

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE (GRDCAC)
SEPTEMBER 13, 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
Ibrahim Moustafa
Jennifer McMillian
Gregory Schroeder

COMMITTEE ABSENT: Dimitrios Zourkos

COMMISSION
LIAISON PRESENT: Commission Vice Chair Dina DiNucci

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 **6:01 P.M.**

1. ROLL CALL

Chair Hollis called the roll.

2. ANNOUNCEMENTS

Chair Hollis noted he will talk about the Rock the Block event that happened on August 26th.

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. 2029 COMMUNITY INVESTMENT FRAMEWORK: UPDATE ON PROPOSED PRIORITIES AND PROJECTS

Brian Monberg, Gresham Redevelopment Commission Executive to present the presentation.
(PowerPoint presentation attached as Exhibit A.)

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Mr. Moustafa said he wanted to make sure the investments that benefit local residents are applied to housing benefits as well.

Chair Hollis asked if the goal of tonight is to look at the larger picture and not specific program ideas. We're trying to lay out our priorities.

Mr. Monberg explained tonight's discussion should give us a good framework to pursue investments over the next 6 years.

Chair Hollis noted if we were putting specific projects in for approval, we might limit ourselves instead of focusing on more broad ideas to solve and then we can come up with individual projects.

Ms. McMillian apologized for missing the last meeting, but she did review the minutes. She asked, why we haven't addressed reduction in violence?

Mr. Monberg explained there is a balance between broad outcomes versus specific projects. Our discussions give staff directions on where we should focus on future projects. We could explore creative ways to address violence through grants or capital improvements. There has been a significant public safety facility investment within the Urban Renewal district. There are several city departments including the youth services team and the Gresham Police that are actively working on programs and activities. It would be appropriate to talk about this and how we can partner, leverage, or identify funds specifically set aside to address opportunities to reduce violence.

Ms. McMillian suggested we call violence reduction "Safer Streets". She asked, who determines how much money goes to the different ideas?

- Housing
- Community Safety
- Economic Opportunity
- Transportation
- Community Vibrancy

Mr. Monberg said, ultimately the Commission would be making recommendations to allocate funds for each of these projects. The projects get programmed as part of the annual budget cycle. The hope is to have a document that provides a timeline and order of magnitude of projects that would feed into the annual budget cycle. The idea is to have a report flexible enough that appropriately informs that budget cycle on an annual basis.

Mr. Moustafa said as we were looking at these different project proposals, we can look at opportunities and make the different projects contribute to community safety. He gave examples like road improvements, permanent reflective planters, and trees to psychologically reduce people's need to speed. He asked if there's mechanisms in place to project the number of people in a specific area if we built 100 homes or the proportionate capacity if there's an influx of people in a specific area.

Mr. Monberg there could some staff work that articulate the return on the slate of projects relative to its ability to meet the Urban Renewal plan. When we talk about growth, there's many city services like Police & Fire, Parks & Transportation departments that calculate capacity and the relative impact. We could work with staff as a jumping off point to think about how those impacts are assessed related to our system development program.

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Chair Hollis agrees with Mr. Moustafa topics, and we can incorporate ideas about safety into every aspect we do.

Ms. McMillian agrees there's different approaches to helping the community by using broader terms like "Safer Streets" so we can look at ways to allocate funds to improve multiple issues that help with violence prevention and other programs instead of just focusing on one project or development.

Mr. Hollis clarified we should focus on a summary page with examples.

Mr. Monberg explained we should summarize broader topics but there is a balance between the level of detail we should include and specific projects.

Chair Hollis explained the fire station is a specific topic, but housing is a broader topic. We don't have anything concrete at this time, but we can develop ideas to address the housing needs of the community.

Mr. Monberg said as an example, the direction we could go regarding housing is to create a program that staff could proceed with that identifies in our CIP. We could set aside money for a grant program that would help address home ownership. We want to use a project as a way to solicit the best ideas that we can find from organizations that would help us accomplish our goals.

Mr. Schroeder agrees with improvements like landscaping can have a reduction in crime in general. He asked if anyone had investigated making Yamhill Street a one way.

Mr. Monberg noted there have been planning efforts that essentially identified Yamhill as a street the city has been improving to make it reach collector street standards. We have the opportunity to put this on the list of priorities because we haven't invested time, money, or staff in that project explicitly because we haven't gotten direction from the Commission to proceed.

Mr. Schroeder explained Yamhill Street is tight and narrow. With the on-street parking, 2-way directional traffic, and the east trail, it's very congested and there's not a lot of room for expansion the way things are.

Mr. Monberg appreciated the feedback and said a final solution is not going to be easy, but we got to balance out the needs from the community. He believes it's part of the reason staff wants to proceed with recommendations and hopefully address some of the concerns.

Commission Vice Chair DiNucci said from council perspective, she believes when it comes to meeting the city's broader needs when funds are low, it draws a lot of attention and lobbying. It's important to illustrate their value or purpose before it goes to council.

Chair Hollis asked if we should brainstorm examples for each topic to make sure we provide enough detail.

Mr. Monberg recommended we take the feedback from tonight meeting and present it at the Tuesday, Gresham Redevelopment Commission meeting (GRDC). We can define how they will provide an overall return.

Chair Hollis suggested we should be careful when we're moving forward with priorities. If we use Urban renewal funds for the fire department, we need to make sure we're not replacing safety levy funds that were voted down or overlapping funds that's already been voted down. We should ask, how does our investment specifically apply to the goals that we have for the Urban Renewal program?

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Mr. Monberg explained the levy was about operational funds and needs and not about capital funds for new facilities or construction. He believes it would be appropriate to evaluate the proposed project for a fire station and the goals for public safety within the Urban Renewal plan. He noted, initial screening shows justification to proceed with an evaluation and all of the feedback is appropriate for this subject.

Mr. Moustafa asked if the fire station we have been discussing tonight is replacing the existing station and if the Urban Renewal funds will help pay for the firefighters in Rockwood right now?

Mr. Monberg said that the funds would be used to help replace the existing facility and the current building does not meet the requirements the Gresham Fire Department has as part of their facility plan. There are needed upgrades in order to maintain current service levels.

Ms. McMillian noted there are youth training programs that could be implemented. We could push the Reynold school district to help and ask the Rockwood community if they want more training to become fire fighters. She believes it's a good idea to help with a funding project for Yamhill Street and we can use the funds to help with the Fire Department upgrades.

Chair Hollis said we could talk to Gresham Fire Department about what services they could provide to the community, and we can use our Urban Renewal funds to invest in multiple topics and ideas that fit within our goals.

Ms. McMillian said with the increase of apartments in the area, there will be a need for updated facilities and more training programs to benefit the Rockwood community.

Mr. Naranjo asked if we could focus on cultural and wellness in the Community Vibrancy list and move business investment language to the Economic Opportunity list because it seems to be a better fit.

Mr. Monberg asked if the committee is open to dialogue about where to put business investment in our main list of priorities. The business investment language is about making sure we have enough square footage for retail space for new small businesses at any future development site.

Mr. Naranjo explained, when we add a commercial element to some of the buildings, it makes it less inclusive and less likely for a community member to think their welcome.

Mr. Monberg said he's open to the change but wanted to make sure it's consistent with the Urban Renewal goals.

Chair Hollis asked the committee if the business investment language in Community Vibrancy list should we remove it, don't care either way, or stay in?

Commission Vice Chair DiNucci said business investment language is important to the councilors and should be on the list and not taken away completely.

Mr. Monberg noted the term "Community Vibrancy" aligns with the Urban Renewal goals and is more broadly in alignment with the city's strategic plan.

Chair Hollis said we should make sure we're telling people what we think is correct and we should be clear and transparent. Even if that loses votes on the council side, we should stay true to what we are doing and to our goals.

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Mr. Moustafa believes community vibrancy and economic aren't necessarily mutually exclusive. If there are opportunities for local small businesses within the community, then that contributes to the overall vibrancy.

Mr. Monberg said this framework is intended to provide direction to the program and staff to work on the list of ideas and a financial assessment and feasibility done on all these items. We would create a final report and ultimately, it will be incorporated into the budget cycle.

Ms. McMillian said she looks at business investment and increased economic differently, but we could make the language more similar.

Chair Hollis asked if economic opportunity is a better term instead of using business investment.

Mr. Naranjo explained he would use economic opportunity by investing in cultural and wellness resources. He explained, we are an advisory committee and were here to tell the City Council outside of any lobbying, what the community wants and what is our priorities. One of the big things he heard is they want cultural, wellness and sports opportunities. He believes changing the wording will help make things clearer.

Chair Hollis asked the committee if they are okay with changing the language in Community Vibrancy about business investment to economic opportunity by investing in cultural and wellness resources.

Chair Hollis asked for a vote and the vote passed as follows:

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

Mr. Monberg thanked the committee for the encouragement and consistency regarding the summary slides and working through the draft framework. He will proceed with the request.

Mr. Naranjo acknowledges he likes the idea of adding 1-2 more development sites in the future as part of the Community Vibrancy list. He gave examples of a grant program for murals and artwork throughout Rockwood and increasing cultural elements around the area.

Commission Vice Chair DiNucci said Rockwood is culturally diverse and it's important to bring up topics like public art, because it gives the area some character.

Mr. Moustafa said there's a local organization called Reginal Arts and Cultural Cancel Council that does murals throughout the Portland area. Could be a great opportunity to partner with them.

Mr. Naranjo said there's an organization called Force for the that as put-up artwork around Portland and Seattle.

Mr. Monberg said we could add an explicit strategy element around a broader art program that fits under the Urban Renewal plan. We can partner with an organization or include groups like the Youth Advisory Committee in Gresham who have put up murals throughout Rockwood.

Chair Hollis explained he would like to see culturally relevant artwork that is relevant to the culture of everyone living in Rockwood. Any of the murals could be placed at one of our future projects.

Mr. Moustafa acknowledged he had to leave soon.

Mr. Ivory noted if he leaves before, we vote on the minutes, we wouldn't have quorum and we would have to vote at the next advisory committee meeting.

Chair Hollis said we can vote on the minutes now.

6. MEETING MINUTES:

Chair Hollis announced that it's time to approve the minutes of **September 13, 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.

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Motion was made by **Ibrahim Moustafa** and seconded by **Chair Jack Hollis TO APPROVE THE MINUTES OF September 13, 2023**. The motion passed as follows:

Marissa Clarke	YES
Jack Hollis	YES
Ibrahim Moustafa	YES
Jennifer McMillian	ABSTAINED
Celso Naranjo	ABSTAINED
Gregory Schroeder	YES

Mr. Moustafa left the meeting.

Chair Hollis asked **Mr. Monberg** if we could discuss project ideas or could we discuss it another time.

Mr. Monberg said tonight is a good time for the discussion.

HOUSING:

Chair Hollis explained tiny homes, partnerships with housing organizations are some of the ideas that were brought up when it comes to housing. He said, he does eviction prevention mediation for Clackamas County, and he's dealt with a lot of mobile homes conflicts. The idea of the city could run property management for a mobile park might be a huge advantage.

Ms. McMillian said additional funding option is another topic we should look at and she believes partnering with an organization would be helpful to help pay for down payments for homes. She explained other ways to help with home ownership like Individual development accounts (IDA) through the state and banks.

Mr. Naranjo said he has seen apartment complexes that have transformed into condos and could be another option. If the Redevelopment Commission can act as an investor, they could give first rights to the current occupants and ensure that they're able to continue renting at the same rate.

Mr. Monberg said he can add those ideas to the list, and we can explore and follow up on them.

Commission Vice Chair DiNucci acknowledged that Gresham has a couple of programs that we could look into about partnering with them. She explained the city is aware of the of homes that are burdened by rent or housing costs and if there a chance we could upgrade their home value with home repairs, that would something we could investigate.

COMMUNITY SAFETY:

Chair Hollis said we can improve safety tangentially by improving buildings and called it architecturally designed safety. More lighting in general could be something to consider.

Mr. Naranjo noted in the past we talked about the amount streets that need improvement and the amount of gravel within the district. Adding street improvements to community safety or transportation would help.

ECONOMIC OPPORTUNITY:

Chair Hollis said we should focus on the funds going to the Rockwood community and not outside areas or businesses.

Ms. McMillian asked if we could get a larger employer that could pay living wages, that would be beneficial to the community.

Chair Hollis agrees that bringing jobs in would help make people's lives better.

Mr. Monberg said we could work to find programs that address both ideas. We had a program called New Industries, where, if the businesses could demonstrate that new capital expansion would allow for new job creation. There could be criteria built into the program to ensure they're living wage job, apprenticeship, and preference to local hiring. He appreciates the balance of looking for ways to create larger employment opportunities.

Ms. McMillian said it doesn't have to be industrial business. We could bring a company like Central City Concern branch out to the Gresham area.

Chair Hollis said he would like to look at the idea of non-standard business support. He gave examples of people starting up a retail business crafting at their house to sale at a flea market, ghost kitchens with the idea of cooking at their house and selling it through a delivery service. Access to a business center was another topic brought up during community outreach. Even if we provide printers or small contributions it could provide a big service to the community.

TRANSPORTATION:

Chair Hollis brought up concerns that the community raised:

- Yamhill Street – When children get out of school it's very busy and raises safety concerns.
- Unpaved roads
- Better street lighting

- Foot and bike improvements and if we can convert street parking to bike lanes. He would like to have someone talk to the committee.

COMMUNITY VIBRANCY:

Chair Hollis said he talked to someone who is tied into the skating community and they brought up the idea of wanting to improve several skate parks in the area. They're connected with developers, and they donated concrete and workers. This is a possible cost-effective way to make improvements to the skate parks. They would love to partner with the city to do it legitimately. If the community is willing to put in the work and money, we should try and support something like that. Other requests were green spaces, dog parks, and more trees.

Ms. McMillian asked about the ability to build green roofs or make opportunities for people to garden on the roofs of apartment buildings. A contractor that would be willing to include those concepts helps the environment and helps people get more food sources.

Mr. Schroeder said he volunteers in some community gardens, and he agrees with Ms. McMillian about adding gardening spaces to the community, especially on top of some buildings or designated spaces.

Chair Hollis acknowledged our new site at B188 has potential to add small green spaces and we should look into adding it there. Adding green spaces helps with community engagement and community vibrancy. Adding some kind of grant program dedicated to a section of the community to access a garden.

Mr. Naranjo said he noticed on West Powell the medians have plants and trees and it makes the area feel better instead of the cooler bare concrete medians in Rockwood.

Ms. McMillian explained if you use native species, you don't need as much water and will save money.

Mr. Monberg said this was a great robust discussion tonight and he's been taking notes. His intent is to use our ideas and have a discussion with the Commission on Tuesday, September 13, 2023, and then create a documented report. He can come back to the committee for feedback before we move forward.

9. GOOD TO THE ORDER:

Chair Hollis shared the feedback we got from the Rock the Block event on August 26²⁰²³, and went over the top 11 topics the community listed. We provided water and candy, and it was a big success with a lot of interaction. The community wrote what they wanted to see happen in Rockwood on sticky notes that stuck on a board we provided.

ROCK THE BLOCK

What would you like to see in Rockwood?

1. Public Pool – Indoor or outdoor (Splash pads and misting stations)
2. Trees – shade
3. Dog Park – Davis Elementary School
4. Community Center/Space

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5. Shade/Shelter at Downtown Rockwood Plaza – Trees
6. Plant Based Shops
7. Updated/expand Skate Park – Davis Elementary
8. Community Garden
9. Boba Tea
10. Family Small Businesses
11. Police presence

Mr. Ivory said he encourages everyone on the advisory committee to try a public engagement event at least once. He learned a lot just from talking to the community. Providing water and candy was a great idea and it helped start the conversations.

Chair Hollis highly recommends it and it's a nice way to spend the day just handing out candy and water to kids.

Mr. Monberg concludes with one of the principles around this is to meet people where they're at and it's helpful to meet people where they're comfortable to meet, in a setting like Rock the Block. We will continue to look for opportunities like that for the next several months.

Chair Hollis would love to support the public engagement in any way and to let him know. He recommends everyone to try it out and it will change your perspective on how we're making decisions. You get to see what people are thinking and really connect them with the community. It's important.

Ms. McMillan asked if Friends with Trees are in Gresham.

Mr. Monberg said he'll follow up on it and we do have an active partnership and engagement with them.

Ms. McMillan said the grass strips between the sidewalks and roads is perfect to plant trees.

Mr. Monberg said he'll follow up and he knows over the course of the year, citywide they have been using volunteers to plant trees.

B. ADJOURNMENT OF MEETING

Hearing no further business, **Chair Hollis** adjourned the meeting at 8:11 P.M.

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory
Recording Secretary