

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE (GRDCAC)
FEBRUARY 14, 2024 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
Ibrahim Moustafa
Jennifer McMillian
Gregory Schroeder

COMMITTEE ABSENT: Celso Naranjo, Vice Chair
Marissa Clarke
Dimitrios Zourkos

COMMISSION
LIAISON PRESENT: Commission Vice Chair Dina DiNucci

STAFF PRESENT: Brian Monberg, Gresham Redevelopment Commission Executive Director
Michael Gonzales, Gresham Redevelopment Program Coordinator
Johntae Ivory, Program Technician, Recording Secretary

A. CALL TO ORDER

Chair Jack Hollis called the meeting to order at **6:10 P.M.**

1. ROLL CALL

Chair Hollis called the roll.

2. ANNOUNCEMENTS

Mr. Ivory explained he will email the committee a calendar invite and provide documents about the upcoming Budget Committee in May. He acknowledges a couple of events that are happening at the Rockwood Market Hall in February. He will send an email to the Committee with the event information.

- Houseplant Swap – February 17, 2024, from 2-4pm.
- Black History Month at Rockwood Market Hall – February 18, 2024, from 4-7pm.

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. PROPERTY ACQUISITION FUND

Mr. Monberg, Gresham Redevelopment Commission, Executive Director, to give the presentation.
(PowerPoint presentation attached as Exhibit A.)

Ms. McMillan asked if the intent was to keep the building and everything as is.

Mr. Monberg explained our recommendation is to keep the building as it is now for a few years and then possibly look into a long-term strategy.

Ms. McMillian asked if the site is large enough for a fire station.

Mr. Monberg explained the property has value and we have the opportunity to look into all possibilities, and we will do our due diligence to evaluate all possible long-term plans before any commitment to the site.

Ms. McMillian asked if **Joe McFerrin, President with Portland Opportunities Industrialization Center (POIC)**, would be interested in expanding some of their programs to involve a woodworking training program.

Mr. Monberg appreciates all the feedback and noted this is the kind of dialogue we can look at pursuing. He explained, this has been a confidential negotiation, so we haven't reached out to many partners until we've had the opportunity to present it through the Gresham Redevelopment Commission (GRDC).

Ms. McMillian asked if the site is commercially zoned.

Mr. Monberg said the site is commercially zoned as Rockwood Town Center, which is a specific zoning destination within the community plan that allows for a variety of mixed uses within the area. He noted, it also the highest density arguably within the city of Gresham.

Chair Hollis said it's important if we recommend purchasing the property, we look at the different options we can use the site for.

Mr. Moustafa asked who would own and operate the new property.

Mr. Monberg said the recommendation would be to explore a third-party operator facilitator to take on the fiscal sponsorship to manage the property. There're probably a few different partners or scenarios that we could explore to take on a property of this size.

Mr. Moustafa asked if this is zoned for residential use.

Mr. Monberg explained residential use would be an allowable use on the site but that would require community discussion and a Commission review to say whether it would be part of that redevelopment plan from a short- or longer-term strategy.

Mr. Moustafa would like to keep it the way it is because there's a lot of interesting community history there and given the location it would be amazing, and he's excited about this opportunity.

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Mr. Schroeder agreed that this is a great location for the makers space, and we could really build on it for potentially adding a metal shop as well. He likes the idea of having a nonprofit run the operations and noted it would be a good location for a fire station.

Chair Hollis agrees with the committee about the potential of this site and loves the workshop being there. He explained this is a great location with a big lot and he's open to many ideas we could use the site for.

Commission Vice Chair DiNucci explained the history of property at 18450 SE Stark.

Mr. Monberg said he understands the attention the property has gotten over the years and there's a strategic opportunity and awareness of the adjacent property owners. He's had productive discussions with the current owner, and he believes this allows the city to be an active partner to help shape the future of this location.

Commission Vice Chair DiNucci asked if the shop equipment on the site is safe and usable for community use.

Mr. Monberg explained there's more work to be done to evaluate a potential future use that could include public or community use. He noted, staff has done due diligence to review the equipment and recognizes this is an active professional wood shop and the equipment has commercial value.

Commission Vice Chair DiNucci liked the idea about this site for a potential fire station but explained, it would take a huge effort with consultants and multiple studies to figure out if this is a location that would meet community needs, response times, and other important factors.

Chair Hollis said there could be other uses for this property that the committee wasn't originally thinking because of the interest from others who inquired about the site. He believes this strengthens the acquisition and gives us many options for the future of the site.

Ms. McMillian asked if there's any cons regarding this site like road access or parking.

Mr. Monberg said there's parking on either side of the road, that is a public city road that currently serves that site and connects to the property.

Commission Vice Chair DiNucci explained how the roads lines up with the parking lot.

Chair Hollis acknowledges the restrictions on the property for commercial retail because of the location from the main street.

Motion was made by **Jennifer McMillian** and seconded by **Gregory Schroeder TO RECOMMEND THE PURCHASE OF 18450 SE STARK TO THE GRDC**. The motion passed as follows:

Jack Hollis	YES
Jennifer McMillian	YES
Ibrahim Moustafa	YES
Gregory Schroeder	YES

6. MEETING MINUTES:

Chair Hollis announced that it's time to approve the minutes of **January 10, 2024**. 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.

Mr. Schroeder said he was there for only half of last month's meeting and will abstain from voting.

Chair Hollis asked **Mr. Ivory** if we have quorum.

Mr. Ivory wasn't completely sure and asked **Michael Gonzales** for his expertise.

Mr. Gonzales explained quorum is still established and agrees that **Mr. Schroeder** should abstain from the vote.

Chair Hollis noted we can revote if we find out anything different.

JANUARY 10, 2024 MINUTES

Motion was made by **Ibrahim Moustafa** and seconded by **Jennifer McMillian TO APPROVE THE MINUTES OF December 6, 2023**. The motion passed as follows:

Jack Hollis	YES
Jennifer McMillian	YES
Ibrahim Moustafa	YES
Gregory Schroeder	ABSTAINED

9. GOOD TO THE ORDER:

Mr. Ivory said Happy Valentines Day to the Committee and staff.

Commission Vice Chair DiNucci and Chair Hollis joked about having the meeting today.

B. ADJOURNMENT OF MEETING

Hearing no further business, **Chair Hollis** adjourned the meeting at 6:55 P.M.

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory
Recording Secretary