

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DECISION

Gresham Redevelopment Commission Meeting Minutes

Meeting Date: February 18, 2020

Agenda Item Number: C-1

REQUESTED COMMISSION ACTION

Move to approve minutes from the Gresham Redevelopment Commission meeting of January 21, 2020.

ATTACHMENTS

A. Meeting Minutes: January 21, 2020

FROM

Cecille Turley, Program Technician

REVIEWED THROUGH

Emily Bower, Interim Gresham Redevelopment Commission Executive Director

FOR MORE INFORMATION

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A. CALL TO ORDER BY PRESIDING OFFICER

Vice Chair Janine Gladfelter called the Gresham Redevelopment Commission (GRDC) meeting to order at 3:07 p.m. on the 21st day of January 2020 in the Council Chambers, Public Safety & Schools Bldg., 1331 NW Eastman Parkway, Gresham, Oregon.

COMMISSION PRESENT: Commission Vice Chair Janine Gladfelter
Commissioner Karylenn Echols
Commissioner Jerry Hinton
Commissioner Eddy Morales
Commissioner Mario Palmero
Commissioner David Widmark

COMMISSION ABSENT: Commission Chair Shane T. Bemis

STAFF PRESENT: Emily Bower, Interim Gresham Redevelopment Commission Executive Dir.
Kevin McConnell, Senior Assistant City Attorney
Allison Don, Senior Manager
Cecille Turley, Program Technician
Susanjoy Wright, City Recorder
Rosalie Diaz, Administrative Assistant III
Tim Taaca, Police Officer

1. INSTRUCTIONS TO CITIZENS ON SIGNING UP FOR PUBLIC TESTIMONY REGARDING AGENDA AND NON-AGENDA ITEMS

Commissioner Jerry Hinton read the instructions.

B. CITIZEN AND COMMUNITY GROUP COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS

None.

C. CONSENT AGENDA

Rosalie Diaz, Administrative Assistant III, read the consent agenda.

1. PROPOSED 2020 GRESHAM CITY COUNCIL/GRESHAM REDEVELOPMENT COMMISSION WORK PLAN

2. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES: SEPTEMBER 17, 2019

Vice Chair Gladfelter asked if there were any items on the Consent Agenda that any Commissioner wished to remove for further discussion.

Vice Chair Gladfelter said hearing none, is there a motion?

Motion was made by Commissioner Karylinn Echols and seconded by Commissioner Jerry Hinton **TO APPROVE CONSENT AGENDA ITEMS C-1 AND C-2.**

The motion passed as follows:

YES: Commission Vice Chair Janine Gladfelter
 Commissioner Karylinn Echols
 Commissioner Jerry Hinton
 Commissioner Eddy Morales
 Commissioner Mario Palmero
 Commissioner David Widmark

ABSENT: Commission Chair Shane T. Bemis

D. PUBLIC HEARING

None.

E. COMMISSION BUSINESS

None.

F. COMMISSION MEASURES AND PROPOSALS

1. ELECTION OF OFFICERS

Vice Chair Gladfelter explained that per Commission bylaws, the Vice Chair and Acting Chair shall be elected annually by the Commissioners from among their members at the first regular meeting of the Commission in January of each year.

ELECTION OF VICE CHAIR

Vice Chair Gladfelter called for nominations for Vice Chair for calendar year 2020.

Commissioner Hinton nominated Commissioner Eddy Morales.

Commissioner Mario Palmero seconded the nomination.

Vice Chair Gladfelter called for additional nominations.

There were no additional nominations.

Nomination of Commissioner Morales as Vice Chair for calendar year 2020 passed as follows:

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YES: Commission Vice Chair Janine Gladfelter
 Commissioner Karylinn Echols
 Commissioner Jerry Hinton
 Commissioner Eddy Morales
 Commissioner Mario Palmero
 Commissioner David Widmark

ABSENT: Commission Chair Shane T. Bemis

ELECTION OF ACTING CHAIR

Vice Chair Gladfelter called for nominations for Acting Chair for calendar year 2020.

Vice Chair Gladfelter nominated Commissioner Karylinn Echols.

Commissioner Palmero seconded the nomination.

Vice Chair Gladfelter called for additional nominations.

There were no additional nominations.

Nomination of Commissioner Echols as Acting Chair for calendar year 2020 passed as follows:

YES: Commission Vice Chair Janine Gladfelter
 Commissioner Karylinn Echols
 Commissioner Jerry Hinton
 Commissioner Eddy Morales
 Commissioner Mario Palmero
 Commissioner David Widmark

ABSENT: Commission Chair Shane T. Bemis

G. ADJOURNMENT OF MEETING

Hearing no further business, **Vice Chair Gladfelter** adjourned the meeting at 3:10 p.m.

SHANE T. BEMIS
CHAIR

Respectfully submitted,

Cecille Turley
Recording Secretary

GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: DECISION

Appointment & Reappointments: Gresham Redevelopment Commission Advisory and Budget Committees

Meeting Date: February 18, 2020

Agenda Item Number: C-2

REQUESTED COMMISSION ACTION

Move to confirm the appointment of Dimitrios Zourkos and the reappointments of Christopher Bentley, Paul Drechsler and Amelia Salvador to the Gresham Redevelopment Commission Advisory and Budget Committees.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

The purpose of the Gresham Redevelopment Commission Advisory Committee is to advise the Gresham Redevelopment Commission (GRDC) on implementation of Urban Renewal plans, including, but not limited to: a) The timing, final design, and funding for projects and activities listed in the Rockwood-West Gresham Renewal Plan (Plan); b) The annual or period work plans related to implementation of the Plan; c) Minor or major amendments to the Plan; d) The sponsoring of public events and other activities to gather input and communicate with the community regarding the Plan; and e) Serve as the seven appointed citizen members of the GRDC Budget Committee.

BACKGROUND

Dimitrios Zourkos is a Gresham resident who strongly enjoys working with people and the community. He has a background in Communication, Anthropology and Sociology, and comes from a family that has developed homes and neighborhoods, which has given him insight on neighborhood dynamics and the needs of specific communities. Since 2015, Mr. Zourkos has served as the Executive Director of Developmental and Mental Health Services with PASS Day Programs (Parents for Alternate Support Services).

A panel consisting of GRDC liaison Janine Gladfelter and staff liaison Emily Bower interviewed candidate Zourkos and they are recommending him to the GRDC for appointment. If confirmed, he will serve a three-year term on both committees. Christopher Bentley, Paul Drechsler and Amelia Salvador are current members of both committees and are being recommended for reappointment to serve additional three-year terms.

RECOMMENDATION AND ALTERNATIVES

GRDC Chair Shane Bemis is recommending the appointment of Dimitrios Zourkos and the reappointments of Christopher Bentley, Paul Drechsler and Amelia Salvador to the GRDC Advisory and Budget Committees.

BUDGET / FINANCIAL IMPACT

None.

PUBLIC INVOLVEMENT

Applications for service on the GRDC Advisory and Budget Committees are solicited as needed in a variety of ways, including word of mouth while engaging with the community, and through the various local media outlets and the City's website.

NEXT STEPS

N/A

ATTACHMENTS

A. None (Volunteer Application is on file in the Urban Renewal Department)

FROM

Cecille Turley, Program Technician

REVIEWED THROUGH

Emily Bower, Interim GRDC Executive Director
Office of Governance and Management

FOR MORE INFORMATION

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GRESHAM

REDEVELOPMENT COMMISSION

AGENDA ITEM TYPE: REPORT

Gresham Redevelopment Commission 2019 Work Plan Annual Report

Meeting Date: February 18, 2020

Agenda Item Number: E-1

REQUESTED COMMISSION ACTION

Discussion item only.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

The Gresham Redevelopment Commission (GRDC) 2019 Work Plan adopted on February 19, 2019 established one project for 2019. The Work Plan provides clear communication of GRDC priorities and intended actions to citizens and customers.

BACKGROUND

Since 2010, the GRDC has adopted a Work Plan, modeled after the Gresham City Council Work Plan, outlining projects planned within the Rockwood-West Gresham Urban Renewal Area (URA). The Work Plan ensures that staff efforts are aligned and driven by the direction of the GRDC. This report summarizes accomplishments under the one project identified in the 2019 Work Plan.

Rockwood Rising

This multi-year project will redevelop the vacant portion of the Catalyst Site on the former Fred Meyer property located at 18535 SE Stark St. In 2019, the project focus was on building construction and continuing outreach to local businesses and community stakeholders as programming for the site begins.

Accomplishments:

- In May, executed final closing and finance documents for both the first building to be constructed on the Catalyst Site, the “Innovation Hub,” and the former Rockwood Community Office (RCO) building located across the street from the Innovation Hub.
- On June 12, celebrated the official groundbreaking for the project. Over 250 community members, community partners, project stakeholders, project staff, and elected officials attended this milestone. Speakers were Gresham Mayor Shane Bemis, Multnomah County Commissioner Lori Stegmann, State Senator Laurie Monnes-Anderson, former GRDC

Executive Director Josh Fuhrer and project developer Roy Kim, owner of RKM Development, Inc.

- On June 20, began construction of the Innovation Hub and remodeling of the RCO building. Framing of the Innovation Hub and remodel of the RCO were completed in December.
- Began concentrated outreach to potential tenants of the Market Hall, including both grocery and micro-restaurant businesses.
 - Conducted the first of two public meetings outlined in the project's land development agreements, wherein RKM staff met with more than 50 local entrepreneurs to discuss leasing, community benefits and project design.
 - Designed the project's tenant selection committee, a seven-seat committee that will allow community members to provide input into the tenant selection process for the Market Hall. Solicitation for applications opened on January 2.
 - Began receiving preliminary applications from potential tenants of the Market Hall, to be vetted by partners at MicroEnterprise Services of Oregon (MESO) and brought before the selection committee.
 - Completed the leasing structure for the Innovation Hub and Market Hall, including affordability provisions for Minority-owned, Woman-owned, or Emerging Small Business (MWESB) tenants.
 - Continued facilitation between potential tenants, RKM and partners at MESO to ensure continued capacity building and business readiness for Rockwood businesses.
- Continued outreach to Rockwood community members to provide community ownership throughout the construction process.
 - On August 12, community members were invited to "leave their mark" and sign portions of the framing in celebration of the first cement pour on the project's foundation.
 - On December 5, community members were invited to celebrate the completion of framing or "topping out" of the Innovation Hub, which also allowed community members to "leave their mark" or sign one of the final beams for the building.
- Secured Oregon Tradeswomen, Inc. as leaseholders of the RCO building. The Oregon Tradeswomen promote education, training and mentorship for women seeking employment in the construction, manufacturing, mechanical and utility trades while helping and encouraging the trades industry to build an equitable workforce. Operations and programming for Oregon Tradeswomen began in January 2020.
- Awarded and received the Racial & Ethnic Approaches to Community Health (REACH) 2.0 Grant from the Centers for Disease Control. The grant has provided \$120,000 to date, with potential funding to come over the next two years to focus on improving access to culturally-relevant food products and economic opportunities through the market and food incubator components of the project. With grant partner Multnomah County, we are using these funds for capacity building, strategic planning, and pursuit of additional grant resources to bring healthy, affordable food options to Rockwood via food businesses on the Catalyst Site.

- Received formal financing commitments for phase two of the project (Market Hall and public plaza), including bank loan and New Markets Tax Credits. The closing process for this phase is dependent upon a redesign of the Market Hall, which is expected to be completed no later than June 2020, with closing of financing scheduled for that same month. Construction is expected to begin in July.
- Development partners created a public survey for a community-led effort to choose a new name for the project. The survey garnered over 500 responses and a clear majority in favor of the project's new name: Downtown Rockwood. This name will eventually replace the former name "Rockwood Rising," and branding and communications will begin to transition to this new title in 2020.

Non-Work Plan Accomplishments

In addition to the Rockwood Rising project, the following accomplishments were critical to GRDC efforts in Rockwood, although they were not specifically called out in the Work Plan.

- Supported the first Juneteenth celebration event in the City of Gresham held at Vance Park on June 19. The event was organized by community partner Beyond Black and focused on training and capacity building. The event drew over 1,000 attendees over the course of the day. Participants enjoyed a day of music, food, and access to culturally specific resources. Speakers were Mayor Bemis and Multnomah County Commissioner Lori Stegmann.
- Donated 130 "Rockwood" t-shirts to children at the Rockwood Boys and Girls Club. These t-shirts were designed as part of the groundbreaking celebration, and were designed via community input by Grafletics, Inc. Largely due to the efforts of the staff at LMC construction, the general contractors for the Rockwood Rising project, the students received the free t-shirts at the Club's annual family night.
- Co-sponsored the first annual "I♥Rockwood" event held at Nadaka Nature Park on Saturday, August 17. The event drew over 2,500 attendees and was organized by partners at KNOVA Learning and Friends of Nadaka. With the combined resources of both the annual Nadaka Community Festival and Rock The Block, those events were merged for this new festival, which offered free services and giveaways by local organizations.
- Continued communication with the community through rockwoodrising.com and the Rockwood Rising newsletter list serve, each of which draws over 750 individual users each month.

RECOMMENDATION AND ALTERNATIVES

Discussion item only.

BUDGET / FINANCIAL IMPACT

None.

PUBLIC INVOLVEMENT

This report will be presented to the GRDC Advisory Committee on March 11, 2020.

NEXT STEPS

None.

ATTACHMENTS

None.

FROM

Emily Bower, Interim GRDC Executive Director

REVIEWED THROUGH

Office of Governance and Management

FOR MORE INFORMATION

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