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Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available by request. To request such an accommodation or interpretation, contact the ADA Liaison at 503.588.6178 Urbandev@cityofsalem.net at least **two (2) business days** before meeting; or TTD/TTY telephone 503.588.6439, is also available 24/7.

NO QUORUM

MEETING AGENDA

August 2, 2018, 8 a.m.

Location: Center 50+ in Classroom A
2615 Portland Road NE

NORTH GATEWAY REDEVELOPMENT ADVISORY BOARD

Board Members

Jason Cox-Chair

Mike Alley-Vice Chair

Mark Adams

Dania Ballard

Britni Davidson-Cruikshank

Barb Hacke Resch

Nate Levin

Jerod Martin

Pedro Mayoral

Alden Dwan Muller

Mike White

City Staff

Sara Long, Project Manager

Ralph Lambert, Project Manager

Therese Van Vleet, Staff Assistant

Next Meeting: September 6, 2018

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity, and source of income, as provided by Salem Revised Code 97. The City also fully complies with Title VI of the Civil Rights Act of 1964, and Americans with Disabilities Act of 1990, and related statutes and regulations, in all programs and activities.

Es la política de la Ciudad de Salem asegurar que ninguna persona será discriminada por motivos de raza, religión, color, sexo, estado civil, situación familiar, origen nacional, edad, discapacidad mental o física, orientación sexual, identidad de género, ni fuente de ingresos, de acuerdo con el Salem Revised Code Chapter 97. La Ciudad de Salem también cumple plenamente con el Title VI of the Civil Rights Act of 1964, y los estatutos y reglamentos relacionados, en todos los programas y actividades

◆ Reasonable accommodation and accessibility services will be provided upon request ◆

◆ Servicios razonables de alojamiento y accesibilidad se facilitarán por petición ◆

1. Call to Order / Roll Call / Welcome
2. Approval of Agenda
 - a. August 2, 2018
3. Approval of Minutes
 - a. April 5, 2018
4. Public Comment
Appearance of persons wishing to address the Board on any matter other than those which appear on this Agenda.
5. Action Items
 - a. Increasing Maximum Indebtedness- Staff (25 minutes)
6. Informational Items
 - a. Grant Program Update- Staff (10 minutes)
 - b. CTEC Project Update – Kim Hanson (15 minutes)
 - c. What's Happening/Other Updates- Staff/Board (5 minutes)
7. Adjourn

Remember to declare potential or actual conflicts of interest prior to each item on the agenda

2018

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**ACTION AGENDA/MINUTES
NORTH GATEWAY
REDEVELOPMENT ADVISORY BOARD**

Thursday, April; 5, 2018, 8:00 a.m.
Center 50+ in Classroom A
2615 Portland Road NE



<http://webmedia.cityofsalem.net/BoardsandCommissions/NorthGatewayRedevelopmentAdvisoryBoard/NGRAB-20180405.mp3>

1. **CALL TO ORDER, ROLL CALL** 00:00:10
Call to order: 8:01 a.m.
Roll Call: Jason Cox-Chair, Mike Alley-Vice Chair, Christopher Kriek, Nate Levin, Jerod Martin, Pedro Mayoral
Absent: Barbra Hacke Resch, Dwan Muller
Staff: Sara Long, Tory Banford, Annie Gorski, Therese Van Vleet-UD; Ralph Lambert-PW
Guests: Britni Davidson, Rick Adams, Pete Dane

2. **APPROVAL OF AGENDA** 00:00:45
Motion: Approve the Action Agenda of April 5, 2018, as presented.
Motion by: Board Member Kriek
Seconded by: Board Member Cox
Action: Approved the April 5, 2018, Action Agenda as presented.
Vote: Aye: **Unanimous** **Motion PASSED**

3. **APPROVAL OF MINUTES** 00:01:15
Motion: Move to approve the Minutes for March 1, 2018, as presented.
Motion by: Board Member Alley
Seconded by: Board Member Cox
Action: Approved March 1, 2018, Minutes as presented.
Vote: Aye: **Unanimous** **Motion PASSED**

4. **PUBLIC COMMENT** 00:01:50
None

5. **INFORMATION ITEMS** 00:01:55
West Salem Urban Renewal Area Update
Presentation: Tory Banford
Comments and Questions: Banford (Overview of the WS URA and projects); Gorski, Kriek, Dane 00:15:30

Mill Creek Corporate Center Urban Renewal Area Update
Presentation: Tory Banford
Comments and Questions: Banford (Overview of MCCC and projects), Gorski, Long, Cox, Dane 00:30:20

Grant Criteria Discussion
Presentation: Sara Long
Comments and Questions: Long, Cox, Alley, Adams, Levin, Martin, Kriek, Dane, Alley 00:55:30

What's Happening/Other Updates
Presentation: Sara Long
Comments and Questions: Dane, Cox, Long, Alley, Kriek, Van Vleet

7. **ADJOURN** 9:03 a.m. **NEXT MEETING** May 3, 2017 Tour of SETAC 01:02:50

Transcribed by: Therese Van Vleet | **Reviewed by:** Anita Sandoval | **Edited by:** Sara Long

MEMO

To: North Gateway Advisory Board

From: Sara Long, Urban Development Project Manager

Subject: NGURA Maximum Indebtedness Update/Project Overview

As part of the FY 18-19 budget process, the North Gateway Advisory Board (NGRAB) asked staff to begin looking into the option of increasing the maximum indebtedness for the North Gateway Urban Renewal Area (NGURA) due to the current development momentum and a desire to continue investing in the area.

Since NGRAB made the request, staff has worked with various City of Salem Departments to develop a list of potential projects and programs which could be accomplished if the maximum indebtedness was increased. Preliminary cost estimates for the projects/programs below were used to start the process of determining how much the maximum indebtedness of the NGURA should be increased by. This is an initial estimate and may change following NGRAB input and additional staff review.

Staff would like the input of NGRAB to ensure this list is comprehensive for the existing known needs of the area.

If NGRAB is supportive of continuing to move forward on the proposed increase, staff will present a report to the Agency in September to begin the Urban Renewal Area Plan Amendment process with the goal of final adoption by the end of December 2018. If the Agency and City Council approve the amendment to increase the maximum indebtedness of the NGURA, funding for projects would continue to be approved through the annual budget process.

Proposed Program/Projects – Maximum Indebtedness

Programs

- Grant Program Continuance
Continuing to fund at or near current levels, as long as demand continues.
- Affordable Housing Development Assistance Program
Explore funding or other assistance for building upgrades and/or new construction
- Development Infrastructure Assistance Program
Financial assistance for development related infrastructure upgrades (sewer, water, storm, etc.) as needed within the URA.

Infrastructure

- Niles Avenue
Possible street, storm, and water upgrades
- Construction of Bike/Ped Alternative Path
Alternative to Railroad Underpass, potentially in conjunction with development in vicinity
- Pine Street Realignment

- Salem Industrial Drive Improvements
Includes various street improvements and potentially path connections for bike/ped.
- Signal/Turn Lane Needs (vehicle and/or bike and pedestrian)
Various locations throughout URA, consistent with priorities in the City Transportation Plan
- Fiber Infrastructure Gaps

Opportunity Sites

- Additional Property Acquisition
Includes potential acquisition of properties to support goals of URA Plan.
- Environmental Clean-Up
Funding assistance for environmental contamination clean up as associated with potential acquisitions and redevelopment.
- Redevelopment of Acquired Sites
Includes site prep and/or construction supporting goals of URA, includes the former Zamora site.

Other

- Gateway Streetscape Enhancements

**North Gateway URA Grant and Loan Commitments
July 2018 Report**

Fiscal Year	Owner/Business	Address	Grant Use	Grant Amount	Match Amount	Status
2016-17	Brandt Home Place (former OR State Police facility)	3700-3710 Portland Road NE	Reconfigure and upgrade existing office building to accommodate labs and classroom space for a new electrical apprenticeship program	\$116,554	\$116,554	Closed
2016-17	ProCure Bait Scents	2990 Portland Road NE	Equipment replacement	\$27,867	\$27,867	Closed
2016-17	Michael Whittaker - Phase II	1825-1845 Anunsen St NE	Renovate and expand parking area, replace sprinkler system, provide landscaping, building guard rails and replace carpeting.	\$33,772	\$33,772	Closed
2016-17	Watershed, LLC	2895 Valpak Road NE	Replace exterior windows, improve lighting, resurface and expand the parking area, paint the exterior of the building, rehabilitate the roof and replace HVAC system.	\$123,195	\$123,195	Closed
2016-17	Advanced Tower Components, LLC	1645 Salem Industrial Drive NE	Equipment purchase	\$300,000	\$468,803	Closed
2016-17	Vagabond Brewing	2195 Hyacinth	Equipment purchase, restroom addition	\$210,377	\$210,377	Committed **
2016-17	Western Construction Systems	3100 Blossom Drive NE	New construction	\$300,000	\$1,059,300	Committed **
2016-17	Intrinsic Ventures, LLC	2195 Hyacinth	Renovate interior	\$122,000	\$220,223	Closed
2016-17	Mt West Investment Corp/Cornerstone	3350 Portland Road NE	New construction, affordable housing	\$849,000	\$13,100,841	Committed
2017-18	20/10 Products, Inc.	3025 Industrial Way NE	Equipment purchase phase 1 and 2	\$277,161	\$277,161	Committed
2017-18	Jet Industries	1955 Silverton Road NE	Equipment purchase	\$31,025	\$31,025	Committed
2017-18	State Investments	2805 Valpak	Equipment purchase and environmental remediation	\$78,768	\$78,768	Closed
2017-18	Madras Holdings/PES	1415 Tandem Ave	Renovate vacant building into auto detail shop	\$171,187	\$232,128	Committed
2017-18	MJ Investments	3994 Portland Road NE	New construction	\$300,000	\$300,000	Committed
2017-18	ZS Properties	1805 Silverton Road NE	Building remodel of Paniagua's Fruit Stand, new exterior, new roof, new frontage	\$265,000	\$265,000	Committed
2017-18	Aaron Zeeb Family Trust	1925-1935 Silverton Road NE	New construction of 10,000 square foot office space, façade improvements	\$300,000	\$1,300,000	Committed
2017-18	Martin/Santiam Electric	3850 Mainline Drive NE	New construction	\$300,000	\$311,265	Committed
2017-18	Innovative Manufacturing & Design	1834 Beach Avenue NE	Equipment purchase	\$277,500	\$895,526	Committed
2018-19	Freeman Motors	3784 Portland Road NE	Building renovation - new car dealership and shop	\$300,000	\$517,751	Committed
2018-19	ZS Properties	1705-25 Silverton Road NE	Building renovation - add office space, restrooms, HVAC	\$298,961	\$298,971	Committed
2018-19	Ochoa Queseria	3350 Portland Road NE	New construction - cheese manufacturing and store front	\$300,000	\$2,100,000	Committed
2018-19	Jet Industries	1834 Beach Street	Building renovation and equipment purchases	\$101,000	\$109,752	Committed
				\$4,506,292	\$19,358,295	

\$ 71 Funds Remaining - Grants

Pending Grant Applications

\$ 76,278 Watershed

\$ 76,278

\$ (76,207) Funds Remaining - Grants

Maximum Indebtedness Remaining - \$7.4 M

\$ 363,040 Funds Remaining - Loans