



# URBAN RENEWAL AGENCY URBAN DEVELOPMENT DEPARTMENT

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## WEST SALEM REDEVELOPMENT ADVISORY BOARD

### Board Members

Jeff Miller - Chair  
Mark May – Vice Chair  
Nicholas Bondaug-Winn  
Brandon Fahlman  
Kathy Goss  
John Hannam  
Alena Heidecke  
Dwayne Hilty  
Tim Klarr  
Mike Pennington  
Samantha Ross

### City Staff

Tory Banford, Project Manager  
Annie Gorski, Economic Dev. Manager  
Therese Van Vleet, Staff Assistant

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.***

## MEETING AGENDA

Wednesday February 5, 2020 - 7:30 a.m.  
City of Salem Urban Development Department  
350 Commercial St NE

1. OPENING EXERCISES  
Call to Order, Roll Call, Introductions, Welcome Alena Heidecke, and Announcements
2. APPROVAL OF ADDITIONS AND DELETIONS TO AGENDA
  - a. February 5, 2020
3. APPROVAL OF MINUTES
  - a. December 4, 2019 (mp3)
4. PUBLIC COMMENT  
Appearance of persons wishing to address the advisory board on any matter other than those which appear on this agenda.
5. ACTION ITEMS
  - a. None
6. DISCUSSION/INFORMATION REPORTS
  - a. Fiscal year 2020-2021 budget (Banford/All – 20 min)
  - b. West Salem Redevelopment Grant Program Report (Banford/All – 10 min)
  - c. 2020 calendar year outlook (Banford/All – 15 min)
  - d. Edgewater Partnership, West Salem Business Association, and West Salem Neighborhood Association updates (Hilty/Ross/All – 5 min)
  - e. March meeting topics (All – 5 min)
7. ADJOURN

**Next Meeting: March 4, 2020**



# ACTION AGENDA/MINUTES WEST SALEM REDEVELOPMENT ADVISORY BOARD



Wednesday December 4, 2019, 7:30 a.m.  
Urban Development Office  
350 Commercial NE

<http://media.cityofsalem.net/meetings/audio/west-salem-redevelopment-advisory-board-audio-2019-12-04.mp3>

1. **OPENING EXERCISES** 7:35 a.m. 00:00:10  
**ROLL CALL:** Jeff Miller-Chair, Nicholas Bondaug-Winn, John Hannam, Dwayne Hilty (left 9:02), Tim Klarr, Mark May-Vice-Chair, Mike Pennington, Samantha Ross  
**MEMBERS ABSENT:** Brandon Fahlman, Kathy Goss  
**STAFF:** Tory Banford, Therese Van Vleet-UD  
**GUEST:** Councilor Jim Lewis, Kevin Chambers (WSNA Chair), Tyler DuBois
  
2. **APPROVAL OF AGENDA** 00:00:55  
**Motion:** Move to approve the agenda for December 4, 2019, as presented.  
**Motion by:** Board Member Klarr  
**Seconded by:** Board Member Hilty  
**Action:** Agenda for December 4, 2019, approved as presented.  
**Vote: Aye:** Unanimous **MOTION CARRIES**
  
3. **APPROVAL OF MINUTES** 00:01:20  
**Motion:** Move to approve the minutes for November 6, 2019, as presented.  
**Motion by:** Board Member Bondaug-Winn  
**Seconded by:** Board Member May  
**Action:** Approved the November 6, 2019, minutes as presented.  
**Vote: Aye:** Unanimous **MOTION CARRIES**
  
4. **APPEARANCE OF INTERESTED CITIZENS–PUBLIC COMMENT** 00:01:45  
None
  
5. **ACTION ITEMS** 00:02:10  
None
  
6. **DISCUSSION/INFORMATION ITEMS** 00:02:11  
**West Salem Neighborhood Association update: new WSNA Chair Kevin Chambers background, meeting highlights, vision, etc.**  
**Presented by:** Jeff Miller, Kevin Chambers  
**Discussion:** Miller, Chambers, Klarr, Ross, Bondaug-Winn, Lewis, Hilty, May
  
- “Our Salem” mapping exercise (available online)** 00:44:00  
**Presented by:** Tory Banford, Eunice Kim  
**Discussion:** Miller, Kim, Klarr, All participated in map exercise
  
- Edgewater Partnership, West Salem Business Association, and West Salem Neighborhood Association Updates** 01:08:10  
**Presented by:** Dwayne Hilty, Tim Klarr and Samantha Ross  
**Discussion:** Hilty, Banford, Bondaug-Winn, Ross, Miller, Klarr
  
- Motion:** Move to extend the meeting by five minutes. 01:25:00  
**Motion by:** Board Member Bondaug-Winn  
**Seconded by:** Board Member May  
**Action:** Approved extend the meeting.  
**Vote: Aye:** Unanimous **MOTION CARRIES**

**Next Meeting Topics**  
**Presented by:** All  
**Discussion:** Banford, Klarr, Hilty

01:25:15

**7. ADJOURNMENT:** 9:04:45 a.m.

**NEXT MEETING:** February 5, 2020

01:29:45

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

DRAFT

**TO:** The West Salem Redevelopment Advisory Board (WSRAB)  
**FROM:** Tory Banford, WSRAB staff liaison  
**DATE:** February 5, 2020  
**SUBJECT:** **Priorities for the FY 2020-2021 West Salem URA Budget**

This memo is intended to serve as background for the February 5, 2020, WSRAB discussion about initial budget priorities for the upcoming fiscal year.

**Background:** The West Salem Urban Renewal Plan (WSURA Plan) was established in 2001 and includes objectives, goals, and projects (Attachment 1). Multiple projects were completed from 2001 to 2015 (2<sup>nd</sup> St NW, Edgewater St NW accessibility, Wallace Marine Park multi-use path, etc). The West Salem Business District Action Plan was completed in 2015 and served as an analysis of the market and development conditions and provides near-term and long-term project recommendations that align with the WSURA Plan. Through the annual budget process, the Urban Renewal Agency Board (Agency) has approved the WSRAB recommendations to reserve funds for the design and construction of 2<sup>nd</sup> Street NW, capitalization of the WSURA Redevelopment Grant Program, and the Opportunity Fund. These items remain for FY 2020-2021, with additional details below.

1. **2<sup>nd</sup> St NW:** \$3 million saved (\$1.5 million in FY 2018-2019 and \$1.5 million in FY 2019-2020) and continue to reserve the necessary funds for construction. The draft FY 2020-2021 budget includes \$1 million for this purpose. Public Works Department refined engineering estimate has the cost to design 2<sup>nd</sup> St NW from Wallace Rd NW to Gerth Ave at \$925,000 and construction cost at \$7.6 million.
2. **Redevelopment Grant:** There are around three grant applications per fiscal year at an average grant amount of \$131,000 to average private investment of \$1.9 million (Attachment 2). Large projects may qualify for the maximum grant amount of \$300,000. We anticipate a carryover of \$700,000 from FY 2019-2020 and recommend an additional \$200,000 for a total of \$900,000 for FY 2020-2021 to accommodate three large projects.
3. **Opportunity Fund:** Carryover the \$200,000 reserved from FY 2018-2019 and 2019-2020 for small projects, opportunity purchases, or redevelopment projects.

<b>Projects in the URA Plan</b> (see attached for full list)	<b>Business District Action Plan</b>	<b>Proposed FY 2020-2021</b>
<b>Park improvements</b> <ul style="list-style-type: none"> <li>• Edgewater pedestrian plaza</li> <li>• Lighting and enhancements</li> </ul>	<b>Zoning</b> <ul style="list-style-type: none"> <li>• Zoning clean-up</li> <li>• Completed FY 2017-2018</li> </ul>	<b>2<sup>nd</sup> St NW</b> <ul style="list-style-type: none"> <li>• \$1,000,000</li> </ul>
<b>Streets, curb, and sidewalks</b> <ul style="list-style-type: none"> <li>• Assist in construction of new east-west streets (<i>see Business District</i>)</li> <li>• 2<sup>nd</sup> St NW (<i>see Business District</i>)</li> </ul>	<b>2<sup>nd</sup> St NW</b> <ul style="list-style-type: none"> <li>• Design and construct</li> <li>• Feasibility studies FY 2015-2016 and 2016-2017</li> </ul>	<b>Redevelopment Grant</b> <ul style="list-style-type: none"> <li>• \$200,000</li> </ul>
<b>Streetscape improvements</b> <ul style="list-style-type: none"> <li>• Improvements in the vicinity of Edgewater St and 2<sup>nd</sup> St</li> <li>• Gateway monuments</li> </ul>	<b>Other</b> <ul style="list-style-type: none"> <li>• Local street improvements</li> <li>• Festival street</li> <li>• Gateway enhancement</li> <li>• Connect to river and parks</li> </ul>	
<b>Pedestrian, bike, and transit</b>		
<b>Public Parking Facilities</b>		
<b>Property Acquisition</b>		

**Attachments:**

1. West Salem URA Plan – project list
2. WSURA Redevelopment Grant Tracking

PART 1 - TEXT

WEST SALEM URBAN RENEWAL PLAN  
Edgewater/Wallace Road Corridor  
Salem, Oregon

Adopted By:  
Salem City Council

August 27, 2001

Prepared By:

Urban Renewal Agency  
Of the  
City of Salem, Oregon  
555 Liberty Street SE, Room 305  
Salem, Oregon 97301  
(503) 588-6713

Spencer and Kupper  
Planning and Development Services  
2510 NE Thompson Street  
Portland, Oregon 97212

Corrected map and legal description  
August 3, 2009

Amended  
August 22, 2011 by Ordinance No. 25-11

RECORDED IN POLK COUNTY	<b>2014-010266</b>
Valerie Unger, County Clerk	12/10/2014 02:34:35 PM
REC-ORD      Cnt=1 Stn=11 K. WILLIAMS	\$186.00
\$160.00 \$11.00 \$10.00 \$5.00	

This document is recorded as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency or effect of this document.

11/14/2006

City of Salem  
Real Property Services  
350 Commercial St NE  
Salem, OR 97301

Certified to be a true and correct copy of the original

*Julie Malt*  
City Recorder  
City of Salem, Oregon

### **502. Plan and Design Review**

The Urban Renewal Agency of the City of Salem shall be notified of any Comprehensive Plan/Zoning amendment application, building permit, conditional use or other development permits requested within the Area. Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 900 of this Plan.

### **600. OUTLINE OF DEVELOPMENT**

The Urban Renewal Project consists of activities and actions which treat the causes of blight and deterioration in the West Salem Urban Renewal Area. Project activities to treat these conditions include:

- a. Assist in the improvement and construction of streets, curbs, sidewalks, and alleyways to encourage and serve new development in the project area;
- b. Provision of signalization, crosswalk, and other improvements to enhance pedestrian safety;
- c. Assist in the upgrading and development of basic water, storm, and sanitary sewer infrastructure to accommodate new development in the Renewal Area;
- d. Participation in activities to improve the visual appearance of the renewal area, and provide a safer, more attractive pedestrian environment, including:
  - Streetscaping and landscaping;
  - Public parks and open space; and
  - Undergrounding of utilities;
- e. Authorization to construct public parking facilities;
- f. Assist with rehabilitation and renovation of properties in the renewal Area;
- g. Provision of financial and technical assistance to public or private redevelopers;
- h. Acquisition and disposal of land for public improvements, rights-of-way, utility improvements, and private development consistent with the goals and objectives of the Urban Renewal Plan; and
- i. Administration of the Renewal Agency and Renewal Plan.

Section 700 provides further description of each urban renewal project to be undertaken within the West Salem Urban Renewal Area.

### **700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN**

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet renewal plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

### **701. Public Improvements**

Public improvements include the construction, repair, or replacement of sidewalks, streets, parking, parks and open spaces, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public facilities necessary to carry out the goals and objectives of this plan.

#### **702. Public Parks and Open Spaces**

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of public spaces, or parks or public facilities within the urban renewal area. Projects to be undertaken include:

- A pedestrian plaza along Edgewater Drive;
- Construction of new parks within the renewal area;
- Improved lighting and enhancements for neighborhood parks;
- Improved lighting and enhancements for the Willamette Greenway;
- Expansion of the Greenway along Edgewater Street;
- Assist in relocation of T-Ball field; and
- Construct a pedestrian trail in Wallace Marine Park between the Willamette River and the Union Street Railroad Bridge. (ord 25-11)

#### **703. Street, Curb, and Sidewalk Improvements,**

Improvements within the renewal area will require the construction of new street, curb, and sidewalks within the project area. The Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Projects to be undertaken include:

- Assist in construction of new local streets east and west of Wallace Road in support of Wallace Road Local Access and Circulation Study recommendations;
- Reconstruction of Second Street west of Wallace Road for pedestrian and bicycle connectivity to the railroad bridge;
- Signalization and intersection improvements to Wallace Road/Edgewater Road/Highway 22 intersection;
- Assist improvements at Edgewater Street/Second Street/Rosemont Ave. intersection;
- Signalization and intersection improvements to Edgewater Street/Eola/Highway 22 Intersection;
- Assist local street improvements identified in Salem Capital Improvements Program (CIP); and
- Improvements to local alleyway system.

#### **704. Water, Storm and Sanitary Sewers**

The development proposed for the renewal area will require the replacement and construction of water, storm and sanitary sewer facilities. These improvements include:

- Sanitary sewer upgrades & replacements identified in Salem Capital Improvements Program;
- Water system upgrades & replacements identified in Salem Capital Improvements Program; and
- Storm water system upgrades & replacements identified in Salem Capital Improvements Program.

#### **705. Streetscape Projects**

This activity will enable the Renewal Agency to participate in activities improving the visual appearance of the project area. To carry out these objectives, the Renewal Agency will undertake a variety of improvements to the appearance of key locations within the urban renewal area. These improvements may include:

- Streetscape improvements, including accent paving, lighting, street trees, furnishings, curb at intersections. Anticipated streetscape improvements include:



- Edgewater Street reconstruction from Wallace to Rosemont;
- Second Street reconstruction from Patterson to Rosemont;
- Enhanced improvements along Wallace Road, and
- Streetscape enhancements and improvements including, but not limited to, decorative bollards, pavement markings, and public art located in the vicinity of Edgewater and Second Streets to encourage public gathering for farmers market, festivals, and other activities. (ord. 25-11)
- Street tree replacement program;
- Sidewalk repair program;
- Gateway monuments and landscape features;
- Undergrounding of utilities along Edgewater Street;
- Billboard phase out program; and
- Assist in creating a visual and sound buffer between the Willamette Greenway and Highway 22.

#### **706. Pedestrian, Bike, and Transit Improvements**

These activities will include pedestrian, bicycle and transit connections between the renewal project area and Salem's downtown core and residential areas. Activities may include bicycle parking and storage, transit stops, transit pullouts, and other related activities which will promote pedestrian, bicycle, and public transportation uses in the renewal area. These improvements include:

- Improve pedestrian linkage along the railroad tracks between Murlark and Wallace Road;
- Assist in the Union Street Railroad Bridge Conversion Project to ensure neighborhood connections and pedestrian and bicycle improvements and future transit enhancements within the Renewal Area; and
- Construct pedestrian connections to the River from the Edgewater Street Area; and
- Improve and enhance intermodal connectivity within the Renewal Area, and construct transit centers, park and ride lots and bus shelters as part of redevelopment projects undertaken by the Salem Urban Renewal Agency.

#### **707. Public Parking Facilities**

It is anticipated that development in the area will create demand for additional public parking within the renewal area. Accordingly, the Agency is authorized to participate in funding the acquisition and construction of new public parking facilities within the renewal area. The location and type of facilities will be decided by further study. These improvements include:

- Provide additional parking in the Edgewater/Second corridor; and
- Assist in developing a parking management program for joint-use parking facilities.

#### **708. Other Public Facilities**

To further redevelopment of the area, and renewal project objectives, the Agency may participate in development of public facilities including police and fire facilities, libraries, recreation centers, conference facilities, and community centers. Projects may include joint funding, construction, and uses with other governmental agencies. The extent of the Agency's participation in funding such facilities will be based upon an Agency finding on the benefit of that project to the renewal area, and the importance of the project in carrying out Plan objectives.

#### **709. Preservation and Rehabilitation**

This activity will enable the Renewal Agency to help improve the condition and appearance of buildings in the project area, and encourage infill and reuse in the project area. The Renewal Agency may

participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of residential and commercial buildings in the renewal area.

#### **710. Development and Redevelopment**

The Renewal Agency also is authorized to provide loans, or other forms of financial assistance to property owners wishing to develop or redevelop land or buildings within the renewal area, or to persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available, as it deems necessary, to achieve the objectives of this Plan. Projects receiving Agency assistance may include, but are not limited to:

- Preservation of the Old City Hall Building; and
- Redevelopment of the Old West Salem Elementary School

#### **711. Property Acquisition and Disposition**

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 800 and 900 of this Plan.

#### **712. Below Market Interest Rate Loans and Incentives**

The Agency, with funds available to it, may promulgate rules, guidelines and eligibility requirements for the purpose of establishing below-market or market rate loan programs, or other financial incentives to advance the goals and objectives of the West Salem Urban Renewal Plan. Loans or incentives may be made available to eligible property owners within the Urban Renewal Area, as determined by the Agency. Loans or incentives provided by the Agency may be used for voluntary rehabilitation of buildings, façade improvements, provision of amenities on private property in compliance with adopted design guidelines and standards, construction of new buildings, pre-development assistance, connecting to Agency-provided underground electrical and communication systems, or other activities approved by the Agency. Provided further, the Agency may provide financial assistance for the purpose of providing housing for low/moderate income households.

Eligible property owners within the Urban Renewal Area using loans or incentives made available by the Agency shall undertake activities consistent with all applicable provisions of this Renewal Plan as well as applicable codes, ordinances, policies, plans and procedures of the City of Salem.

At the termination of this Urban Renewal Plan, any outstanding loan payments due to the Agency shall be paid into a fund established by the City Council to be available at the City Council's discretion, to be recycled for the purpose of issuing additional financial assistance for the purposes stated above.

#### **713. Plan Administration**

It is the intent of this Renewal Plan to provide for effective administration, and to establish a framework for the various activities contained in this document. Tax increment funds may be utilized to pay indebtedness associated with preparation of the urban renewal plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the urban renewal plan. Technical studies may include technical assistance in cleanup of environmental hazards. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds

Attachment 2 - WEST SALEM REDEVELOPMENT GRANT PROGRAM

DATE	ADDRESS	PROJECT TYPE	RECIPIENT	PROJECT COSTS	EST TI (\$18.34/\$1,000)	GRANT ELIGIBLE PROJECT COSTS	GRANT AMT	RMV	AV	ACTUAL TI	ESTIMATED JOBS
5/23/2016	1395 EDGEWATER ST NW	NEW CONSTRUCTION	VICTOR	\$555,066	\$10,180	\$401,260	\$80,260	\$661,750	\$407,770		25
8/23/2016	820 WALLACE RD NW	EXPANSION	MACKAY	\$662,332	\$12,147	\$423,872	\$94,775	\$0	\$0		4
1/12/2017	576 PATTERSON ST NW	MANUFACTURING	BLACKBURN	\$506,692	\$9,293	\$355,677	\$81,135	\$0	\$0		5
5/24/2017	576 PATTERSON ST NW	ENV CLEAN UP	BLACKBURN	\$718,615	\$13,179	\$458,500	\$96,700	\$0	\$0		0
5/19/2017	440 VEAL LN NW	NEW CONSTRUCTION	TARTER	\$563,029	\$10,326	\$442,667	\$98,533	\$0	\$0		5
6/26/2017	295 PATTERSON ST NW	NEW CONSTRUCTION	FAHLMAN	\$227,015	\$4,163	\$152,670	\$40,534	\$0	\$0		1
4/11/2018	525 9th ST NW	NEW CONSTRUCTION	SNOOK	\$12,732,342	\$233,511	\$3,537,606	\$300,000	\$0	\$0		70
7/13/2018	665 MURLARK AVE NW	MANUFACTURING	LYMAN	\$863,895	\$15,844	\$810,364	\$167,073	\$0	\$0		4
10/18/2018	5381 WOODSCAPE DR SE	NEW CONSTRUCTION	STUDER	\$3,419,858	\$62,720	\$2,128,250	\$300,000	\$0	\$0		26
10/25/2019	1032 3RD ST NW	NEW CONSTRUCTION	HANSEN	\$500,000	\$9,170	\$193,000	\$48,600	\$0	\$0		6
11/20/2019	556 MURLARK AVE NW	NEW CONSTRUCTION	GEYER	\$640,913	\$11,754	\$565,813	\$123,163	\$0	\$0		0
Totals				\$21,389,757	\$392,288	\$9,469,679	\$1,430,773	\$661,750	\$407,770		146

## West Salem Redevelopment Advisory Board

### 2020 Meetings (fiscal year is July 2019 to July 2020)

Jan 1 – Canceled	Feb 5	Mar 4
Apr 1	May 6	Jun 3
Jul 1 – Cancel?	Aug 5	Sep 2
Oct 7	Nov 4	Dec 2

### Plans and References

URA Plan

WSRAB bylaws

Action plan

### Budget

Feb 2020: Calendar year plan and budget items  
(maintain grant at \$900,000, design of 2<sup>nd</sup> St NW)

Mar 2020: Action

### Actions

Mar: FY 2020-2021 budget

Aug: Chair and Vice Chair

Other: Possible congestion relief priorities and opportunity investments

### Updates

Mar 2020: ODOT Wallace Rd NW paving project

April 2020: Polk County Commissioner update

Jun 2020: Planning/Our Salem Comp Plan

Aug 2020: 2<sup>nd</sup> St NW progress

Sept 2020: PW congestion relief and projects

Nov 2020: WSNA update