

GRESHAM

REDEVELOPMENT COMMISSION

ADVISORY COMMITTEE

Jack Hollis, Chair
Celso Naranjo, Vice Chair
Marissa Clarke
Jennifer McMillian
Ibrahim Moustafa
Gregory Schroeder
Dimitrios Zourkos
Dina DiNucci, Commission Vice Chair and Commission Liaison

JULY 10, 2024

6:00 P.M.

(REVISED AGENDA)

Gresham Redevelopment Commission ***Advisory Committee Meeting***

The Gresham Redevelopment Commission Advisory Committee currently holds their meetings virtually via Zoom, an online meeting platform.

Zoom Access Link and Call-in Numbers to join the meeting

Click the link below to join the webinar:

<https://greshamoregon.zoom.us/j/83106272675?pwd=YWQwVWN4NUs2WWRVVKNTNTIOL1RKUT09>

Passcode: aZM2TU11h7

Or One tap mobile:

US: +12532158782,,83106272675#,,,,*4632237382

Or Telephone:

Dial: US: +1 253 215 8782

Webinar ID: 831 0627 2675Passcode: 4632237382

PLEASE NOTE

Instructions for signing up for written or oral testimony are provided on this agenda under Item 3.

The City's business hours are Monday through Friday from 8:00 a.m. to 5:00 p.m.

Persons who plan to attend this meeting and desire translation services for this meeting must notify Johntae Ivory, Program Technician, by calling 503-618-2473 or emailing johntae.ivory@greshamoregon.gov by 5:00 p.m. three (3) business days before the meeting, so that the City can make arrangements for translation services.

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE AGENDA
JULY 10, 2024 – PAGE 2**

- A. 6:00 CALL TO ORDER BY PRESIDING OFFICER
- 1. 6:01 ROLL CALL
- 2. 6:03 ANNOUNCEMENTS
- 3. 6:08 INSTRUCTIONS TO CITIZENS FOR TESTIFYING ON AGENDA AND NON-AGENDA ITEMS:

Written Testimony must be received by 6:00 p.m. one (1) business day before the meeting via email to Johntae Ivory, Program Technician, at Johntae.ivory@greshamoregon.gov.

Oral Testimony: If you plan to provide Oral public testimony, you must register your name, email address, phone number, and subject matter, one (1) business day before the meeting via email to Johntae Ivory, Program Technician, at Johntae.ivory@greshamoregon.gov.

- 4. 6:10 PUBLIC COMMENT
- 5. 6:20 **YAHMILL CORRIDOR IMPROVEMENT UPDATE**
 Brian Monberg, Gresham Redevelopment Commission Executive Director
Staff will provide an overview of the proposed improvements for the Yamhill Corridor Improvement, and discuss potential grant opportunities.
Committee Action: Discussion
- 6. 6:50 **MEETING MINUTES: JUNE 12, 2024**
Committee Action: Decision
- 7. 6:55 **ELECTION OF OFFICERS**
Committee Action: Decision
- 8. 7:00 GOOD OF THE ORDER
- B. 7:05 ADJOURNMENT OF MEETING

MEETING SCHEDULE (Subject to Change)	
<p style="text-align: center;">GRESHAM REDEVELOPMENT COMMISSION</p> <p style="text-align: center;"><u>Meeting Schedule</u></p> <p style="text-align: center;">Meets as needed on the third Tuesday of the month at 2:30 p.m.</p>	<p style="text-align: center;">GRESHAM REDEVELOPMENT COMMISSION</p> <p style="text-align: center;"><u>ADVISORY COMMITTEE</u></p> <p style="text-align: center;"><u>Meeting Schedule</u></p> <p style="text-align: center;">Meets as needed on the second Wednesday of the month at 6:00 p.m.</p>

GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE (GRDCAC)
June 12, 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
Marissa Clarke
Jennifer McMillian
Gregory Schroeder
Dimitrios Zourkos

COMMITTEE ABSENT: Ibrahim Moustafa
Celso Naranjo

COMMISSION
LIAISON PRESENT: None

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 **6:04 P.M.**

1. ROLL CALL

Chair Hollis called the roll.

2. ANNOUNCEMENTS

Mr. Ivory said he will send out meeting invites for the remainder of the year and he sent out an email earlier in the day about the event dates for June at the Rockwood Market Hall. He acknowledged, **Jack Hollis & Celso Naranjo** will continue to serve the Advisory Committee and it will be announced at the GRDC meeting on June 18, 2024.

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. B188 UPDATE

Brian Monberg, Gresham Redevelopment Commission Executive Director introduced the guest speakers for tonight's meeting.

(PowerPoint presentation attached as Exhibit A.)

- **Kerry Hughes, HMS Developments, LLC**
- **Bill Hart, Hart Development, LLC**
- **Joe McFerrin, POIC CEO & President**
- **Leslie Cliff, Bora Architects**
- **Brian Squillace, Bora Architects**
- **Angela Guo, HMS Developments, LLC**

Marissa Clarke congratulated **Mr. McFerrin** and Portland Opportunities Industrialization Center, (POIC) for receiving early funding.

Chair Hollis explained one of the items to sell to the Gresham Redevelopment Commission (GRDC) are the multi-use features the facility has to offer, especially because the community wants a community center. He also believes partnering with the City of Gresham and other programs is strong and keeping them in the forefront will be key to moving forward.

Mr. McFerrin agrees and acknowledges the partnerships with the City for events like Rock the Block and vaccine clinics. He sees all the work that has been done over the years and he will be taking it to the next level.

Chair Hollis said to keep the focus on finding the easiest way to have multiple people using the facility. He noted, having some kind of lock system in place so you don't have to hire extra staff for security will help.

Mr. McFerrin agrees and can see POIC having City of Gresham staff or partnerships using space in the building to operate will be critical to the kind of collaboration that he's envisioning.

Mr. Hughes introduced **Mr. Hart** for a discussion regarding public engagement.

Mr. Hart explained that in 2023, they have done over 25 community engagement events like Rockwood Market Hall Flea Markets, Rock the Block, and many other events. He acknowledged, we have about 27 events combined with the City of Gresham, till the end of the calendar year. He believes the community has been very positive and the community understands what POIC is doing. Mr. Hart explained some of the conversations they have been having with the public. He agrees with POIC sharing the space to be flexible with all the collaboration that has been discussed.

Mr. Squillace is equally excited about everything. His team is paying a lot attention to mixed-use ideas, and they will start to fit the programs in and consider the best uses.

Mr. Monberg concluded that staff wanted to ensure that we keep this project front and center as we head into the busy summer session. He explained, working through the development agreement will codify our ability to partner together, and to see all this come together in the next couple years.

6. MEETING MINUTES:

Chair Hollis announced that it's time to approve the minutes of **April 12, 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.

June 12, 2024 MINUTES

Motion was made by **Jennifer McMillian** and seconded by **Dimitrios Zourkos TO APPROVE THE MINUTES OF April 12, 2024**. The motion passed as follows:

Jack Hollis	YES
Marissa Clarke	YES
Jennifer McMillian	YES
Dimitrios Zourkos	YES
Gregory Schroeder	ABSTAINED

9. GOOD TO THE ORDER:

Mr. Monberg explained some of the events coming up the following week and is excited about the summer opportunities for public engagement. He also talked about some of the main topics staff will focus on for the remainder of the year like Gresham Fire Station 74, Yamhill Street improvement and safety project, property acquisitions, and more B188 discussions.

Michael Gonzales, Gresham Redevelopment Program Coordinator talked about some of the recent public engagement events like Cinco de Mayo event that was successful even though the weather was rough. He explained some of the upcoming events this summer and staff will send out an updated public engagement list soon with updated dates and times.

B. ADJOURNMENT OF MEETING

Hearing no further business, **Chair Hollis** adjourned the meeting at **6:45 P.M.**

Respectfully submitted,

/s/ Johntae Ivory

Johntae Ivory
Recording Secretary