

Commission Chair Travis Stovall
Commission Acting Chair Kayla Brown Commissioner Jerry Hinton
Commission Vice Chair Cathy Keathley Commissioner Sue Piazza
Commissioner Eddy Morales Commissioner Janine Gladfelter

Gresham Redevelopment Commission Business Meeting

**March 18, 2025
2:30 PM**

**Gresham City Hall
Oregon Trail Conference Center
1333 NW Eastman Parkway, Gresham, Oregon**

Members of the public are welcome to attend this meeting in the Council Chambers.
This meeting will also be broadcast live at www.greshamoregon.gov/agendas and via Zoom.

Please use the link below to join the Zoom webinar:

<https://greshamoregon.zoom.us/j/87895316107?pwd=YTIJZFJrcTV5SU8xa1NoVWdXWXhsZz09>

**Webinar ID: 878 9531 6107
Passcode: 4xERZB5sqX**

**Telephone: 253 215 8782
Passcode: 498 368 8933**

PLEASE NOTE

Instructions for signing up for written or oral testimony are provided on this agenda under section B (1): Instructions to Citizens on Signing Up for Public Testimony Regarding Agenda and Non-Agenda Items.

A. Opening – 5 Minutes

- 1. Call to Order**
- 2. Roll Call**

B. Open Public Comment – 10 Minutes

1. Instructions to the Public

Written Testimony must be received by 3:00 p.m. on Monday, March 17, 2025, 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, March 17, 2025, 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.

2. Open Public Testimony

C. Consent Agenda – 5 Minutes

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. Gresham Redevelopment Commission Meeting Minutes

Move to approve minutes from the Gresham Redevelopment Commission meeting of February 18, 2025.

Urban Renewal

5 minutes

D. Public Hearing

E. Commission Business – 20 Minutes

1. 2029 Community Investment Framework Overview

Staff will present an overview of the 2029 Community Investment Framework and proposed highlights for fiscal year 2025/26. The framework provides guidance for decisions to be made in the upcoming budget cycle and is reviewed annually.

Urban Renewal

20 minutes

F. Commission Measures and Proposals

G. Adjournment

Total Time: 40 Minutes



AGENDA ITEM TYPE: Consent

Gresham Redevelopment Meeting Minutes

Meeting Date: March 18, 2025
Service Area: Urban Renewal

Staff Member: Johntae Ivory
Agenda Item Number: C-1

Requested Council Action and Suggested Motion:

Move to approve minutes from the Gresham Redevelopment Commission Meeting of February 18, 2025

Attachments:

GRDC Meeting Minutes 2-18-25

Reviewed through:

Michael Gonzales, Gresham Redevelopment Commission Interim Director

A. Opening

1. Call to Order

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, February 18, 2025, at 2:32 P.M. via Conference Call +1 253 215 8782, Meeting ID 878 9531 6107 or <https://greshamoregon.zoom.us/j/87895316107>

2. Roll Call

COMMISSION PRESENT: Commission Chair Travis Stovall
Commissioner Kayla Brown
Commissioner Janine Gladfelter
Commissioner Jerry Hinton
Commissioner Cathy Keathley
Commissioner Eddy Morales
Commissioner Sue Piazza

COMMISSION ABSENT: None

STAFF PRESENT: Eric Schmidt, Gresham City Manager
Ellen Van Riper, Gresham City Attorney
Michael Gonzales, GRDC Interim Director
Johntae Ivory, Recording Secretary

B. Open Public Comment - 10 Minutes

1. Instructions to the Public

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2. Open Public Testimony

Chair Travis Stovall read the instructions.

Johntae Ivory, Recording Secretary, reported we have one public testimony by Kevin Larson, Gresham Fire Department.

C. Consent Agenda - 5 Minutes

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. Gresham Redevelopment Commission Meeting Minutes

Commission approval of this item would approve the minutes of the Commission meetings of January 21, 2025.

Motion was made by **Commissioner Hinton** and seconded by **Commissioner Keathley**
APPROVE CONSENT AGENDA ITEM C-1.

Hearing none, **Chair Stovall** called for the vote. The motion passed as follows:

Commission Chair Travis Stovall	YES
Commissioner Kayla Brown	YES
Commissioner Janine Gladfelter	YES
Commissioner Jerry Hinton	YES
Commissioner Eddy Morales	YES
Commissioner Cathy Keathley	YES
Commissioner Sue Piazza	YES

D. Public Hearing

E. Commission Business - 40 Minutes

1. FIRE STATION 74 UPDATE

Staff will be sharing schematic designs related to Fire Station 74 and initial cost estimates for redevelopment. Based on the information provided, staff will be seeking directions regarding next steps for advancing the design work.

Michael Gonzales, Gresham Redevelopment Interim Director, Eric Schmidt, Gresham City Manager & Rice Fergus Miller Inc, presented the presentation.
(PowerPoint presentation attached as Exhibit A.)

Guest Speakers:

Rice Fergus Miller, Inc:

- **Sarah Gladics, Principal Planner**
- **Keith Whiting, Project Architect**

Commissioner Gladfelter asked if the building plans included enough space for future expansion of the number of firefighters and if the new fire station will last a long time.

Mr. Whiting confirmed there's room for growth and the new building will last a long time.

Commissioner Hinton asked when will the RFP bidding expire?

Mr. Schmidt acknowledges it could vary, but he would like the project to keep moving forward.

Commissioner Hinton asked about other state options for funding and if bonds are an option.

Mr. Schmidt explained he's not pursuing a bond for this fire station but hopes to receive funding from the state. He will update the commission in the future on the amount of funding from the state, with a goal of 10 million dollars.

Ms. Keathley asked if the current design work is paid out of Urban Renewal funds and if funding from the state plays into the completion of this project.

Mr. Schmidt explained we would like to continue the work with a cost estimated under \$100,000. He rather not wait for a later start date and prefers to keep the project moving, because it could cost more if we wait.

Ms. Keathley agrees with his assessment and she's completely in support of the design and for the safety of the firefighters. The Commissioner asked if the location of Fire Station 74 is in Multnomah County jurisdiction, or the City of Gresham. She asked if there have been conversations about the egress requirements on this site.

Mr. Whiting acknowledges his staff have had conversations with PDOT and was told there were no concerns.

Ms. Keathley would like to have those confirmations in writing.

Mr. Schmidt will follow up and provide an update.

Ms. Keathley explained she would like to see the quality of these facilities have a balance of nice visual appearance but more important, structures that will last long term with little maintenance.

Ms. Piazza asked if there's room for more funding the GRDC can provide for the development of Fire Station 74.

Mr. Gonzales explained the decision would have to be made by the commission, but it would severely deplete the remaining funds for other Urban Renewal projects.

Mr. Schmidt said he could send out a follow-up memo to the Commission about the allocated funds for other projects within the Urban Renewal plan. He explained there's a process and substantial amendment the city would have to go through to make changes to the plan.

Ms. Piazza asked about the cost differences regarding the designs of the roof and windows made for sunlight, and if it is required.

Mr. Whiting: said there are not required but they provide sunlight and could save on energy costs by having solar panels installed.

Ms. Piazza noted she is looking at the cost effectiveness of this project to make sure we have enough money to make a quality building.

Mr. Schmidt explained they will continue to refine the designs based on the feedback from the Commission and stay within the code requirements for this project.

Ms. Piazza asked about the gym requirements in the fire station and other options that could be used for the firefighters.

Ms. Keathley wanted more information about the future cost of solar power versus not using solar power regarding operating costs. She explained that the firefighters have 48-hour shifts and having a designated gym space will help maintain their physical requirements and they can have more time for their families.

Ms. Gladfelter agrees with having a quality building that will maintain longevity.

Ms. Brown asked about the timeline for when Commission updates regarding the design will happen before or after the state decision on funding for this project.

Mr. Schmidt could provide updates on costs before the state's decision.

Ms. Brown suggested looking at other options for grant funding or community funding to help with equipment cost for the gym.

Chair Stovall acknowledges Rice Fergus Miller experience with Fire Station designs, and he hopes that they will bring great value engineering, great price, great design as they move forward. He's supported by their work but is always concerned about how the city invests their dollars for the Gresham Community.

F. Commission Measures, Proposals and Announcements

G. Adjournment

Hearing no further business, **Chair Stovall** adjourned the meeting at **3:48 P.M**

Travis Stovall,
Chair

GRESHAM REDEVELOPMENT COMMISSION BUSINESS MEETING MINUTES
February 18, 2025

Prepared by:

Johntae Ivory
City Recorder

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DISCUSSION

2029 Community Investment Framework Overview

Meeting Date: March 18, 2025
Service Area: Urban Renewal

Staff Member: Michael Gonzales
Agenda Item Number: E-1

REQUESTED COMMISSION ACTION

Staff will present an overview of the 2029 Community Investment Framework and proposed highlights for fiscal year 2025/26. The framework provides guidance for decisions to be made in the upcoming budget cycle and is reviewed annually.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

Between now and the year 2029, the GRDC will be making decisions to invest in projects within the Rockwood-West Gresham Urban Renewal District. The 2029 Community Investment Framework will provide guidance to prioritize investments. This work will further all the Goals within the Rockwood-West Gresham Renewal Plan.

BACKGROUND

The presentation today will revisit the 2029 Community Investment Framework that the Gresham Redevelopment Commission approved in January 2024. It was created to provide guidance for program priority projects over the remaining duration of the district's plan which will close out in 2029. This framework is reflective of the Rockwood-West Gresham urban renewal plan, and based on planning work, public engagement, and advisory committee review over the past two years. The framework provides guidance for decisions to be made in the upcoming budget cycle and is reviewed annually.

The 2029 Community Investment Framework is a planning process to support GRDC decision making for future investments. This includes the potential of more housing options; public safety; economic opportunities and small business support; transportation upgrades; parks and recreation and community vibrancy. Future investments are typically identified as part of the Urban Renewal Capital Improvement Program (CIP) and budgeting process.

RECOMMENDATION and ALTERNATIVES

None at this time. Staff is requesting Commission feedback on the proposal for programming priority projects in the upcoming 2025/26 fiscal year.

BUDGET / FINANCIAL IMPACT

Funding for specific projects within the 2029 Framework will be decided as part of the annual budget cycle.

PUBLIC INVOLVEMENT

Staff presented an update of the 2029 Community Investment Framework to the Gresham Redevelopment Advisory Committee (GRDCAC) at the March 2025 GRDCAC meeting. The GRDCAC was in full support of the identified projects and did not have any changes to recommend.

NEXT STEPS

Based on Commission review and feedback, staff will proceed with preparing a draft budget for Fiscal Year 2025-26 that reflects the priority projects.

ATTACHMENTS

None

FROM

Michael Gonzales, GRDC Interim Director

REVIEWED THROUGH

Ellen Van Riper, City Attorney
Elizabeth McCann, Budget & Finance Director
Eric Schmidt, City Manager

FOR MORE INFORMATION

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Website: www.GreshamOregon.gov/UrbanRenewal