



# URBAN RENEWAL AGENCY URBAN DEVELOPMENT DEPARTMENT

Si necesita ayuda para comprender esta información, por favor llame 503-588-6178

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## WEST SALEM REDEVELOPMENT ADVISORY BOARD

### Board Members

Jeff Miller - Chair  
Mark May – Vice Chair  
Britni Davidson-Cruikshank  
Kathy Goss  
Jason Staats  
John Hannam  
Samantha Ross  
Michael Ryan  
Sean Enbom  
*Open – Resident in WSNA*  
*Open – Resident in WSURA*

### City Staff

Tory Banford, Project Manager  
Annie Gorski, Economic Dev. Manager  
Caleb Saina, Staff Assistant

## MEETING AGENDA

Wednesday October 6, 2021 - 7:30 a.m.  
Virtual Meeting

\*\*Due to the COVID-19 Pandemic, this meeting is being conducted virtually, with remote attendance by the governing body. No in-person attendance is possible. Interested persons may view the meeting online on [YouTube](#). Please submit written comments on agenda items by 5:00 p.m., or earlier, one day prior to the day of the meeting at [WSRAB@cityofsalem.net](mailto:WSRAB@cityofsalem.net).

1. OPENING EXERCISES  
Call to order, roll call, welcome new members and visitors, introductions, and announcements
2. APPROVAL OF AGENDA
  - a. October 6, 2021
3. APPROVAL OF MINUTES
  - a. September 1, 2021
4. ACTION ITEMS
  - a. Urban Land Institute Technical Assistance Panel to better understand redevelopment potential (Banford/All – 20 min)
5. DISCUSSION/INFORMATION REPORTS
  - a. Deacon Development downtown project (Dana Moore/All – 20 min)
  - b. Update on projects; OR221 ODOT Wallace Rd NW paving and accessibility improvements, sign discussion, other (Banford/All – 15 min)
  - c. Edgewater Partnership, West Salem Business Association, West Salem Neighborhood Association, Salem-Keizer School District updates (Banford/Ross/Goss/All – 5 min)
  - d. Next meeting topics (All – 5 min)
6. ADJOURN

**Next Meeting: November 3, 2021**

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

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



**ACTION AGENDA/MINUTES  
WEST SALEM REDEVELOPMENT  
ADVISORY BOARD**

Wednesday September 01, 2021, 7:30 a.m.  
Virtual – Zoom - Online



<http://media.cityofsalem.net/meetings/audio/west-salem-redevelopment-advisory-board-audio-2021-09-01.mp3>

1. **OPENING EXERCISES** 7:33 a.m. MP3 - 00:00:40  
**INTRODUCTIONS AND ROLL CALL:** Jeff Miller-Chair, Mark May-Vice-Chair, Britni Davidson-Cruikshank John Hannam, Samantha Ross, Michael Ryan  
**MEMBERS ABSENT:** Sean Enbom, Kathy Goss, Tyler Jackson  
**STAFF:** Tory Banford, Seth Lenaerts, Therese Van Vleet-UD; Patricia Farrell-PW
  
2. **APPROVAL OF AGENDA** 00:02:00  
**Motion:** Move to approve the agenda for September 01, 2021, as presented.  
**Motion by:** Board Member May  
**Seconded by:** Board Member Davidson-Cruikshank  
**Action:** Agenda for September 01, 2021, approved as presented.  
**Vote: Aye:** Unanimous **MOTION CARRIES**
  
3. **APPROVAL OF MINUTES** 00:02:30  
**Motion:** Move to approve the minutes for June 02, 2021, as presented.  
**Motion by:** Board Member May  
**Seconded by:** Board Member Hannam  
**Action:** Approved the June 02, minutes as presented.  
**Vote: Aye:** Unanimous **MOTION CARRIES**
  
4. **ACTION ITEMS** 00:03:10  
**Election of Officers**  
**Nomination:** Member May nominated Member Miller as WSRAB Chair.  
**Acceptance:** Member Miller accepted the nomination.  
**Action:** Approve Member Miller as Chair for one year.  
**Vote: Aye:** Unanimous **MOTION CARRIES**  
  
**Nomination:** Member Miller nominated Member May as WSRAB Vice-Chair.  
**Acceptance:** Member May accepted the nomination.  
**Action:** Approve Member May as Vice-Chair for one year.  
**Vote: Aye:** Unanimous **MOTION CARRIES**
  
5. **DISCUSSION/INFORMATION ITEMS** 00:07:00  
**Public Comment**  
**Email from Marvin Sannes –** Read into the record  
**Discussion:** Banford, Miller, Ross  
  
**City of Salem Climate Action Plan update and next steps** 00:14:10  
**Presented by:** Banford/Farrell/All  
**Website:** <https://www.cityofsalem.net/Pages/climate-action-plan.aspx>  
**Discussion:** Farrell, Davidson-Cruikshank, Miller, Ryan, May  
  
**City of Salem Economic Development Strategic Plan progress and next steps** 00:52:45  
**Presented by:** Banford/Lenaerts/All  
**Discussion:** Lenaerts, May, Gorski, Miller, Banford

**Update on projects; 2nd St NW, sign options, and grants** 01:16:00

**Presented by:** Banford/All

**Discussion:** Banford, Ross, Miller, Hannam, May, Ryan

**Motion:** Move to extend the meeting five minutes. 01:26:40

**Motion by:** Board Member May

**Seconded by:** Board Member Ross

**Action:** Approved extend the meeting five minutes.

**Vote: Aye:** Unanimous **MOTION CARRIES**

Discussion continued of projects (above).

**Motion:** Move to extend the meeting five minutes. 01:32:45

**Motion by:** Board Member May

**Seconded by:** Board Member Ryan

**Action:** Approved extend the meeting five minutes.

**Vote: Aye:** Unanimous **MOTION CARRIES**

**Edgewater Partnership, West Salem Business Association, West Salem** 01:33:10

**Neighborhood Association, Salem-Keizer School District updates**

**Presented by:** Banford/Ross/Goss/All

**Discussion:** Ross, Miller

**Next Meeting** 01:35:40

**Presented by:** All

**Possible Topics:** Signs: design, locations, maintenance. Downtown update (Nordstrom's).

**Discussion;** Miller, Ross, Ryan

**6. ADJOURNMENT:** 9:10 a.m. **NEXT MEETING:** October 06, 2021 01:38:00

**Transcribed by** Therese Van Vleet | **Reviewed by** Anita Sandoval | **Edited by** Tory Banford

Here's my West Salem sad story:

I've owned (1989), renovated the Old West Salem City Hall on Edgewater, and wrote the successful nomination to the National Registry of Historic Places in 1991.

The building was built in 1935/36 as a WPA project, the City Hall and Community Center (Mabel Unruh had her 1st kiss, at 15, on the 2nd floor fire escape landing), and a striking e.g. of Art-Deco Architecture of the 20's & 30's. West Salem was incorporated from 1909/49. Since that City was having problems with water, fire, sewer, streets, schools, etc. they ceded their charter to big brother across the River, and we've been a step-child ever since.

Mitch and Kathy Teal signed their lease 3 yrs. ago, have spent a small fortune developing the space (as have I), and the pandemic lock-downs are killing them.

Last winter they got a 5k grant from the City and erected a patio cover over a part of the Head Start Playground we built for that tenant, in 2010.

They did not think they'd need a permit: We had our Pre-Planning meeting with the City last week and we need Historic Landmarks permitting, Edgewater Overlay Zone, Willamette Greenway, and Building Permit, etc., etc. This permitting, if possible, may cost \$10k.

Mitch and Kathy have another "Brew Coffee and Tap House" in Independence. That City's permitting official, Fred, visited the site immediately, the City Planner, Jake, visited the site immediately, and told Mitch they'd love to have the structure and will do whatever it takes.

Mitch doesn't want to move it, I certainly wish to keep it as a splendid addition to the character of the property. Have written to the Mayor several times, appealed to Planning, Historic Landmarks, exchanged email with Comm. Development, etc. etc. etc. and we're now looking at the threat of a "red tag", \$2k per day fine, and our Architect, Blake Burrell, expects that to occur. We've been at this since April.

Our City Councilor, Virginia Stapleton, did attend our "Edgewater Partners" meeting last month and looked at the Patio Cover.

We're at our wits end and hope publicity may help. I've a ton of supporting photos and docs over the last 32 yrs.

Mitch and Kathy and the "Brew Pub" are a wonderful addition to the Edgewater Community (music 4 nights per week, car show Sat.- 9/11, kids pumpkin carving 10/24), the fit and finish of the Patio Cover matches the architecture of our lower level to a 'T', and there could not possibly be a better "highest and best use" of that space. But, we expect to lose this structure to the Historic District in Independence.

Help!

Marvin 503 851 6055

Mitch 503 910 5720

Blake 503 581 4114