

A. Opening

1. Call to Order

Chair Travis Stovall called the Gresham Redevelopment Commission (GRDC) meeting to order on Tuesday, March 18, 2025, at 2:33 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 Cathy Keathley
Commissioner Eddy Morales
Commissioner Sue Piazza

COMMISSION ABSENT: Commissioner Jerry Hinton

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, 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 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

Chair Travis Stovall read the instructions.

Johntae Ivory, Recording Secretary, reported no written or public comment.

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 February 18, 2025.

Motion was made by **Commissioner Piazza** and seconded by **Commissioner Gladfelter**
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 Eddy Morales | YES |
| Commissioner Cathy Keathley | YES |
| Commissioner Sue Piazza | YES |
| Commissioner Jerry Hinton | ABESENT |

D. Public Hearing

E. Commission Business - 40 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.

Michael Gonzales, Gresham Redevelopment Commission Interim Director, presented the presentation.

(PowerPoint presentation attached as Exhibit A.)

Commissioner Keathley asked how staff manages the priorities from the Advisory Committee and balance investments from Non-Profit properties, versus economic growth from properties the GRDC is looking for.

Mr. Gonzales explains the Advisory Committee provides feedback from the community outreach and ultimately, it's the Commission's discretion how the priorities and projects are balanced.

Commissioner Keathley asked if the community understands the significance of receiving investments back from the properties.

Mr. Gonzales believes the community is thinking about how the projects affect the community and the staff receive their feedback and provide information to them about the project and priorities.

Commissioner Keathley asked about the timeline for the housing capital investment.

Mr. Gonzales said staff is looking at the housing capital investment 2 fiscal years from now. He acknowledges staff can shift priorities if that is the desire of the Commission.

Commissioner Piazza agrees with **Commissioner Keathley** and believes homeownership is a priority. She explains that we have invested a lot in community vibrancy. She noted prices are getting more expensive for us to delay trying to help people buy a house. She believes we should focus on our economic development, public safety and homeownership to get that return on investment that all citizens of Gresham have been paying for over the last 20 year.

Chair Stovall agrees with **Commissioner Piazza** and he's supportive of the housing focus but understands the challenges. He would be interested to hear ideas about what the GRDC could do to help with homeownership, especially in the dense area of Rockwood.

Commissioner Brown asked if there's any more property acquisitions happening for 2025/26.

Mr. Gonzales noted staff is always exploring strategic opportunities for property acquisition and but there's none at this time.

Commissioner Brown raises concerns about acquiring too many and not focusing on the properties we have now because we only have 5 years left remaining in the Urban Renewal plan. The Commissioner is on board with the focus on housing if we have the land but also, we should look at creative solutions towards homeownership. She supports property acquisition if it is towards homeownership.

Mr. Gonzales said he is constantly having conversations to address the properties the GRDC owns, and noted it takes time to bring the right proposal to the Commission for recommendations.

Eric Schmidt, Gresham City Manager, explained a state legislation bill in the works related to condominium construction that could bring potentially other housing opportunities.

Commissioner Brown asked if there's other areas of land in the Rockwood-West Gresham district owned by Multnomah County that could be available through partnerships.

Mr. Schmidt acknowledges; staff have had several conversations with Multnomah County but nothing definitive currently.

Commissioner Piazza asked if staff have had conversations about middle housing for another option.

Mr. Gonzales will follow up with other departments within the city to provide more

information.

Mr. Schmidt will work with staff to look at land data and what makes economic sense to subdivide and look at middle housing opportunities.

Chair Stovall agrees with **Mr. Schmidt** about looking at other creative ideas to help remove some of the barriers and historical challenges.

Commissioner Gladfelter would like to see specific zoning guidelines or programs for the Rockwood-West Gresham area and asked if that is feasible.

Mr. Schmidt said the Commission could use funds to subsidize areas in Rockwood to help with homeownership opportunities.

Commissioner Piazza would like to see language to protect people from buying and renting out homes.

Chair Stovall gave directions for staff to focus the housing capital investments sooner in the Urban Renewal plan.

Commissioner Brown asked about the timeline for when state could potentially help with funding Fire Station 74.

Mr. Schmidt gave a timeline for May or June towards the end of the state legislature.

F. Commission Measures, Proposals and Announcements

G. Adjournment

Hearing no further business, **Chair Stovall** adjourned the meeting at **3:10 P.M**

Travis Stovall,
Chair

GRESHAM REDEVELOPMENT COMMISSION BUSINESS MEETING MINUTES
March 18, 2025

Prepared by:

Johntae Ivory
City Recorder