

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

Written Testimony must be received by 3:00 p.m. on Monday, February 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, February 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

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

Prepared by:

Johntae Ivory
City Recorder