

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,

/s/ Jhntae Ivory

Jhntae Ivory
Recording Secretary