

A. CALL TO ORDER BY PRESIDING OFFICER

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, December 10, 2024, at 3:02 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
Commissioner Janine Gladfelter
Commissioner Sue Piazza
Commissioner Vincent Jones-Dixon

COMMISSION ABSENT: Commission Vice Chair Dina DiNucci
Commissioner Acting Chair Jerry Hinton
Commissioner Eddy Morales

STAFF PRESENT: Ellen Van Riper, Gresham City Attorney
Eric Schmidt, Gresham City Manager
Michael Gonzales, Gresham Redevelopment Interim Director
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 one written testimony submitted by **Jason Naumann** and one public testimony by **Julianne Reno**.

C. CONSENT AGENDA

1. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES

Commission approval of this item would approve the minutes of the Commission meetings of December 10, 2024.

Chair Stovall called for a motion on the Consent Agenda.

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

D. PUBLIC HEARING

E. COMMISSION BUSINESS

1. APPROVAL OF PROPERTY ACQUISITION: 18330 E BURNSIDE STREET

Staff will be seeking to approve the purchase of 18330 E Burnside Street for \$1,430,000 and direct the Interim Director to proceed with closing consistent with the Purchase and Sale Agreement.

Michael Gonzales, Gresham Redevelopment Interim Director, presented the staff report. (PowerPoint presentation attached as Exhibit A.)

Commissioner Gladfelter asked how much a demolition would cost and if staff had a timeline in place.

Mr. Gonzales said staff doesn't have an estimate or timeline at this time but will seek the Commissions direction and could start the process in the new year.

Commissioner Piazza asked why the owners never put their property for sale on the open market for competitive bidding, and if the GRDC staff pursued this opportunity?

Mr. Gonzales acknowledged staff pursued the property with the help of the real estate broker, **Kohler Meyer and co. (KMO)**.

Commissioner Piazza acknowledges the great location of this right next to our other GRDC owned properties, but she voiced her concerns over the price GRDC are going to pay for the purchase. She noted the price is approximately \$300,000 more than the appraisal price and approximately \$500,000 more if we demo the building. She believes we shouldn't buy it right now and let them put the property on the market, and then negotiate the lower price.

Commissioner Jones Dixon asked if there are options to negotiate.

Mr. Gonzales explained negotiations are firm and final.

Chair Stovall asked about the costs of the negotiations and how the price came about and if he think it is fair.

Mr. Gonzales explained he believes considering the location of our other GRDC properties, and the future opportunities, this is a fair price.

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Commissioner Gladfelter understands where **Commissioner Piazza** is coming from, but she also agrees this property is key along with our other properties next door, that can give us an advantage and control over the vision of that area. She is confident it's worth the investment.

Chair Stovall called for a motion on the Commission Business E-1.

Motion was made by **Commissioner Jones Dixon** and seconded by **Commissioner Gladfelter** **APPROVE** the APPROVAL OF PROPERTY ACQUISITION: 18330 E BURNSIDE STREET.

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
Commissioner Janine Gladfelter	YES
Commissioner Vincent Jones-Dixon	YES
Commissioner Sue Piazza	NO
Commission Vice Chair Dina DiNucci	ABSENT
Commissioner Jerry Hinton	ABSENT
Commissioner Eddy Morales	ABSENT

2. SUNRISE SITE/ ROCKWOOD B188: DDA

Staff will be seeking approval of the Disposition and Development Agreement for the Rockwood Sunrise Site between the GRDC and HMS Developments, LLC and Portland Opportunity Industrialization Center, Inc.

Michael Gonzales, Gresham Redevelopment Interim Director, and guest speakers, presented the staff report.

(PowerPoint presentation attached as Exhibit A.)

Guest Speakers:

Joe McFerrin, CEO/President – P.O.I.C
Kerry Hughes, HMS Developments, LLC
Bill Hart, Hart Development, LLC
Brian Squillace, Bora Architects

Chair Stovall thanks everyone for the hard work on this project and asked how much the overall investment will cost.

Mr. Hughes said approximately \$45 million.

Commissioner Jones-Dixon said he has followed the project for the last 2 years and is looking forward to the future and he's excited about the recreational, workforce development, and an innovation lab opportunity for East Multnomah County. He acknowledges how special the site has been to him because he gave his first talk with the community 10 years ago, and his first introduction to GRDC which led him to be a community liaison. He explained his late brother's vision for the community, was for a place where kids and families can be connected to resources and build community.

Commissioner Jones Dixon is honored to participate in the vote for the DDA because this is his last GRDC meeting.

Commissioner Gladfelter asked about our community engagement outreach efforts related to this project.

Mr. Hart said the community has been very positive and families want to see a place for their kids to attend and they understand the positive impact P.O.I.C is doing. He explained that staff has participated in about 25 events over the 1 ½ years. He noted that the community asked questions about what they would want to see accomplished on the B188 site. He acknowledged some of the events that included neighborhood associations, farmers markets, flea markets, and multiple events at the Rockwood Market Hall Plaza. He also noted that most concerns had to do with parking, but he believes, overall, the community response was good.

Commissioner Piazza asked for confirmation if there's not going to be housing on the site and what are the plans for the 2nd partial.

Mr. Hughes said they're still exploring early concepts with **Bora Architects** with the idea of having a two-story commercial building about 4,500 square feet for potentially medium sized retailers. No timeline is available currently as their focus has been on the **P.O.I.C** and approving their project as the anchor tenant. He acknowledges they have a three-year window to add timelines per the previously approved term sheet.

Commissioner Piazza asked **Ellen Van Riper, Gresham City Attorney**, for specifics about the shared space agreements with **City of Gresham** and **P.O.I.C** for the gym space on the site.

Ms. Van Riper acknowledges the city has a restricted covenant that is part of the DDA which does require the gymnasium to be constructed and in use for 15 years and explained there's another component for a future public use agreement that guarantees the city's time of use with P.O.I.C and the gym.

Commissioner Piazza said Rosemary Anderson is a great organization, but she doesn't believe it is the right location for this property, and she doesn't believe when the redevelopment program started, she thought the vision would be for homeownership, retail support in that specific area. She acknowledges the excitement from the other commissioners regarding the project, and she will vote yes, but expressed her concerns.

Chair Stovall called for a motion on the Commission Business E-2.

Motion was made by **Commissioner Jones Dixon** and seconded by **Commissioner Gladfelter**
APPROVE Sunrise/B188: DDA

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
Commissioner Janine Gladfelter	YES
Commissioner Sue Piazza	YES
Commissioner Vincent Jones-Dixon	YES
Commission Vice Chair Dina DiNucci	ABSENT
Commissioner Jerry Hinton	ABSENT
Commissioner Eddy Morales	ABSENT

Chair Stovall concluded the meeting by saying he's excited about this opportunity with **Rosemary Anderson** and **P.O.I.C**, with this project. He believes this project will be second to none and will match all the great things that already exist with the **P.O.I.C** kitchen. He told everyone to try the food out because they do a phenomenal job. He looks forward to the great work that this team is going to continue to do in this community and beyond.

F. COMMISSION MEASURES AND PROPOSALS

G. ADJOURNMENT OF MEETING

Hearing no further business, Chair Stovall adjourned the meeting at **3:58 PM**.

TRAVIS STOVALL
CHAIR

Respectfully submitted,
/s/ Johntae Ivory
Johntae Ivory
Recording Secretary