



# 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

- Nicholas Bondaug-Winn - Chair
- Jeff Miller – Vice Chair
- Brandon Fahlman
- Kathy Goss
- John Hannam
- Dwayne Hilty
- Tim Klarr
- Mark May
- Mike Pennington
- Open (Partial Term to 2019) – Business/Property Owner in WSURA*
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### 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 6, 2019 - 7:30 a.m.  
West Salem Public Library  
395 Glen Creek Rd NW

1. OPENING EXERCISES  
Call to Order, Roll Call, Introductions, and Announcements
2. APPROVAL OF ADDITIONS AND DELETIONS TO AGENDA
  - a. February 6, 2018
3. APPROVAL OF MINUTES
  - a. December 5, 2018
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. West Salem Redevelopment Advisory Board meeting location change from the West Salem Library to the Urban Development Department at 350 Commercial St NE
6. DISCUSSION/INFORMATION REPORTS
  - a. West Salem Redevelopment Grant Program report (Banford/All – 5 min)
  - b. Fiscal year 2019-2020 budget (Banford/All – 20 min)
  - c. Updates from the Edgewater Partnership, West Salem Business Association, and West Salem Neighborhood Association (Hilty/Klarr/All – 5 min)
  - d. March 6 Meeting Topics (Banford/All – 5 min)
7. ADJOURN

**Next Meeting: March 6, 2019**



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



Wednesday December 5, 2018 – 7:30 a.m.  
Urban Development Office  
350 Commercial NE

<http://media.cityofsalem.net/meetings/audio/west-salem-redevelopment-advisory-board-audio-2018-12-05.mp3>

1. **OPENING EXERCISES** 00:00:00  
**CALL TO ORDER:** 7:34 a.m.  
**ROLL CALL:** Nicholas Bondaug-Winn-Chair, Brandon Fahlman, John Hannam, Dwayne Hilty (7:38), Mark May (7:38), Jeff Miller-VC, Tim Klarr, Mike Pennington, Herb Shaw  
**MEMBERS ABSENT:** Kathy Goss, Lyle Mordhorst  
**STAFF:** Tory Banford, Annie Gorski, Sara Long, Therese Van Vleet-UD;  
**GUESTS:** Katya Goloviznina, Mike Studer, Leroy Hedberg  
**INTRODUCTIONS:** N/A
  
2. **APPROVAL OF AGENDA** 00:00:35  
**Motion:** Move to approve the agenda for December 5, 2018, as presented.  
**Motion by:** Board Member Miller  
**Seconded by:** Board Member Hannam  
**Action:** Agenda for December 5, 2018, approved as presented.  
**Vote:** Aye: Unanimous **MOTION CARRIES**
  
3. **APPROVAL OF MINUTES** 00:01:10  
**Motion:** Move to approve the minutes for November 07, 2018, as presented.  
**Motion by:** Board Member Shaw  
**Seconded by:** Board Member Miller  
**Action:** Approved the November 07, 2018, minutes as presented.  
**Vote:** Aye: Unanimous **MOTION CARRIES**
  
4. **APPEARANCE OF INTERESTED CITIZENS–PUBLIC COMMENT** 00:01:25  
None
  
5. **ACTION ITEMS**  
None
  
6. **DISCUSSION/INFORMATION ITEMS** 00:01:50
  - a. **Status of grant funded projects**  
**Presentation:** Tory Banford and Mike Studer  
**Comments and questions:** Banford, Miller, Klarr, Shaw, Studer, May, Gorski, Bondaug-Winn, Hilty.
  
  - b. **Presentation on the North Gateway Urban Renewal Area** 00:21:25  
**Presentation by:** Sara Long  
**Comments and questions:** Long, Banford, Bondaug-Winn, Miller, Klarr, Gorski
  
  - c. **Initial discussion on the fiscal year 2019-2020 budget** (Taken after d.) 00:45:40  
**Presentation:** Tory Banford  
**Comments and questions:** Banford, Miller, Bondaug-Winn,

**d. Updates from the Edgewater Partnership, West Salem Business Association, and West Salem Neighborhood Association** (Taken out of order, before c.) 00:41:50

**Presentation:** Dwayne Hilty/ Tim Klarr  
**Comments and questions:** Klarr, Hilty

**e. February 6 Meeting Topics** 00:50:10

**Presentation:** Tory Banford  
**Comments and questions:** Banford, Klarr, May, Gorski, Hilty, Miller, Bondaug-Winn

7. **ADJOURNMENT:** 08:53 a.m.      **NEXT MEETING:** February 6, 2019      01:04:59

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

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WEST SALEM REDEVELOPMENT GRANT PROGRAM

DATE	ADDRESS	PROJECT TYPE	RECIPIENT	PROJECT COSTS	GRANT ELIGIBLE PROJECT COSTS	GRANT AMT	APPRAISED VALUE	ESTIMATED JOBS
5/23/2016	1395 EDGEWATER ST NW	NEW CONSTRUCTION	VICTOR	\$555,066	\$401,260	\$80,260	\$1,280,000	25
8/23/2016	820 WALLACE RD NW	EXPANSION	MACKAY	\$662,332	\$423,872	\$94,775	\$1,565,000	4
1/12/2017	576 PATTERSON ST NW	MANUFACTURING	BLACKBURN	\$506,692	\$355,677	\$81,135	\$2,400,000	5
5/24/2017	576 PATTERSON ST NW	ENV CLEAN UP	BLACKBURN	\$718,615	\$458,500	\$96,700	\$0	0
5/19/2017	440 VEAL LN NW	NEW CONSTRUCTION	TARTER	\$563,029	\$442,667	\$98,533	\$600,000	5
6/26/2017	295 PATTERSON ST NW	NEW CONSTRUCTION	FAHLMAN	\$227,015	\$152,670	\$40,534	\$245,000	1
4/11/2018	525 9th ST NW	NEW CONSTRUCTION	SNOOK	\$12,732,342	\$3,537,606	\$300,000	\$14,000,000	70
7/13/2018	665 MURLARK AVE NW	MANUFACTURING	LYMAN	\$863,895	\$810,364	\$167,073	\$900,000	4
10/18/2018	5381 WOODSCAPE DR SE	NEW CONSTRUCTION	STUDER	\$3,419,858	\$2,128,250	\$300,000	\$4,000,000	26
Totals				\$20,248,844	\$8,710,866	\$1,259,010	\$24,990,000	140

**Anticipated New Projects**

Project	Scope	URA Plan ?	Support	Cost	Comments
Prepare for the design of 2nd St NW and the crossing of Wallace Rd NW to Marine Dr NW	Set aside remaining \$1,500,000, in preparation for engineering design of 2nd St NW and the crossing of Wallace Rd NW to Marine Dr NW	Yes	TBD	\$1,500,000	Remaining funds; \$1.5 million set aside for design in FY 2018/19 in preparation for policy decisions and engineering design

**Existing Projects that can be Re-Capitalized**

Project	Scope	URA Plan ?	Support	Cost	Comments
Redevelopment Grant Program	Recapitalize to prepare for new applicants	Yes	WSRAB	\$200,000	Some carryover from FY 18-19 expected; currently at \$716,163 available, maintain around \$900,000 for future applicants

**Other Possible Projects**

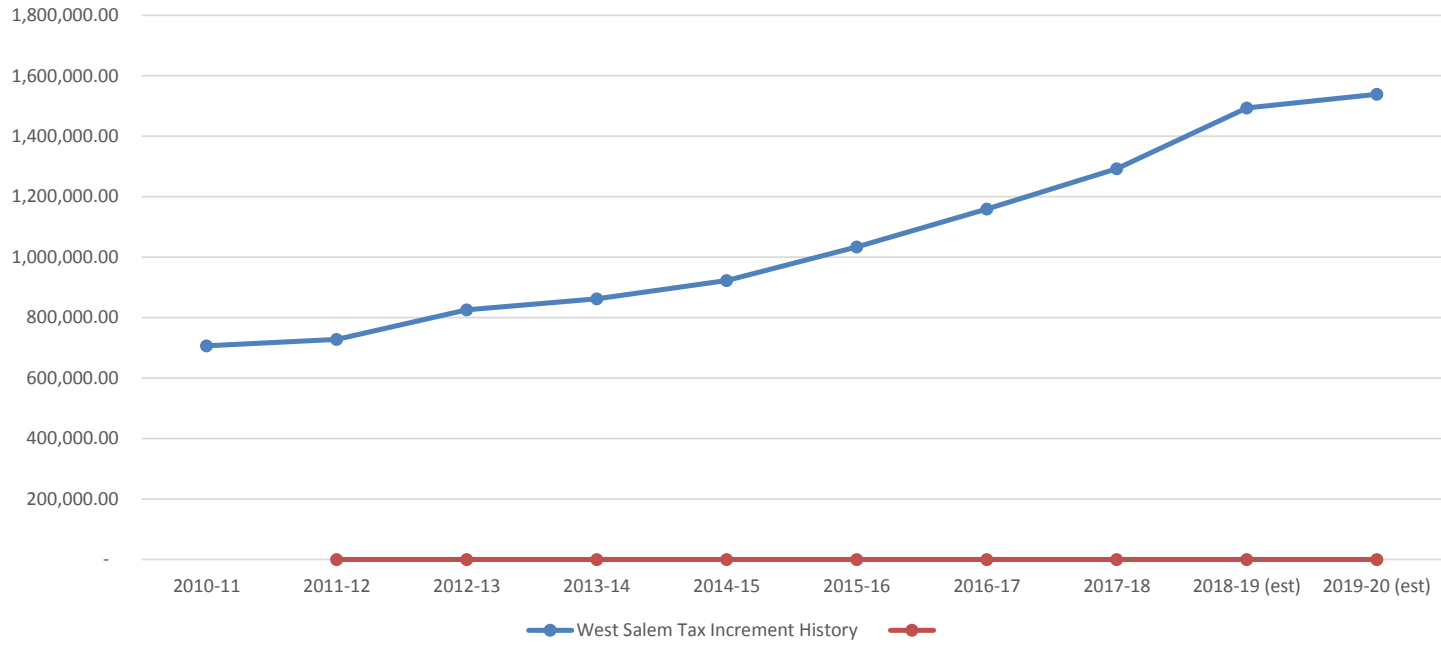
Project	Scope	In URA Plan?	Support	Cost	Comments
Acquisition and Redevelopment Opportunity Fund	Set aside around \$100,000 per year to prepare for land acquisition or redevelopment opportunities	Yes	TBD	\$100,000	Retention of funds for opportunity property acquisition for redevelopment; \$100,000 reserved in FY 2018/19

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**\$1,800,000**      **Total FY 2019-2020 project costs**

**Note: \$2.8 million in available funds for FY 2019-2020**

### West Salem URA

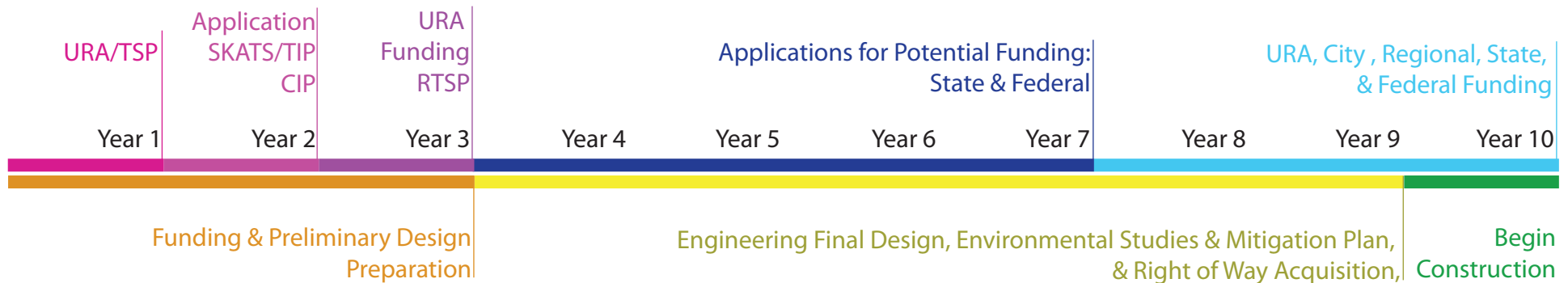


# West Salem Business District Transportation Improvements

## Grade Separated Crossing of Wallace Rd NW at 2nd St NW

(Estimated timing for policy considerations and design preparations.)

### Policy & Funding Horizon (require approval by governing bodies)



### Design & Permitting Horizon (require approval by permitting bodies)

Grade separated crossing of Wallace Rd NW at 2nd St NW - Studies in 2016 and 2017 show cost estimates between \$22 million to \$35 million.

URA - City of Salem Urban Renewal Agency determination on the type of grade separated crossing

TSP - Amend the City of Salem Transportation System Plan to include the transportation project

SKATS/TIP - Salem Keizer Area Transportation Study Transportation Improvement Plan

CIP - City of Salem Capital Improvements Program to include the project

RTSP - Regional Transportation System Plan to include the project