

# MINUTES

## Downtown Advisory Board Sub-Committee

Wednesday, August 05, 2020 - 1:30 p.m. – 3:00

<http://media.cityofsalem.net/meetings/audio/downtown-advisory-board-sub-committee-2020-08-05.mp3>

### 1. OPENING EXERCISES

**Call to Order and Roll Call:** 1:30 PM

**Members:** Linda Nishioka, Tyson Giza

**Absent:** Vincenzo Meduri

**Staff:** Sheri Wahrgren

### 2. DISCUSSION/INFORMATION ITEMS

UGM/Saffron Redevelopment Opportunity Discussion

- Zoning was reviewed.
- Overlay impacts were discussed.
- Project recommendations were considered.
  - i.e. housing, grocery store, retail, etc.
    - Points for creativity and inclusivity
    - Allow flexibility of submissions
- Points for incentives (tax exemptions, grants, waivers, etc.) for types of activities
  - i.e. housing, live/work, grocery store, retail, etc.
  - Suggestion: Employ actuary to see feasibility of each incentive.
    - Cost/Benefit analysis (Renee Frazier)
- Applicant screening – prequalification:
  - Past projects
  - Size of projects
  - Experience
  - References
  - Team members, etc.
- Tax increment considerations
  - Tax deferral or not - to defer taxes
  - Timing of deferrals
- Parking
  - Cost of parking
  - Space capacity
  - Parking formula for grocery stores
- Feasibility of a grocery store at the site was discussed
  - Flood zone was discussed – zone X minimal flooding
- Goal: Create a list to take to DAB August 27, for early priority input.
  - Consider giving more money and incentives to a higher cost project
  - Projects must attract viability to downtown
  - Projects must be feasible/viable
  - Purchase of adjacent building/properties?
  - Partition or divide site?

**3. ADJOURNMENT** 2:33 p.m.

**NEXT MEETING** - TBD