



**ACTION AGENDA/MINUTES
NORTH GATEWAY
REDEVELOPMENT ADVISORY BOARD**
Thursday, February 3, 2022, 8:00 AM
Virtual Meeting



[You Tube](#)

1. CALL TO ORDER, ROLL CALL

Call to Order: 8:01 AM

Roll Call: Mike Alley, Nate Levin, Jerod Martin (C), Mike White (VC), Mark Adams

Excused: Barb Hacke-Resch, Pedro Mayoral

Staff: Michael Brown, Courtney Knox-Busch, Sara Long, Anita Sandoval

2. APPROVAL OF AGENDA

Motion: Move to approve the Action Agenda of February 3, 2022, as presented

Motion by: Board Member Adams

Seconded by: Board Member Alley

Action: Approved

Vote: Aye: Unanimous **Motion PASSED**

3. APPROVAL OF MINUTES

Motion: Move to approve the Minutes for October 7, 2021, as presented

Motion by: Board Member Alley

Seconded by: Board Member Adams

Action: Approved

Vote: Aye: Unanimous **Motion PASSED**

4. PUBLIC COMMENT

None

5. ACTION ITEMS

a. Election of Officers

Nomination for Chair: Martin Alley **Acceptance:** yes

Nominated by: Adams **Seconded by:** Alley

Motion: Move to appoint Jerod Martin for NGRAB Chair for one year.

Action: Appointed Jerod Martin as NGRAB Chair for one year.

Vote: **Aye: Unanimous**

Nomination for Vice-Chair: Adams **Acceptance:** yes

Nominated by: Martin **Seconded by:** Alley

Motion: Move to appoint Mark Adams for NGRAB Vice-Chair for one year.

Action: Appointed Mark Adams as NGRAB Vice-Chair for one year.

Vote: **Aye: Unanimous**

b. Discussion and Recommendations for FY 2022-2023 Budget Priorities – Sara Long/Michael Brown

Comments/Questions: Alley

Motion: Move to recommend the FY 2022-23 Budget as presented
Motion by: Board member Adams
Seconded by: Board member Martin
Action: Approved
Vote: Aye: Unanimous **Motion Passed**

6. INFORMATION ITEMS

a. Salem Community Improvement Bond – Courtney Knox-Busch

Presentation attached.

Comments/Questions: Adams, Martin

b. What's Happening/Other Updates:

Comments/Questions: Martin, Long

- The March meeting is cancelled
- Board membership recruitment is underway; if there are suggestions please pass that information along to staff
- The new Strategic Project grant program has been approved by the Agency Board

7. ADJOURN 8:51 AM

NEXT MEETING: TBD

Salem Community Improvement Bond



January 2022

Fire engine, McKay Park, Rosemont Avenue NW between 8th and Cascade Drive NW

Community Improvement Bond: 2022

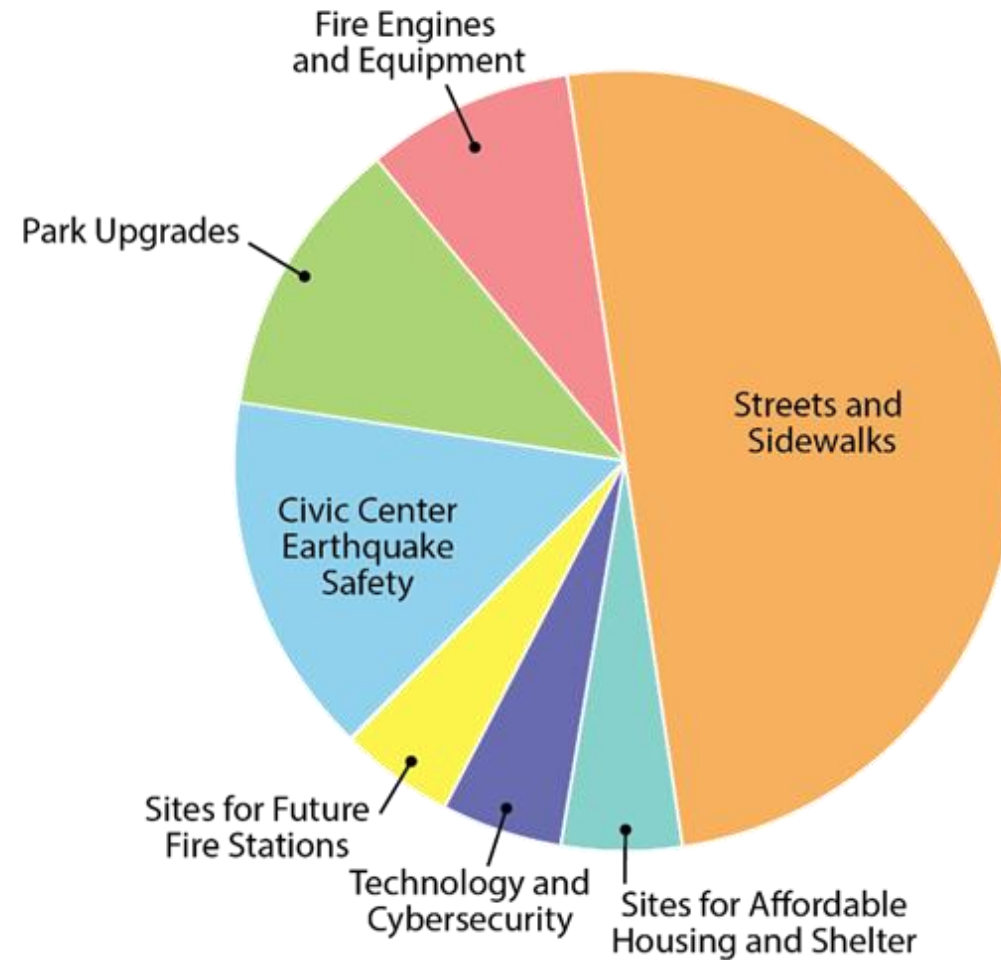
- General Obligation Bond
- Up to \$300 million for 10 years
- Keeps a level tax levy rate without increasing the City's property tax rate
- Plans and funds major capital needs for 10 years



Secor Park, Fire engine, 25th and Madrona intersection

The Need

Salem Community Improvements – Funding Needs *Up to \$300 Million*



First: Fire Engines and Equipment

Purchased in 2006, Salem's fire engines and ladder trucks are nearly 15 years old and reaching the equivalent of 400,000 road miles.

Bond would:

- Replace fire engines, ladder trucks
- Purchase vehicles for:
 - Heavy and light rescue; aircraft rescue and firefighting, air support
 - Wildland/grass fire
 - Paramedics
- Purchase rescue tools like **“jaws of life”**,



Streets and Sidewalks

Example Project Ideas

As Salem's 2008 bond measure winds down, transportation needs still exceed available funding.

With community input, a new list of priority projects is being developed and may include things like:

- Upgrade streets **with sidewalks, curbs, streetlights, bike lanes and/or center turn lane to two-lane collectors or arterial streets**
- Construct new streets, replace/add traffic signals
- Rehab and replace major streets, bridges
- Install safer crossings, sidewalks and safe bicycle routes

Parks Upgrades

Example Project Ideas

Aging park facilities need updates. In some cases, community-driven master plans for individual parks point to park needs.

Other ideas:

- Develop turf fields
- Rehab playgrounds, paths, skate park, tennis/pickleball courts
- Replace restrooms
- Build new park facilities like playgrounds, event spaces, dog parks, trails, sports fields, and parking lots



Nelson Park

Sites for Affordable Housing and Shelter

Example Project Ideas

Additional strategic investments in new permanent affordable housing and temporary shelter may help with sheltering crisis.



Redwood Crossings, Salem Housing Authority

Civic Center, Future Fire Stations

- **Civic Center earthquake safety.** 50-year-old building needs renovation to meet earthquake standards and improve accessibility. Similar to recent Salem Public Library project.
- **9-1-1 Call Center** (Salem's part)
- **Sites for future Fire stations to meet community need**



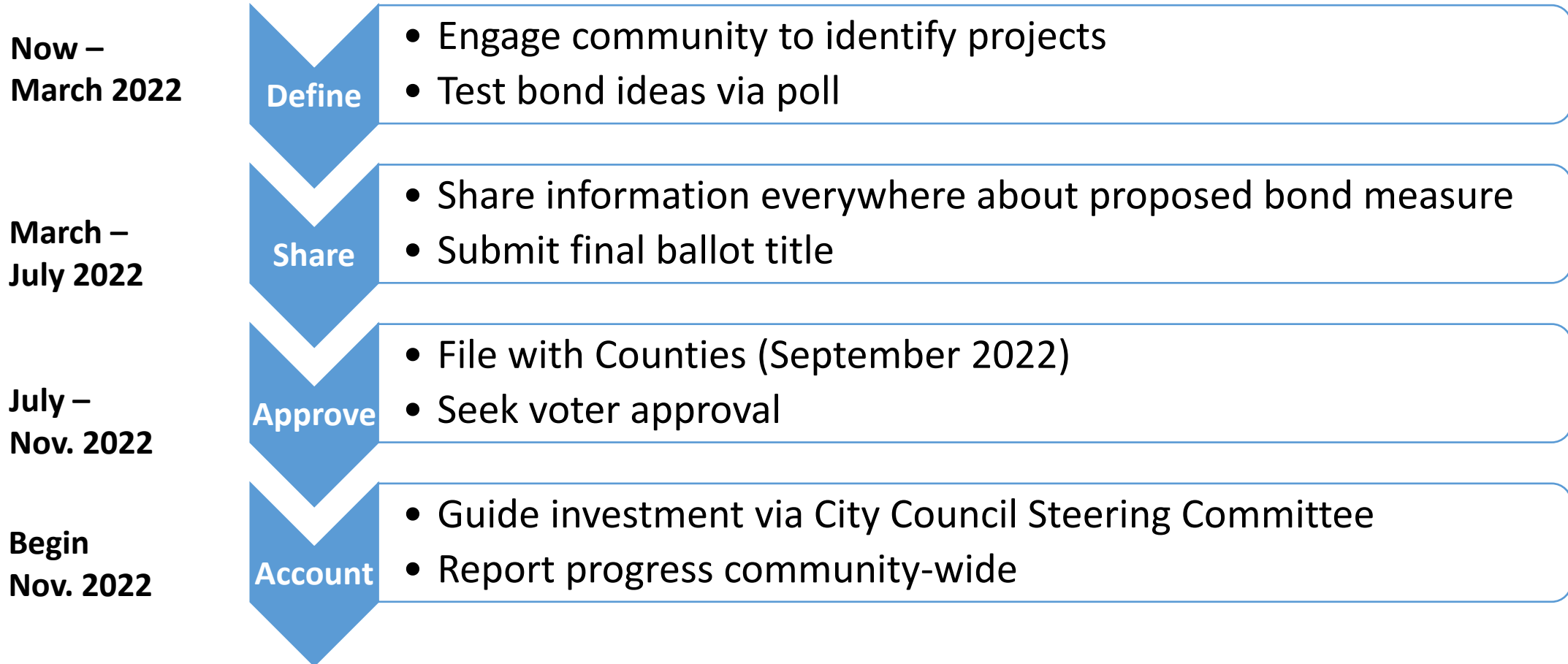
Salem Civic Center Atrium

Technology and Cybersecurity

Every aspect of City of Salem service to residents and businesses is reliant on technology.

- **Need up-to-date and fail-safe cybersecurity.**
- **Need to install backup fiber network and data storage, and to replace aging technology.**

Next Steps

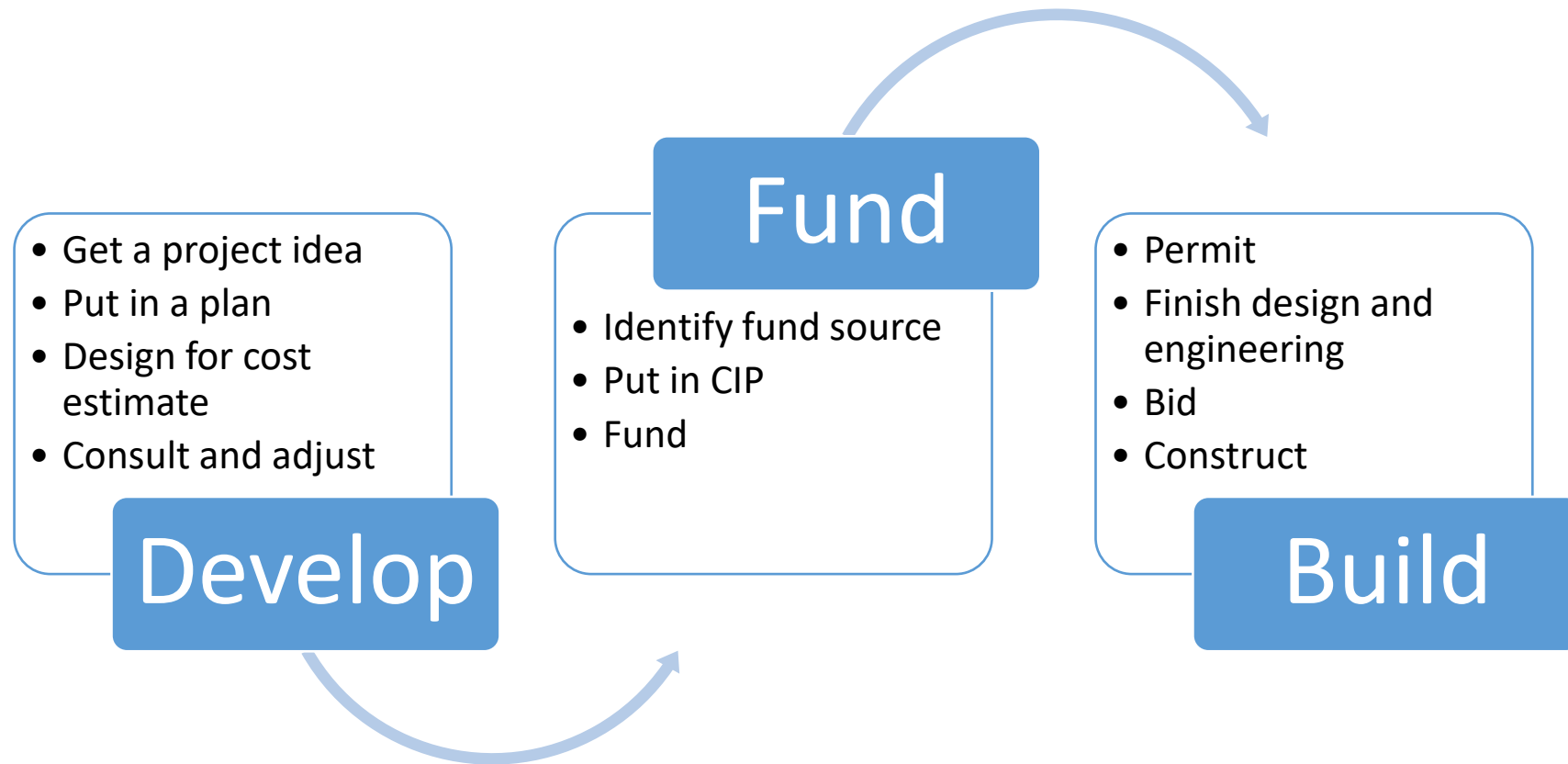


Questions?

Is it needed, with Biden's plan for funding?

- **Our assets total more than \$2 billion**
- **Even if we were competitive for these funds, they are likely to have federal requirements**
 - Making projects more expensive and taking longer
 - Makes sense for larger cost items, already engineered to that standard
- **Community-sourced project ideas**
 - Tailored to our local need

Lifecycle of a Capital Project

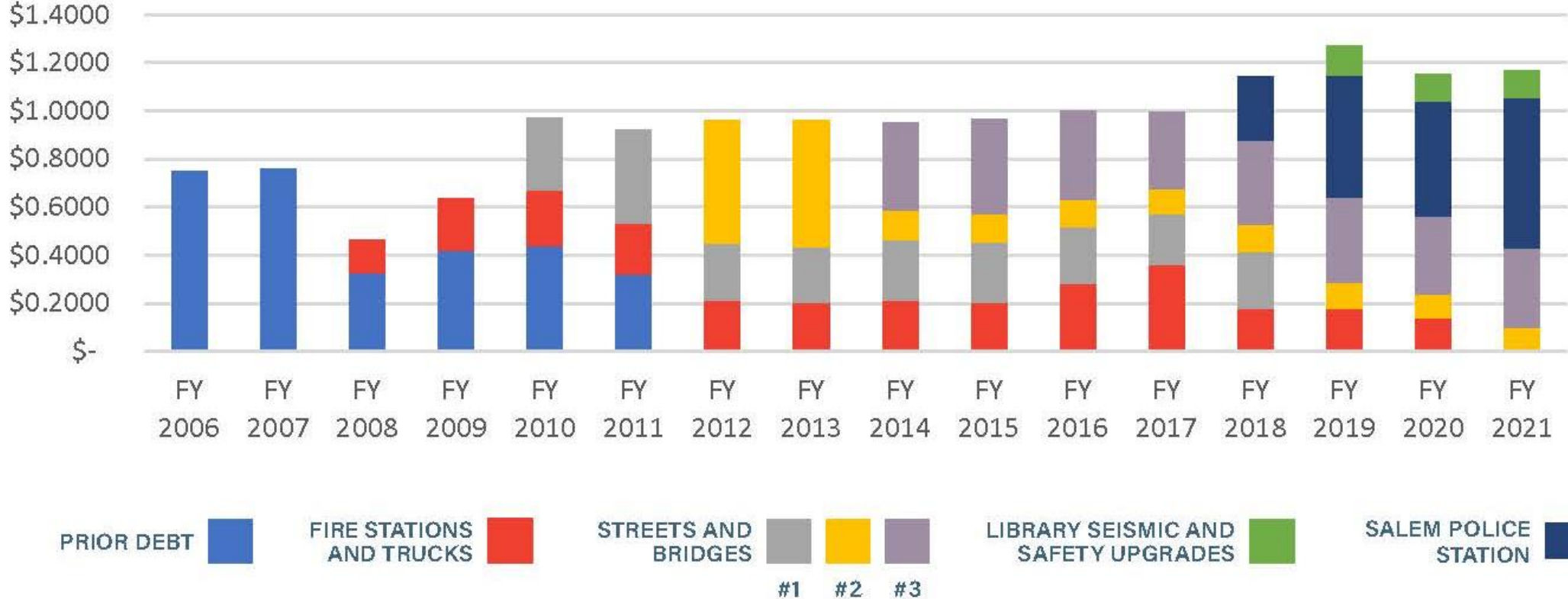


City Operations

- Funding day-to-day operations remains challenging
- American Rescue Plan Act bridges gap
- Support from 2021 Legislative Session sustains investment in sheltering for near-term

Setting the Context – Recent Bond Experience

Historic Bond Levy over Time



The Need

Category	Amount (In Millions)	Fixed or Scalable
Fire Trucks and Equipment	\$ 26	Fixed
Housing and Sheltering Investments	15	Scalable
Street, Bridges, and Sidewalks	150	Scalable
Parks and Recreation Equipment	35	Scalable
Secure and Redundant Information Technology Systems	15	Fixed
Civic Center Seismic Upgrade	45	Fixed
Fire Stations	14	Fixed
Total	\$300	