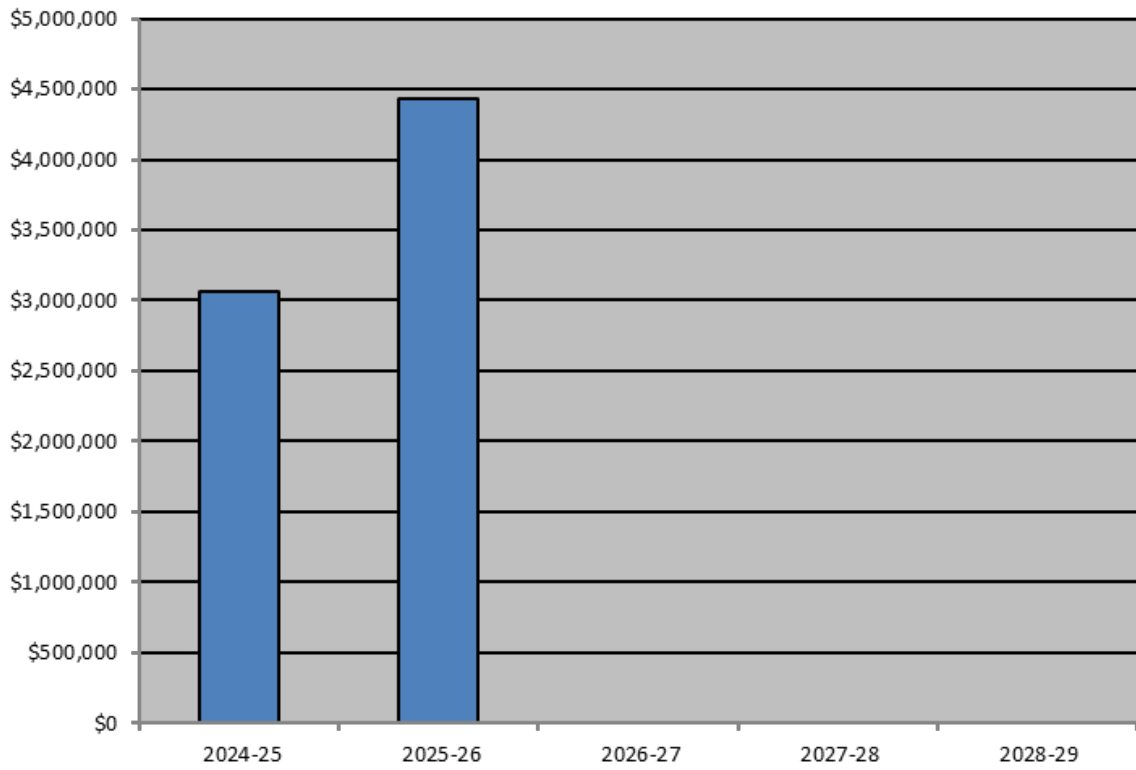
Highlights

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



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
Grand Total		6,874,956	3,067,500	4,432,500	0	0	0	14,374,956

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

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

**FUNDED PROJECT
Urban Renewal**

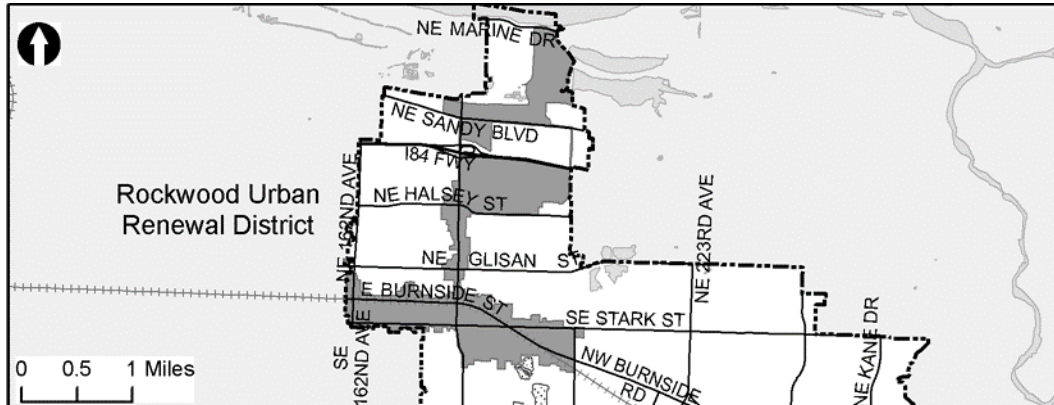
CIPUR00006: Property Acquisition Fund

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
Resources Total		3,361,134	2,060,000	0	0	0	0	5,421,134
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
Expenses Total		3,361,134	2,060,000	0	0	0	0	5,421,134

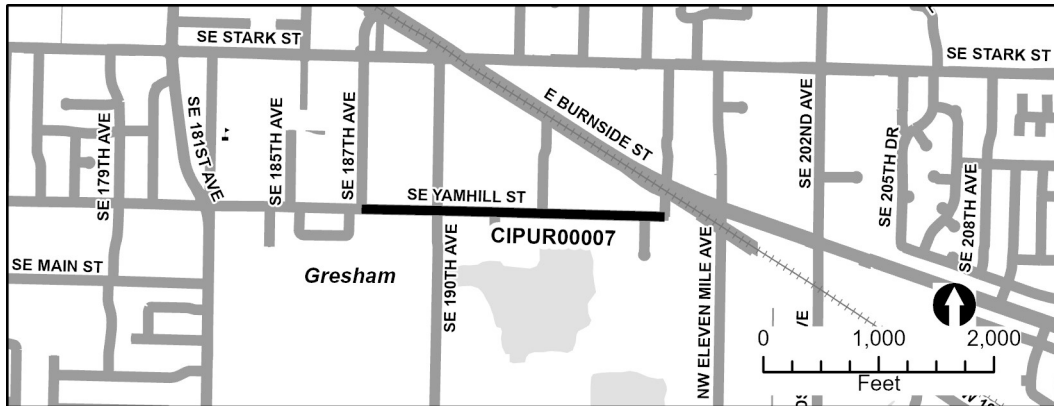
**FUNDED PROJECT
Urban Renewal**

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
Resources Total		0	492,500	4,432,500	0	0	0	4,925,000
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
Expenses Total		0	492,500	4,432,500	0	0	0	4,925,000

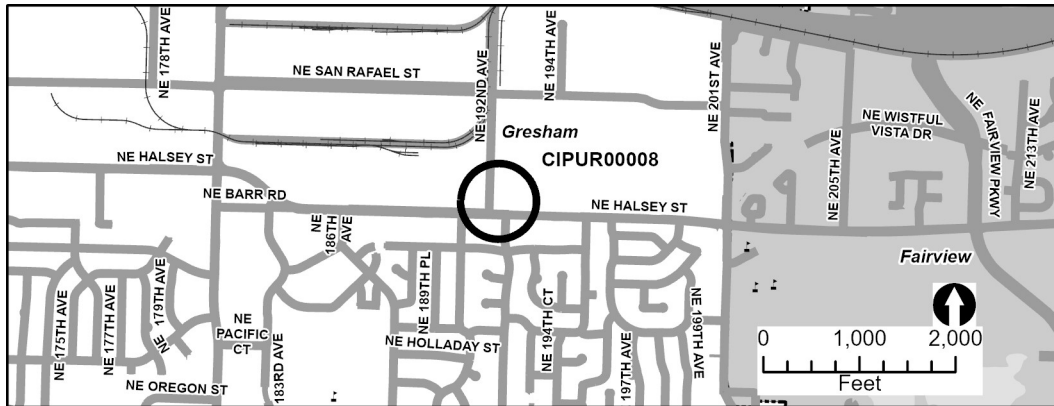
**FUNDED PROJECT
Urban Renewal**

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
Resources Total		0	515,000	0	0	0	0	515,000
Expenses	Design/Const Admin	0	500,000	0	0	0	0	500,000
	Admin (3%)	0	15,000	0	0	0	0	15,000
Expenses Total		0	515,000	0	0	0	0	515,000

Urban Renewal Unfunded and Future Summary								
Project	Project Name	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total
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
Grand Total		0	0	0	0	0	0	48,454,483

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

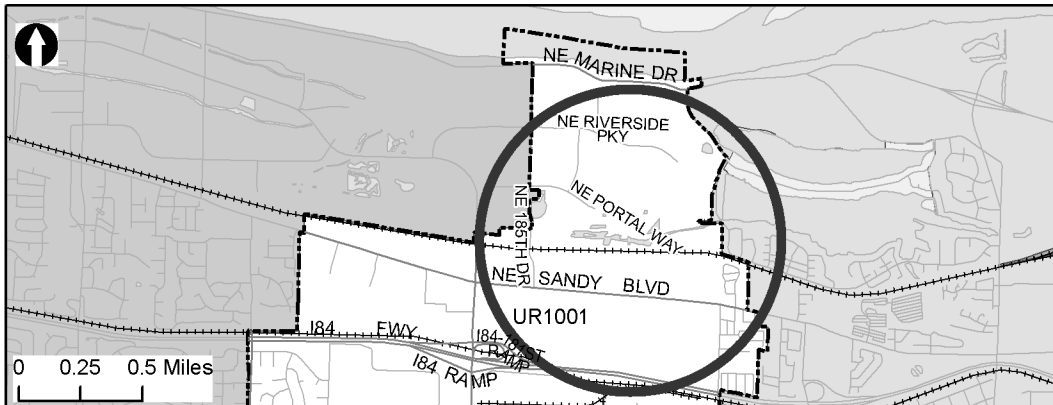
UR1001: Riverside Drive (to Sandy Boulevard)

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
Resources Total		2,930,000
Expenses	Design/Const Admin	2,570,175
	Admin (14%)	359,825
Expenses Total		2,930,000

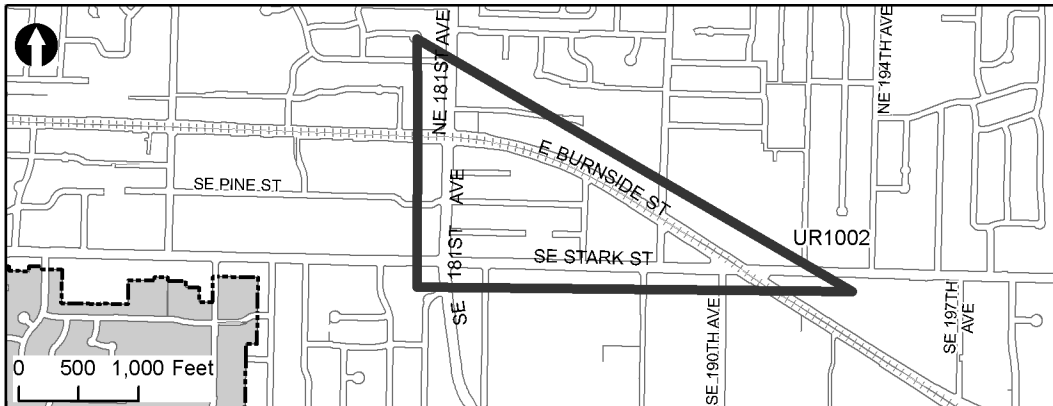
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

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:

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

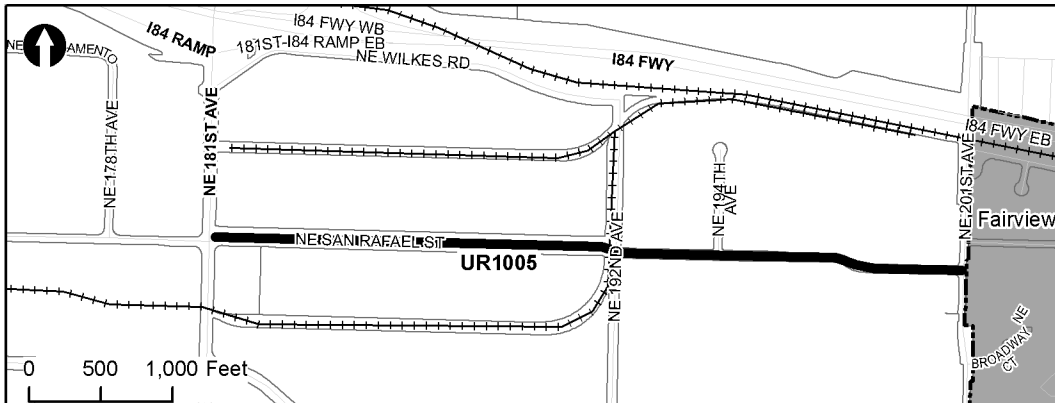
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1005: San Rafael Street (181st to 201st)

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:

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

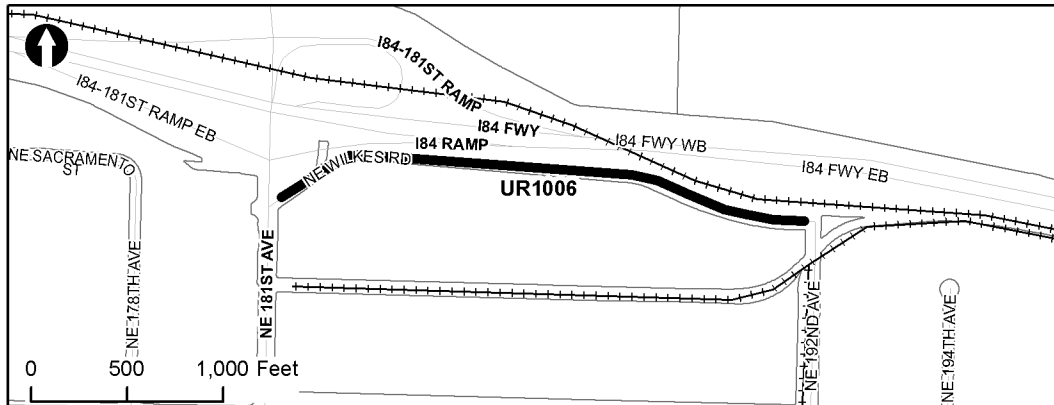
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1006: Wilkes Street (181st to 192nd)

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 181st.

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
Resources Total		3,000,000
Expenses	Design/Const Admin	789,474
	Construction	1,842,105
	Admin (14%)	368,421
Expenses Total		3,000,000

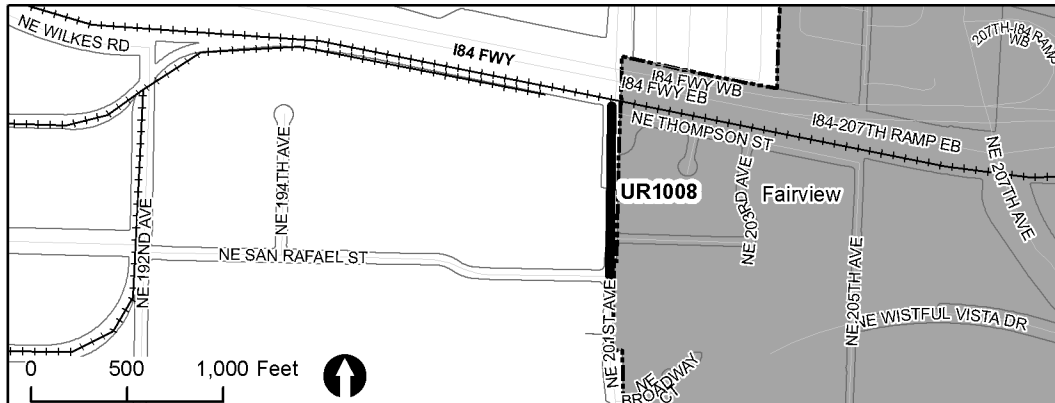
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1008: 201st 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
Resources Total		2,400,000
Expenses	Design/Const Admin	240,000
	Property Acq	360,000
	Construction	1,505,263
	Admin (14%)	294,737
Expenses Total		2,400,000

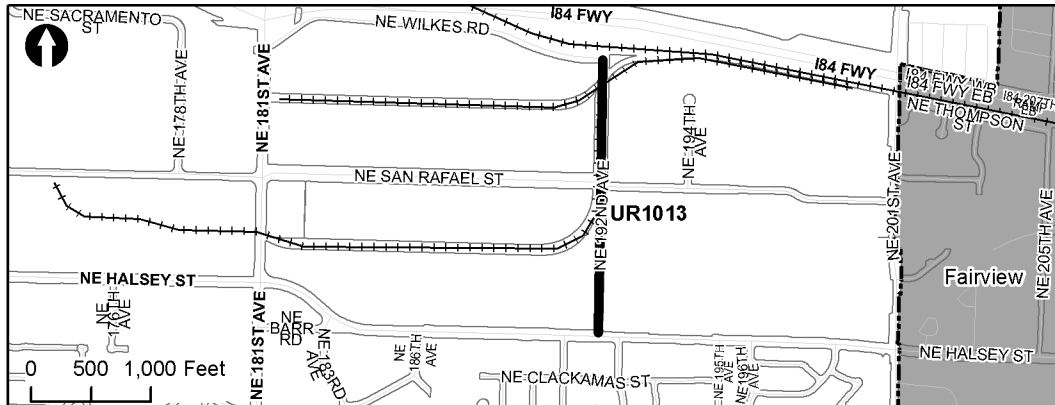
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1013: 192nd Avenue (Wilkes to Halsey)

Description: This project will improve 192nd Avenue to a collector standard by adding sidewalk, bike lanes and improved street lighting.

Justification: Improve the 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	2,400,000
Resources Total		2,400,000
Expenses	Design/Const Admin	631,579
	Construction	1,473,684
	Admin (14%)	294,737
Expenses Total		2,400,000

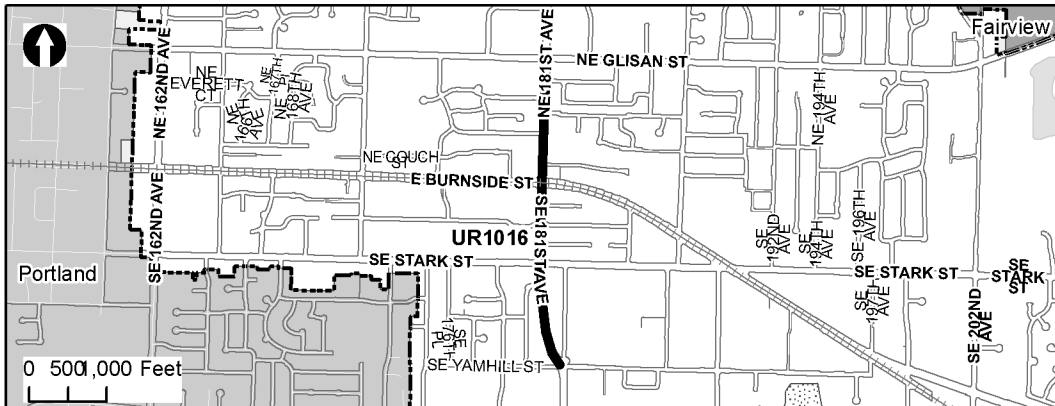
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1016: 181st 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 181st 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
Resources	Grant	1,200,000
	Urban Renewal	1,200,000
Resources Total		2,400,000
Expenses	Design/Const Admin	240,000
	Property Acq	120,000
	Construction	1,745,263
	Admin (14%)	294,737
Expenses Total		2,400,000

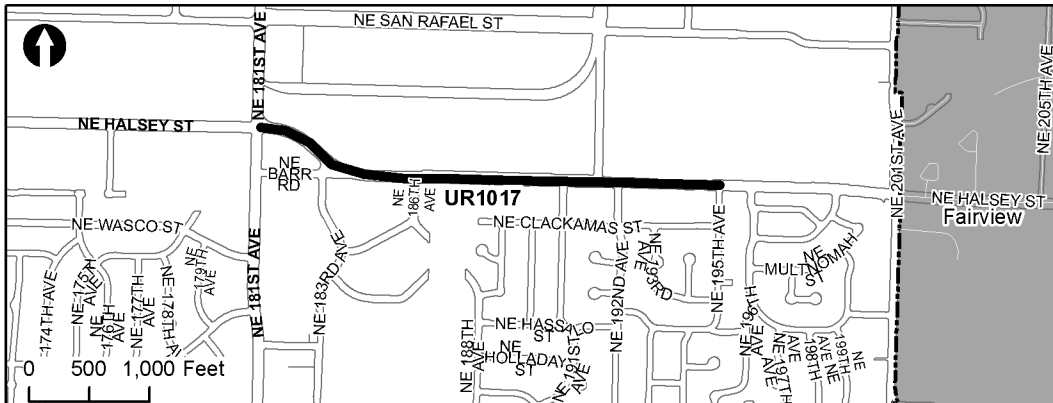
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1017: Halsey Street (181st to 195th)

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

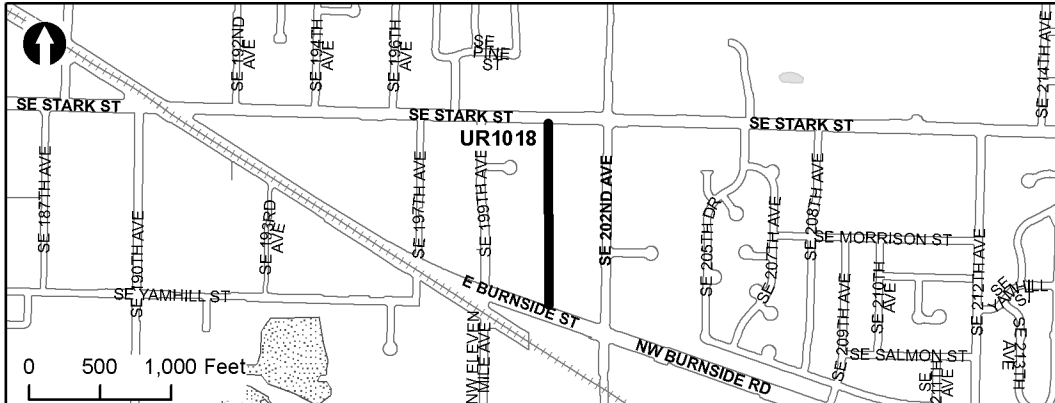
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1018: 201st 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
Resources Total		960,000
Expenses	Design/Const Admin	96,000
	Construction	746,106
	Admin (14%)	117,894
Expenses Total		960,000

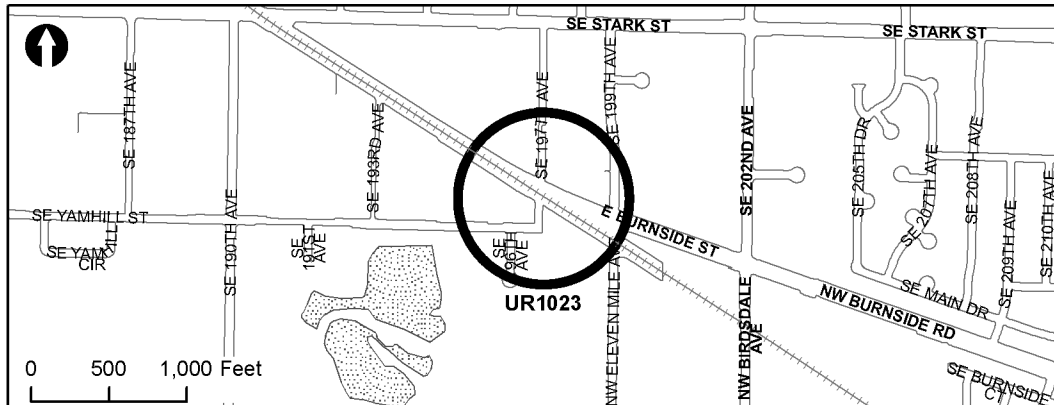
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1023: 197th 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
Resources	Urban Renewal	1,800,000
Resources Total		1,800,000
Expenses	Design/Const Admin	180,000
	Property Acq	120,000
	Construction	1,278,948
	Admin (14%)	221,052
Expenses Total		1,800,000

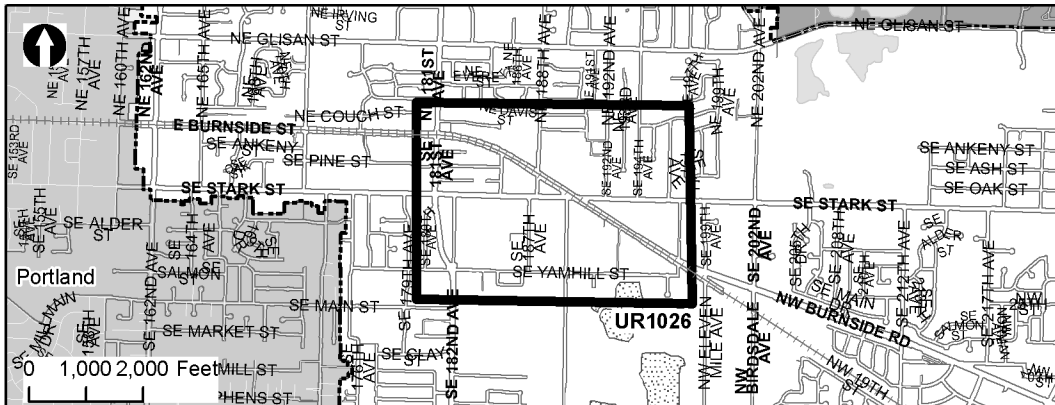
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

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:

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

UNFUNDED and FUTURE PROJECT
Urban Renewal

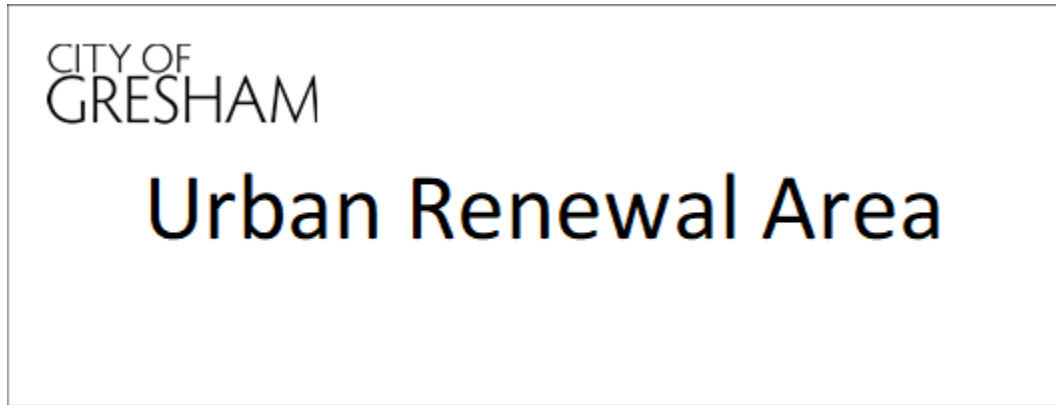
UR1035: Transit Shelters and Amenities

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:

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

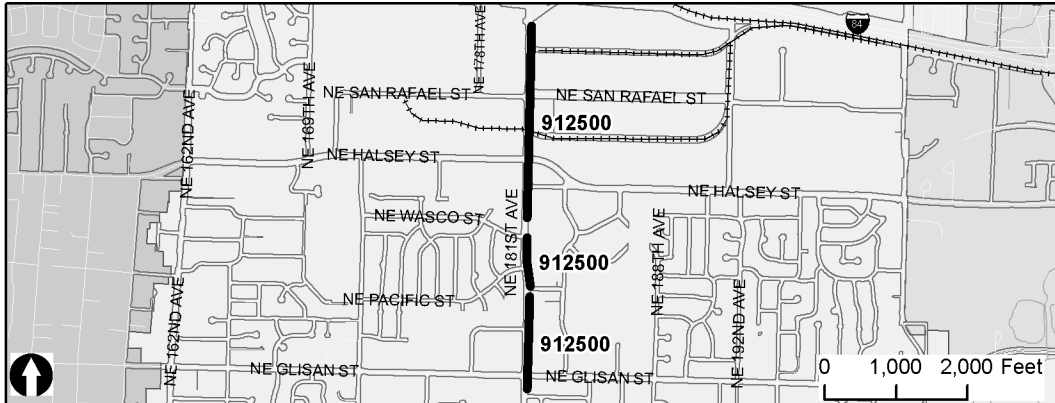
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1037: Pipe Replacements Along 181st 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
Resources	SDC	137,289
	Urban Renewal	1,235,586
Resources Total		1,372,875
Expenses	Design/Const Admi	277,822
	Construction	926,469
	Admin (14%)	168,584
Expenses Total		1,372,875

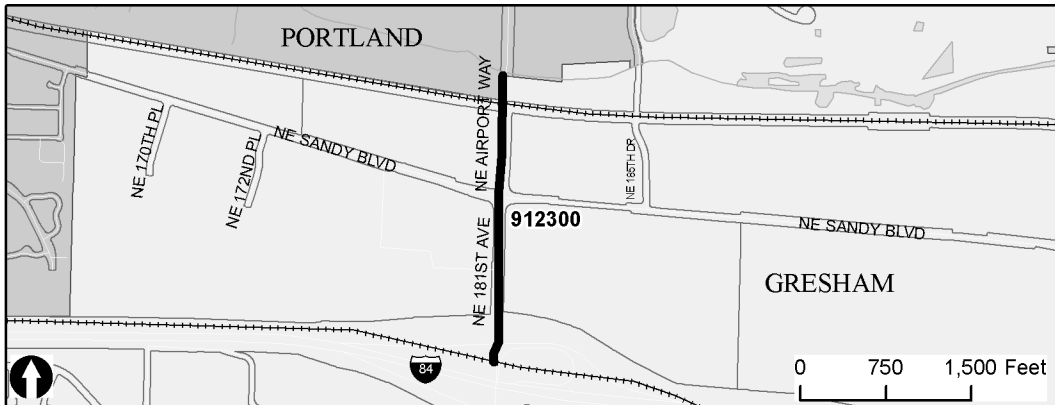
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

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
Resources Total		1,378,401
Expenses	Design/Const Admi	279,066
	Construction	930,004
	Admin (14%)	169,331
Expenses Total		1,378,401

**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:

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

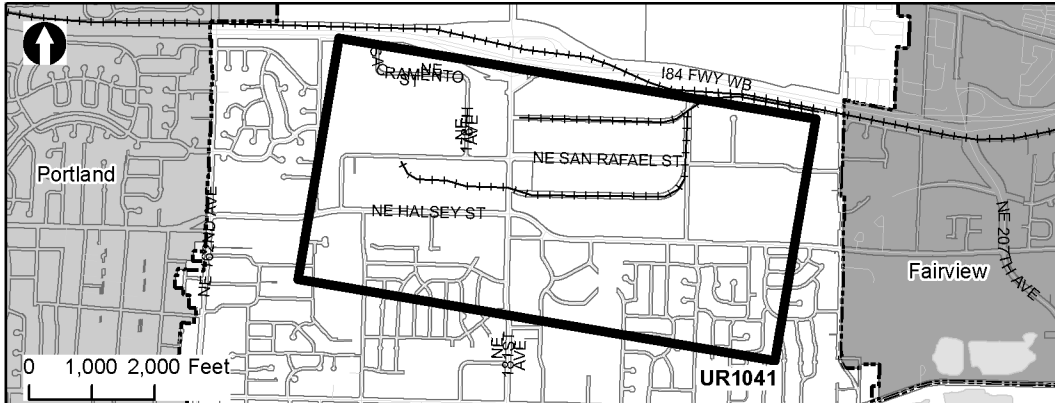
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

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
Resources Total		1,200,000
Expenses	Design/Const Admin	120,000
	Property Acq	138,000
	Construction	794,632
	Admin (14%)	147,368
Expenses Total		1,200,000

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

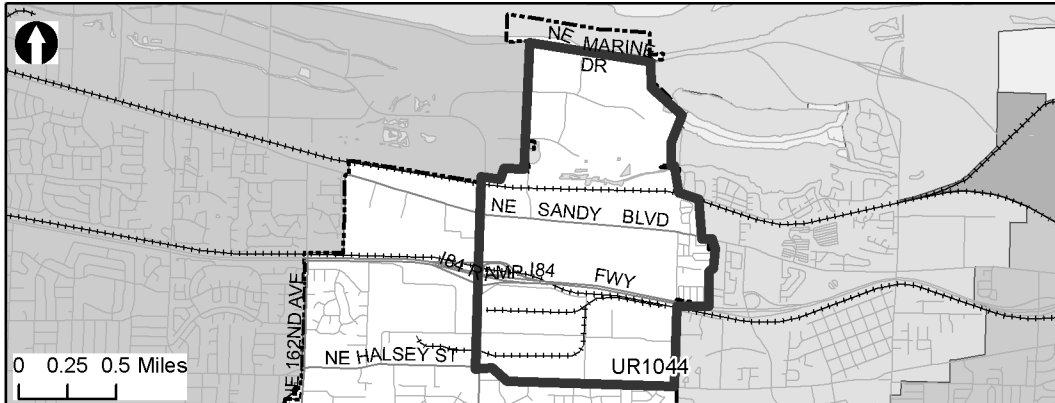
UR1044: Industrial Area Investments

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
Resources Total		1,500,000
Expenses	Design/Const Admin	263,158
	Construction	1,052,632
	Admin (14%)	184,210
Expenses Total		1,500,000

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

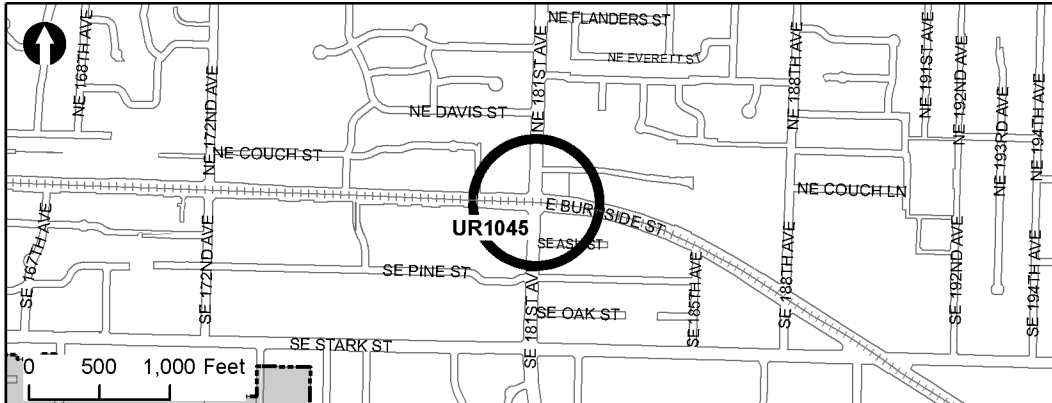
UR1045: 181st Ave Light Rail Station Improvements

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
Resources Total		4,800,000
Expenses	Design/Const Admin	421,052
	Construction	3,789,474
	Admin (14%)	589,474
Expenses Total		4,800,000

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

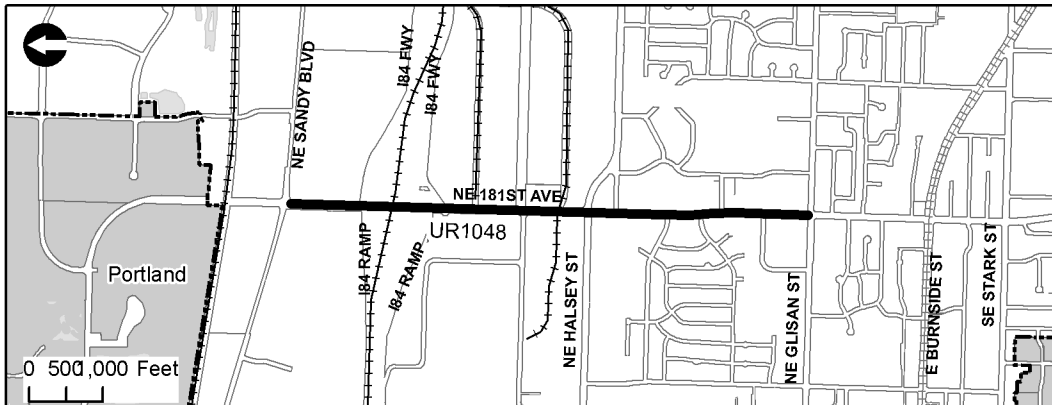
UR1048: 181st Ave Street Improvements

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
Resources Total		1,200,000
Expenses	Design/Const Admin	105,263
	Construction	947,369
	Admin (14%)	147,368
Expenses Total		1,200,000

**UNFUNDED and FUTURE PROJECT
Urban Renewal**

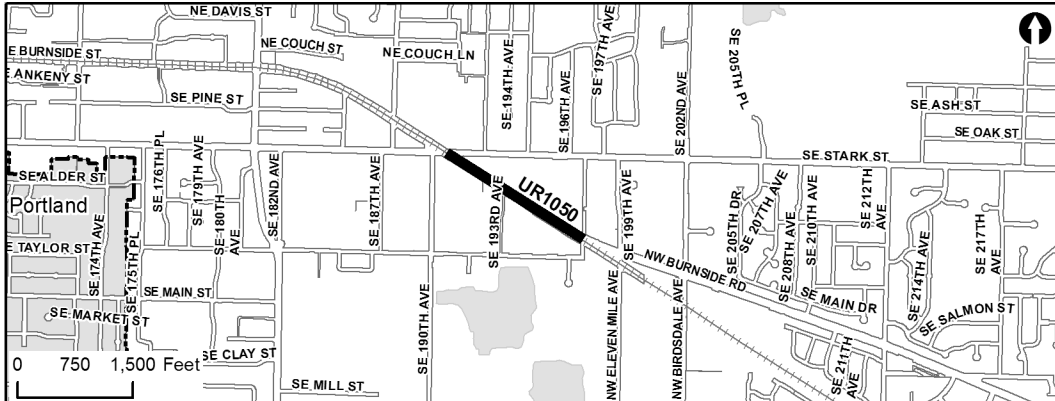
UR1050: Burnside Road Boulevard Phase II

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
Resources Total		3,000,000
Expenses	Construction	2,631,579
	Admin (14%)	368,421
Expenses Total		3,000,000

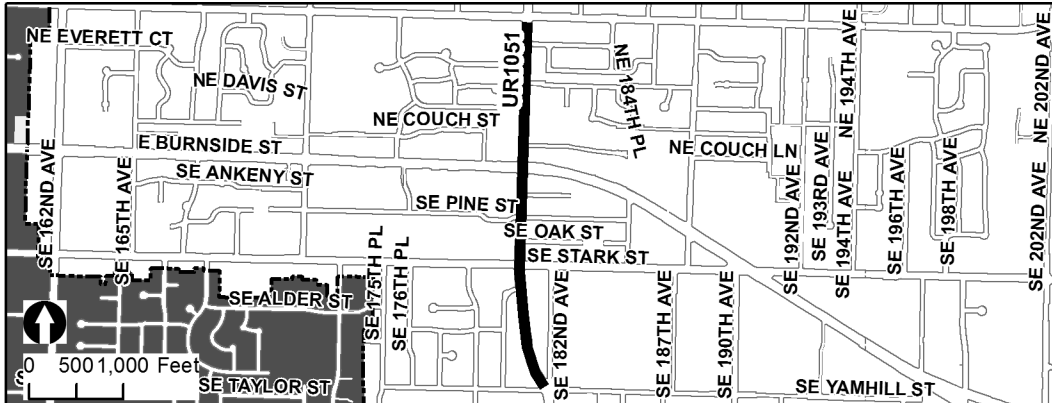
**UNFUNDED and FUTURE PROJECT
Urban Renewal**

UR1051: Concept Planning - 181st Ave

Description: This project will begin preliminary concept design for project UR1016 “181st 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
Resources Total		150,000
Expenses	Design/Const Admin	131,579
	Admin (14%)	18,421
Expenses Total		150,000

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DECISION

RFP 24-25: Fire Station 74 Architectural Services

Meeting Date: May 21, 2024

Agenda Item Number: C-2

REQUESTED COMMISSION ACTION

Move to approve Rice Fergus Miller as the firm awarded the contract for RFP 24-25 and direct the Executive Director to execute a contract to proceed with design services.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

Architectural services for Fire Station 74 will promote a safe environment for residents and business activity. Architectural services for Fire Station 74 furthers the following Rockwood-West Gresham Renewal Plan Goals: Goal 5 (Develop Public Safety and Community Service Facilities) and Goal 8 (Promote Quality Development).

BACKGROUND

This project will begin 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. 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 is located within the Rockwood-West Gresham urban renewal district 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. 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.

As part of the 2029 Community Investment Framework, the GRDC provided direction to staff to proceed on initial design work to support development of a new station. Staff proceeded with a Request for Proposals to seek a qualified firm to conduct design services.

The City received complete and qualified proposals from the following six (6) firms:

- Ankrom Moisan
- FFA Architecture and Interiors
- Mackenzie
- MCA Architects
- Rice Fergus Miller
- YBA Architects and Barbis Bentley Architects

An evaluation team comprised of staff from the Gresham Fire Department, Budget and Finance, Community Development and Urban Renewal reviewed the six proposals. The evaluation team thoroughly reviewed the submissions, assessing each organization's understanding of the City's needs.

Rice Fergus Miller was selected as the recommended firm, based on the firm's qualifications, the project team's qualifications, the project approach, timeline, and cost relative to requested services. Rice Fergus Miller demonstrated detailed experience in fire station design, as well as understanding of the specific needs the Gresham Fire Department. As a firm, Rice Fergus Miller has a specialized practice in fire and emergency services and has been a part of over 250 projects in the Pacific Northwest over the last two decades. This includes recent work with Hillsboro and Clackamas Fire District.

RECOMMENDATION and ALTERNATIVES

Move to approve Rice Fergus Miller as the firm awarded the contract for RFP 24-25, and direct the Executive Director to execute a contract to proceed with design services.

BUDGET / FINANCIAL IMPACT

Funding for this contract is available within the current FY 2023/24 budget within professional services. The total contract amount is not to exceed \$200,000. Future design phases for this project are included in the proposed FY 2024/25 Capital Improvement Program (CIP) budget.

PUBLIC INVOLVEMENT

The GRDC Advisory Committee discussed proceeding with initial design work at the December 6, 2023, meeting. GRDC reviewed the Fire Station 74 design project at the January 23, 2024, meeting, with direction to the Executive Director to proceed with a solicitation for design services.

Notice for this RFP was published in the Daily Journal of Commerce and available on the City procurement website.

NEXT STEPS

The Executive Director will proceed with executing the contract and proceed with design services.

ATTACHMENTS

A: Proposal Evaluation Form

FROM

Brian Monberg, GRDC Executive Director

REVIEWED THROUGH

Sharron Monohon, Budget and Finance Director
Rachelle Perry, Procurement Specialist
Eric Schmidt, Interim City Manager

FOR MORE INFORMATION

Staff Contact: Brian Monberg

Telephone: 503-618-2418

Staff E-Mail: Brian.Monberg@GreshamOregon.gov

Website: www.GreshamOregon.gov/UrbanRenewal

**City of Gresham
PROPOSAL EVALUATION FORM**

Project Name: Fire Station Architectural Services
Project Number: 24-25

Ankrom Moisan

Evaluation Criteria	%	Raters											
		1		2		3		4		5		6	
		PR	WP	PR	WP	PR	WP	PR	WP	PR	WP	PR	WP
Firm qualifications and experience	25	7.0	17.5	6.0	15.0	6.0	15.0	7.0	17.5	6.0	15.0	8.5	21.3
Team Qualifications and availability (specific to this project)	30	7.0	21.0	6.0	18.0	7.0	21.0	6.0	18.0	6.0	18.0	8.5	25.5
Project approach and timeline	30	9.0	27.0	8.0	24.0	8.0	24.0	9.3	27.9	8.0	24.0	8.7	26.1
Cost relative to included scope	15	7.0	10.5	7.0	10.5	7.0	10.5	7.0	10.5	7.0	10.5	7.0	10.5
Interview (if applicable)	0		0.0		0.0		0.0		0.0		0.0		0.0
Totals	100		76.0		67.5		70.5		73.9		67.5		83.4

Comments: Some experience FS, proposal seemed general, good approach,

FFA

Evaluation Criteria	%	Raters											
		1		2		3		4		5		6	
		PR	WP	PR	WP	PR	WP	PR	WP	PR	WP	PR	WP
Firm qualifications and experience	25	9.0	22.5	7.0	17.5	7.0	17.5	8.0	20.0	7.0	17.5	8.5	21.3
Team Qualifications and availability (specific to this project)	30	8.0	24.0	7.0	21.0	8.0	24.0	8.0	24.0	8.0	24.0	9.0	27.0
Project approach and timeline	30	6.0	18.0	8.0	24.0	7.3	21.9	9.3	27.9	8.0	24.0	9.3	27.9
Cost relative to included scope	15	7.5	11.3	7.5	11.3	7.5	11.3	7.5	11.3	7.5	11.3	7.5	11.3
Interview (if applicable)	0		0.0		0.0		0.0		0.0		0.0		0.0
Totals	100		75.8		73.8		74.7		83.2		76.8		87.4

Comments: don't see mention of final renderings?

Mackenzie

Evaluation Criteria	%	Raters											
		1		2		3		4		5		6	
		PR	WP	PR	WP	PR	WP	PR	WP	PR	WP	PR	WP
Firm qualifications and experience	25	9.0	22.5	9.0	22.5	9.0	22.5	9.0	22.5	9.0	22.5	9.5	23.8
Team Qualifications and availability (specific to this project)	30	9.0	27.0	10.0	30.0	8.0	24.0	9.0	27.0	10.0	30.0	9.5	28.5
Project approach and timeline	30	8.0	24.0	9.3	27.9	9.3	27.9	10.0	30.0	10.0	30.0	9.6	28.8
Cost relative to included scope	15	4.6	6.9	4.6	6.9	4.6	6.9	4.6	6.9	4.6	6.9	4.6	6.9
Interview (if applicable)	0		0.0		0.0		0.0		0.0		0.0		0.0
Totals	100		80.4		87.3		81.3		86.4		89.4		88.0

Comments: reviewed provided doc.says project timeline is short, did it in washington in 14 weeks, including cost estimates in deliverables

MCA Architects

Evaluation Criteria	%	Raters											
		1		2		3		4		5		6	
		PR	WP	PR	WP	PR	WP	PR	WP	PR	WP	PR	WP
Firm qualifications and experience	25	7.0	17.5	6.0	15.0	6.0	15.0	7.0	17.5	6.0	15.0	8.5	21.3
Team Qualifications and availability (specific to this project)	30	5.0	15.0	7.0	21.0	8.0	24.0	6.0	18.0	6.0	18.0	8.5	25.5
Project approach and timeline	30	6.0	18.0	7.3	21.9	8.0	24.0	7.3	21.9	8.0	24.0	9.0	27.0
Cost relative to included scope	15	10.0	15.0	10.0	15.0	10.0	15.0	10.0	15.0	10.0	15.0	10.0	15.0
Interview (if applicable)	0		0.0		0.0		0.0		0.0		0.0		0.0
Totals	100		65.5		72.9		78.0		72.4		72.0		88.8

Comments:

Limited scope and experience, limited staff

Rice Fergus Miller

Evaluation Criteria	%	Raters											
		1		2		3		4		5		6	
		PR	WP	PR	WP	PR	WP	PR	WP	PR	WP	PR	WP
Firm qualifications and experience	25	10.0	25.0	9.0	22.5	9.0	22.5	10.0	25.0	10.0	25.0	10.0	25.0
Team Qualifications and availability (specific to this project)	30	10.0	30.0	10.0	30.0	10.0	30.0	10.0	30.0	10.0	30.0	10.0	30.0
Project approach and timeline	30	10.0	30.0	10.0	30.0	10.0	30.0	9.0	27.0	10.0	30.0	8.8	26.4
Cost relative to included scope	15	4.4	6.6	4.4	6.6	4.4	6.6	4.4	6.6	4.4	6.6	4.4	6.6
Interview (if applicable)	0		0.0		0.0		0.0		0.0		0.0		0.0
Totals	100		91.6		89.1		89.1		88.6		91.6		88.0

Comments:

Extensive knowledge, fire fighters on staff, qualified approach and capabilities

YBA Barbis Bentley

Evaluation Criteria	%	Raters											
		1		2		3		4		5		6	
		PR	WP	PR	WP	PR	WP	PR	WP	PR	WP	PR	WP
Firm qualifications and experience	25	5.0	12.5	5.0	12.5	6.0	15.0	7.0	17.5	6.0	15.0	8.5	21.3
Team Qualifications and availability (specific to this project)	30	5.0	15.0	5.0	15.0	8.0	24.0	6.0	18.0	5.0	15.0	8.5	25.5
Project approach and timeline	30	5.0	15.0	7.3	21.9	8.0	24.0	9.3	27.9	8.0	24.0	9.3	27.9
Cost relative to included scope	15	8.8	13.2	8.8	13.2	8.8	13.2	8.8	13.2	8.8	13.2	8.8	13.2
Interview (if applicable)	0		0.0		0.0		0.0		0.0		0.0		0.0
Totals	100		55.7		62.6		76.2		76.6		67.2		87.9

Comments:

Only a handful of fire stations

Firm	Total	Average
Rice Fergus Miller	538.00	89.67
Mackenzie	512.75	85.46
FFA	471.45	78.58
MCA	449.55	74.93
Ankrom Moisan	438.75	73.13
YBA Barbis Bentley	426.15	71.03

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DECISION

Gresham Redevelopment Commission Meeting Minutes

Meeting Date: May 21, 2024

Agenda Item Number: C-3

REQUESTED COMMISSION ACTION

Move to approve minutes from the Gresham Redevelopment Commission meeting of April 16, 2024.

ATTACHMENTS

A. Meeting Minutes: April 16, 2024

FROM

Johntae Ivory, Program Technician

REVIEWED THROUGH

Brian Monberg, Executive Director of the Gresham Redevelopment Commission

FOR MORE INFORMATION

Staff Contact: Johntae Ivory, Program Technician

Telephone: (503) 618-2473

Staff E-Mail: Johntae.Ivory@GreshamOregon.gov

Website: 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, April 16, 2024, at 2:31 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 Acting Chair Jerry Hinton
Commissioner Janine Gladfelter
Commissioner Sue Piazza
Commissioner Vincent Jones-Dixon

COMMISSION ABSENT: Commissioner Eddy Morales

STAFF PRESENT: Ellen Van Riper, Gresham City Attorney
Eric Schmidt, Interim 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 Testimony Submitted:

- Catherine Nicewood

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 Hinton** and seconded by **Commissioner Gladfelter** 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 Janine Gladfelter	YES
Commissioner Jerry Hinton	YES
Commissioner Sue Piazza	YES
Commissioner Vincent Jones-Dixon	YES

D. PUBLIC HEARING

None

E. COMMISSION BUSINESS

**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.

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

Commissioner Piazza asked **Mr. Monberg** if he is aware of the public request for the city to purchase a park on 188th, and if Urban Renewal has available funds within the budget to purchase it.

Mr. Monberg acknowledged he's aware of the community dialogue regarding the area but explained there could be flexibility for this coming year for the Commission to strategically identify property that we could pursue if it's within the Urban Renewal district. He believes the property discussed today is not within the Urban Renewal district.

Commissioner Jones-Dixon asked if staff explored other options and locations for Station 74 within the Urban Renewal District.

Mr. Monberg said staff are looking at the direction from the Gresham Fire Department for the location recommendations that would best optimize their ability to meet all service needs. He explained, the current scope for the design work would be on the current site or adjacent to the current station on site.

Eric Schmidt, Interim City Manager explained the Fire Chief has looked from a strategic responsive perspective and they believe it's still a good location.

Commission Vice Chair DiNucci asked if there's opportunities to use Urban Renewal dollars to hire a marketing firm to assist with the Rockwood Market Hall marketing needs. She understands Central Bethany has a contract to oversee the marketing for that site.

Mr. Monberg explained Urban Renewal has funds within the professional services budget to bring on consultants and expertise as needed specific to particular projects. He noted, pending a commission's recommendation or direction, we could allocate funds towards uses that would further the economic development for downtown Rockwood or other properties within the district.

Commission Vice Chair DiNucci acknowledged she has continued to hear concerns about the Market Hall but not related to a city issue and understands it not our full responsibility. She believes we should invest a small amount of money in marketing services to show that this project can be successful, and we were all engaged in.

Mr. Monberg said staff will explore a potential scope that we could come back to the commission to review and deliberate on at a future meeting.

Commissioner Piazza asked if we put a paid city employee in charge of marketing over at the market hall.

Mr. Monberg acknowledged we did have a reimbursement agreement to have city staff at the market hall to assist with marketing this past year. He said currently the Market Manager is not a city employee and has been hired by the Rockwood Market Hall to oversee the Market Hall with no fiscal impact to the city or relationship with the city.

Commission Vice Chair DiNucci said she wanted to clarify that the position wasn't an actual marketing position but a manager of the site. She acknowledges there's been ongoing discussions about the marketing vision, but she believes Julianne is doing a great job as the Market Hall Manager.

F. COMMISSION MEASURES AND PROPOSALS

G. ADJOURNMENT OF MEETING

Hearing no further business, Chair Stovall adjourned the meeting at 2:52 PM

TRAVIS STOVALL
CHAIR

Respectfully submitted,

**GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES
APRIL 16, 2024 – PAGE 4 OF 4**

/s/ Jhntae Ivory

Jhntae Ivory
Recording Secretary