



URBAN RENEWAL AGENCY URBAN DEVELOPMENT DEPARTMENT

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

Special accommodations are available, upon request, for persons with disabilities or those needing sign language interpretation, or languages other than English. To request accommodations or services, please call 503.588.6178 (TTD/TTY 503-588-6439) at least two business days in advance.

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 March 4, 2020 - 7:30 a.m.
City of Salem Urban Development Department
350 Commercial St NE

1. OPENING EXERCISES
Call to Order, Roll Call, Introductions, and Announcements
2. APPROVAL OF ADDITIONS AND DELETIONS TO AGENDA
 - a. March 4, 2020
3. APPROVAL OF MINUTES
 - a. February 5, 2020 (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. Fiscal year 2020-2021 budget (Banford/Frazier/All – 20 min)
6. DISCUSSION/INFORMATION REPORTS
 - a. ODOT OR221: Michigan City Lane NW – Edgewater St NW (West Salem Wallace Rd NW Paving and Accessibility Project) (Banford/Carol Houk/All – 30 min)
 - b. Edgewater Partnership, West Salem Business Association, and West Salem Neighborhood Association updates (Hilty/Ross/All – 5 min)
 - c. Current events (All – 5 min)
 - d. April meeting topics (All – 5 min)
7. ADJOURN

Next Meeting: April 1, 2020



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



Wednesday February 5, 2020, 7:30 a.m.
Urban Development Office
350 Commercial NE

<http://media.cityofsalem.net/meetings/audio/west-salem-redevelopment-advisory-board-audio-2020-02-05.mp3>

- 1. **OPENING EXERCISES** 7:30 a.m. 00:00:00
INTRODUCTIONS AND ROLL CALL: Jeff Miller-Chair, Nicholas Bondaug-Winn (arrived 7:37), Brandon Fahlman, John Hannam, Alena Heidecke, Dwayne Hilty, Tim Klarr, Mark May-Vice Chair (arrived 8:12), Mike Pennington, Samantha Ross
MEMBERS ABSENT: Kathy Goss
STAFF: Tory Banford, Annie Gorski, Therese Van Vleet-UD
GUEST: Tyler DuBois
- 2. **APPROVAL OF AGENDA** 00:04:20
Motion: Move to approve the agenda for February 5, 2020, as presented.
Motion by: Board Member Klarr
Seconded by: Board Member Ross
Action: Agenda for February 5, 2020, approved as presented.
Vote: Aye: Unanimous **MOTION CARRIES**
- 3. **APPROVAL OF MINUTES** 00:04:55
Motion: Move to approve the minutes for December 4, 2019, as presented.
Motion by: Board Member Klarr
Seconded by: Board Member Pennington
Action: Approved the December 4, 2019, minutes as presented.
Vote: Aye: Unanimous **MOTION CARRIES**
- 4. **APPEARANCE OF INTERESTED CITIZENS–PUBLIC COMMENT** 00:05:20
None
- 5. **ACTION ITEMS** 00:05:25
None
- 6. **DISCUSSION/INFORMATION ITEMS** 00:05:40
Fiscal Year 2020-2021 Budget (Banford/All – 20 min)
Presented by: Tory Banford
Discussion: Banford, Klarr, Bondaug-Winn, Fahlman, Miller, Ross, Hilty, Hannam, May, Heidecke
- West Salem Redevelopment Grant Program Report** 01:11:20
Presented by: Tory Banford
Discussion: Banford, Miller, Ross, Bondaug-Winn, Pennington,
- 2020 Calendar Year Outlook** 01:16:45
Presented by: Tory Banford
Discussion: Banford, Ross
- Edgewater Partnership, West Salem Business Association, and West Salem Neighborhood Association Updates** 01:21:15
Presented by: Dwayne Hilty, Samantha Ross, and Tim Klarr
Discussion: Ross, Hilty, Klarr, Miller

Next Meeting Topics

Presented by: All

Discussion: Banford, Miller, Ross, Bondaug-Winn

01:27:45

7. ADJOURNMENT: 8:59:15 a.m.

NEXT MEETING: March 4, 2020

01:29:15

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

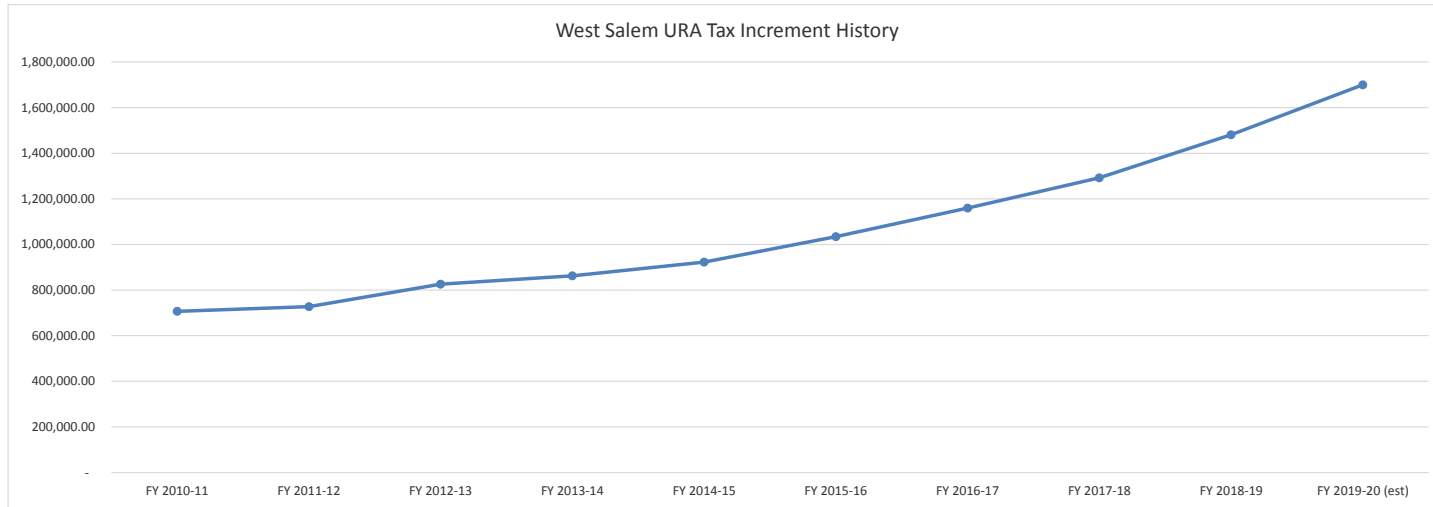
DRAFT

**TAX ALLOCATION IMPROVEMENT
WEST SALEM URA
DRAFT FY 2020-21 BUDGET
(265-68-90-50-00)**


#	Project	Project No.	Description	Carry Over Funding	New Funding	Total Proposed Budget
1.	Project Coordination/Support	685000	West Salem program includes support to the West Salem Redevelopment Advisory Board and applicable subcommittees; increased efforts to seek grants and leveraging funds available to support projects in the WS URA	-	125,600	125,600
2.	Indirect Cost Allocation plan	685000	Provides funds to reimburse the City General Fund for the cost of providing City services to the West Salem urban renewal area.	-	8,550	8,550
3.	Grant Program	685008	Grant program for improvements to qualifying commercial and industrial properties within the West Salem Urban Renewal Area (\$200,000 new allocation, \$700,000 rebudgeted)	700,000	200,000	900,000
4.	Design and construct 2nd St NW	-	Design and set aside funds for construction. 2nd St NW phased from Gerth Av NW to Glen Creek Rd NW. Phase 1: Gerth Av NW to Wallace Rd NW (\$3 M rebudgeted, \$1 M new allocation).	3,000,000	1,000,000	4,000,000
5.	Opportunity Fund	-	Funds set aside for small projects, opportunity purchases, or redevelopment projects as they arise over the course of the FY (\$200,000 rebudgeted)	200,000	-	200,000
6.	Committed to Future Projects	-	Funds held in reserve for future projects specified in approved urban renewal plan for the West Salem Urban Renewal Area and that align with the West Salem Business District Study.	-	1,604,260	1,604,260
TOTAL PROJECTS				3,900,000	2,938,410	6,838,410

SOURCES OF FUNDS

Beginning fund balance	4,773,410
Short term bond proceeds	2,000,000
Interest	65,000
TOTAL	6,838,410
Less total projects	(6,838,410)
Unappropriated balance	-



	<u>FY 2010-11</u>	<u>FY 2011-12</u>	<u>FY 2012-13</u>	<u>FY 2013-14</u>	<u>FY 2014-15</u>	<u>FY 2015-16</u>	<u>FY 2016-17</u>	<u>FY 2017-18</u>	<u>FY 2018-19</u>	<u>FY 2019-20 (est)</u>
	706,716	727,734	825,743	862,675	922,530	1,034,116	1,159,440	1,292,307	1,480,894	1,700,000
Percentage Increase		2.97%	13.47%	4.47%	6.94%	12.10%	12.12%	11.46%	14.59%	14.80%
Revenue Increase		21,019	98,009	36,933	59,855	111,586	125,324	132,867	188,588	219,106




**OR 221:
Michigan City
Lane to Edgewater
Street**

A safety improvement and pavement preservation project

Presented by:
Carol Houk, ODOT Project Manager
March 4, 2020

Key #20122



Issues





- The pavement condition is rated fair to poor and deteriorating.
- Signals and crosswalks need to be enhanced and updated for safety.
- Curb ramps need to be upgrade to meet ADA standards.



History

- The project started as a 1R paving project (resurfacing only)
- It was combined with 3 other projects. Upgrading ADA ramps and safety features to new standards were added to the Scope. Now a 3R project (resurfacing, restoration, rehabilitation (enhanced safety))
- The majority of the road was last repaved in 1998 except for a small section near Glen Creek Rd which was repaved in 2013



Solutions

Rectangular Rapid Flashing Beacons at 5 crosswalks

Pedestrian push buttons and audible countdown timers

172 ADA compliant curb ramp upgrades

Solutions

- Paving
- Pedestrian pushbuttons
- Signals
- Audible countdowns
- Rectangular Rapid Flash Beacons

Funding Source – Fix-It Region 2

- Preliminary Engineering:**
 - Preservation - 25.77%
 - Bike/Pedestrian - 9.23 %
 - Americans with Disabilities Act - 65.00%
- Right of Way:**
 - ADAR - 100%
- Utility Relocation:**
 - ADAR - 100%
- Construction:**
 - Preservation – 45%
 - Bike/Pedestrian – 10%
 - ADAR – 45%

Total Project Budget: \$9,900,000

Work Type	Percentage
ADAR	77%
Preservation	18%
Bike/Ped	5%

Schedule

Advanced Plans Completion: 4/2/2020
 Final Plans Completion: 7/28/2020
 Bid Opening: 11/5/2020
 Construction: December 2020 – October 2021



Construction

Temporary Pedestrian Access Routes (TPARs)

Where	Type	Where	Type
Vick Ave	Marked	Narcissus Ct	Marked
Van Kleeck Pl / Oakcrest Dr	Signalized	Orchard Heights Rd (2)	Signalized
Wallace Rd Park & Ride	Marked	Glen Creek Rd (2)	Signalized
River Bend Rd	Signalized	Taggart Rd (2)	Signalized
Orchardview Ave	Marked	Second St	Temp RRFB & Markings
Lynda Ln	Marked	Edgewater St	Signalized



Construction

- No full road closures are planned
- Single-lane closures only
- Standard truck freight mobility will be maintained throughout the project
- Mobility for over-dimensional loads up to 12 feet wide (annual permits) will be maintained during daytime hours
- Larger Loads can still be accommodated:

With 7-day advanced notice – should be no delay
 Without advanced notice – could be a delay up to 20 minutes



Construction – Single-Lane Closures

Needed for worker safety during ADA ramp construction and lane paving

- Michigan City Lane to Wallace Road Park & Ride
Between 9:00 p.m. Sunday and 12:00 p.m. Friday (open weekends)
- Wallace Road Park & Ride to Orchardview Avenue
Daily, Monday through Thursday, between 9:00 a.m. and 3:00 p.m.
Friday, between 9:00 a.m. and 12:00 p.m.
Nightly, Sunday night through Friday morning, between 6:00 p.m. and 6:00 a.m.
- Orchardview Avenue to Edgewater Street Northbound Lanes
Nightly, Sunday night through Friday morning, between 8:00 p.m. and 6:00 a.m.
- Orchardview Avenue to Edgewater Street Southbound Lanes
Nightly, Sunday night through Friday morning, between 6:00 p.m. and 5:00 a.m.



Construction

- The contractor will construct the project in any sequence that works for their project delivery needs
- More than one area may be under construction at any given time
- Paving will be done at night



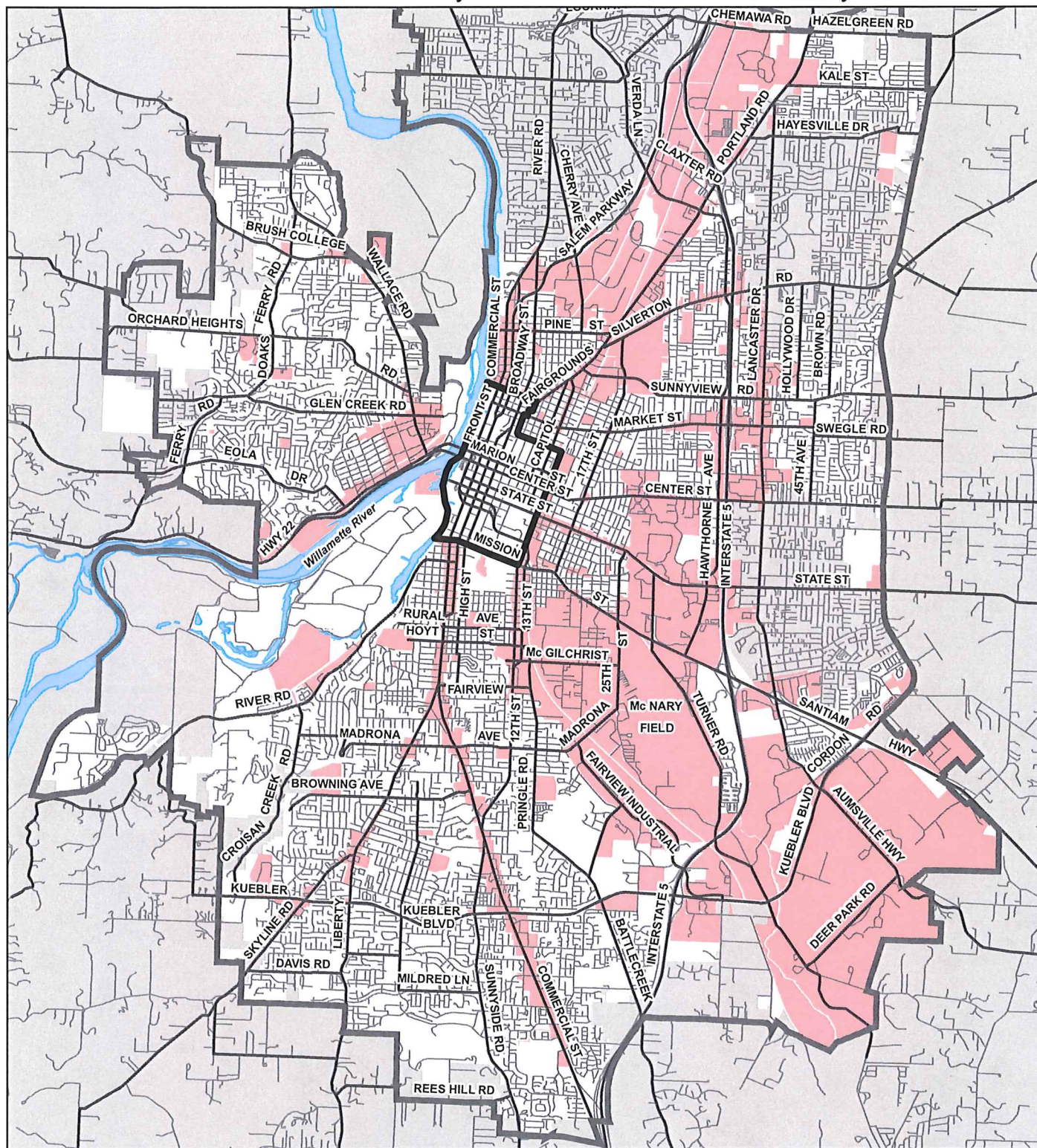
Thank you!

Questions?

Design Contact: Carol Houk, Transportation Project Manager
 Desk: 541-757-4137
 Cell: 503-302-3874
 Email: carol.s.houk@odot.state.or.us

Proposed Allowed Camping Areas

Salem Zoning other than EFU, RA, RS, RD, RM-I, RM-II, RH, FMU, or NCMU and not within a City Park or the CSDP Boundary



Legend

- Proposed Allowed Camping Areas
- Central Salem Development Plan (CSDP) Boundary
- Outside Salem City Limits
- Urban Growth Boundary
- Major Streets
- Other Streets

0 1,500 3,000 6,000 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.