



URBAN RENEWAL AGENCY

Urban Development Department

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Downtown Advisory Board

Board Members

Aaron Terpening, Chair
Linda Nishioka
Brad Compton
Tyson Giza
Hilary Holman-Kidd
Joshua Kay, Vice-Chair
Vincenzo Meduri
Scott McLeod
Dana Vugteveen
Laurie Miller

City Staff

Sheri Wahrgren, Downtown Revitalization
Rebecca Ziegler, Project Manager
Anita Sandoval, Supervisor
www.cityofsalem.net

Next Meeting:

March 26, 2020

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Meeting Agenda

Thursday March 12, 2020
12:00 p.m. – 1:30 p.m.
UD Conference Room
350 Commercial St NE

1. Opening exercises
2. Approval of Agenda
3. Approval of Minutes from February 27, 2020
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. Approval of FY 2020-21 Riverfront Downtown Urban Renewal Area Budget
6. Information Reports
7. What's Happening Downtown
8. Adjournment

MINUTES

Downtown Advisory Board

Thursday, February 27, 2020–12:00 P.M.
Urban Development Conference Room
350 Commercial St NE

1. CALL TO ORDER

Call to Order and Roll Call: 12:03 PM

Roll Call: Brad Compton; Hilary Holman-Kidd; Scott McLeod; Laurie Miller; Linda Nishioka; Aaron Terpening; Vincenzo Meduri; Dana Vugteveen

Absent: Joshua Kay; Tyson Giza

Staff: Anita Sandoval; Sheri Wahrgren; Rebecca Ziegler

Guest: Charles Weathers

2. APPROVAL OF AGENDA

Motion: Move to approve the agenda for February 27, 2020, as presented

Motion by: Board Member Compton

Seconded by: Board Member Meduri

Action: Approved the agenda for February 27, 2020, as presented.

Vote: Aye: Unanimous **Motion PASSES**

3. APPROVAL OF MINUTES

Motion: Move to approve the Minutes from February 13, 2020, as presented.

Motion by: Board Member Meduri

Seconded by: Board Member Miller

Action: Approved the Minutes from February 13, 2020; as presented.

Vote: Aye: Unanimous **Motion PASSES**

4. PUBLIC COMMENT on items not on the agenda

Comments/Questions: Wahrgren, Holman-Kidd, Nishioka

Charles Weathers presented a Mixed-Use development at 990 Broadway St NE and an archeological dig at the neighboring lot where the former Jason Lee House was located.

5. ACTION ITEMS -

a. Approval of FY 2020-21 Proposed Parking Fund Budget – Renee Frazier

Comments/Questions: Terpening, Vugteveen, Wahrgren, Miller, Meduri, Nishioka, McLeod, Compton

Motion: Move to use \$70,560 of unallocated Parking funds as follows:
\$24,999 toward Marketing and the balance of \$45,561 toward Security

Motion by: Board Member Vugteveen

Amended Motion: Move to use \$70,560 of unallocated Parking funds as follows:

\$25,000 toward Marketing
\$ 6,500 to increase Security
\$39,060 toward Capital Reserve

Seconded by: Board Member Miller

Action: Approved

Vote: Aye: Unanimous **Motion PASSES**

Motion: Increase Parking Permit fees across the board (excluding Riverfront Park surface lot) by \$5/month

Motion by: Board Member Vugteveen

Seconded by: Board Member Miller

Action: Approved

Vote: Aye: Unanimous **Motion PASSES**

Motion: Increase Parking District Tax by the maximum of \$2.
Motion by: Board Member Vugteveen
Seconded by: Board Member Meduri
Action: Approved
Vote: Aye: Unanimous Motion **PASSES**

6. INFORMATION REPORTS

a. Overview of Draft FY 2020-21 Riverfront Downtown Budget – Renee Frazier

Comments/Questions: Terpening, Vugteveen, Wahrgren, Nishioka, Meduri

Staff will bring a proposed recommended FY 2020-21 Riverfront budget for DAB consideration at the March 12 meeting.

7. “WHAT’S HAPPENING DOWNTOWN?” -

8. ADJOURN – 1:33 p.m. Next Meeting: March 12, 2020



MEMORANDUM

Urban Development Department

DATE: March 12, 2020
TO: Downtown Advisory Board
FROM: Sheri Wahrgren, Downtown Revitalization Manager
SUBJECT: Information Sharing – Riverfront Downtown Urban Renewal Area (RDURA) Draft FY 2020-21 Budget

At the February 27, 2020, Downtown Advisory Board meeting, the draft RDURA budget for FY 20-21 was reviewed. Comments were raised regarding the allocation of RDURA funds to address the challenge of homelessness and concerns regarding the financial burden and concentration of services within the RDURA.

The following questions that are being shared with the full board were presented to staff after the 2/27 meeting regarding the line items in the budget for homeless projects:

Q: Where did the \$8.7M number come from? Is it just the number to balance the expenses proposed?

A: The \$8.7M is the net proceeds we would receive if we issued a \$10M bond. We are required to fund a reserve equal to one year's debt payment out of our proceeds, which is \$1.3M. The \$10 M was an initial estimate for discussion purposes.

Q: Why not use a larger amount and fund more streetscape implementation or fund expenses related to UGM site?

A: The URA could consider issuing a larger amount of long-term debt; the proposed \$10 M debt issuance, plus the amount of revenue we would receive from our usual yearly short-term issuance give us \$6M in unallocated funds (in the current draft) in 20-21. In future years, it is estimated we could still do approximately \$5 M of new projects each year until the debt is paid off in 10 years.

Q: Is the \$1.5M for toolbox just a guess on how much will be needed?

A: Yes, it is based on the projects that are anticipated to access the grant program.

- Q: Are there more details on the UGM related site expenses?**
A: We are currently waiting for our consultant to provide an estimated cost for any necessary abatement. \$100,000 was put in the draft budget as a “placeholder” to ensure we have some budget authority for this work. If the estimates are substantially higher, we would have to request additional funds from the Agency.
- Q: Should we start thinking about funding demolition, environmental, zoning and code research for the UGM/Saffron sites?**
A: This is something that can be discussed with the Director. The DAB could make it part of their recommended budget for 20-21.
- Q: What is the timing of UGM moving?**
A: Recent information indicates the new shelter is estimated for completion in Spring 2021.
- Q: Are there any projects related to the High Speed/Broadband Study?**
A: Any projects related to High Speed/Broadband would be addressed during the implementation of the streetscape plan.
- Q: Where did the \$4.150M number for the navigation center come from?**
A: It is an estimate provided as a result of research done by our real estate team and City leadership to purchase and renovate a site downtown. Multiple sites have been researched over the past few months, but at this time we are unable to provide specific locations.
- Q: Where did the \$2M for opportunity purchase come from?**
A: This amount is also a “placeholder” to allow the Agency to purchase sites which may become available in the coming year(s) to incent further redevelopment.
- Q: Where did the \$6.113M for future projects come from?**
A: This is the amount of funds remaining unallocated in the current year’s draft budget. Some of those funds could be recommended for 20-21 projects, or the entire amount could be rolled over for future year projects.
- Q: Is the purchase of the UGM site funding the build for the new facility?**
A: In 2016 DAB and staff worked together to identify multiple locations in downtown as Acquisition Opportunities. One of those sites was the UGM/Saffron properties. After meeting with property owners associated with the acquisition opportunity locations, this was the only block that had owners interested in selling or didn’t have some other use of their buildings/property in the works. While it does help fund the UGMs relocation and development of their new site, that was not the original

purpose. It was identified by DAB as a great redevelopment opportunity. Later this year we will be starting discussions about what we would like to see on that block in preparation for development of an RFP for redevelopment.

Q: Is there funding for operations of a Navigation Center if one is purchased?

A: There is proposed funding for operations from the state legislature which will require that the City have funding in the project also.

Q: Are there other funding sources and locations throughout the City that could address the building needs and fund homeless projects?

A: The City's General Fund is more limited, making the use of RDURA funds more effective and efficient for acquisition and renovation.

With respect to issuing a bond to fund the costs of homeless projects including acquisition and renovation, the City's last general obligation bond issuance took a significant amount of time to get passed, and the funding for the Navigation Center, as well as the need, are on an urgent timeline. URA is really our only tool to fund acquisition and renovation in a timeline to meet both the urgent need and the legislative timeline.