

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

Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available by request. To request such an accommodation or interpretation, contact the ADA Liaison at 503.588.6178 [Urbandev@cityofsalem.net](mailto:Urbandev@cityofsalem.net) at least **two (2) business days** before meeting; or TTD/TTY telephone 503.588.6439, is also available 24/7.

## **NORTH GATEWAY REDEVELOPMENT ADVISORY BOARD**

### Board Members

Jerod Martin-Chair  
Mike White-Vice Chair  
Nate Levin  
Mark Adams  
Pedro Mayoral  
Mike Alley  
Scott Cantonwine  
John Lucas  
(3) vacant positions

### City Staff

Sara Long, Project Manager  
Anita Sandoval, Office Supervisor

Next Meeting: August 4, 2022

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

◆ Reasonable accommodation and accessibility services will be provided upon request ◆

◆ Servicios razonables de alojamiento y accesibilidad se facilitarán por petición ◆

## **MEETING AGENDA**

June 2, 2022 8 a.m.  
Location: Virtual Meeting

\*\*Due to the COVID-19 Pandemic, this meeting is being conducted virtually, with remote attendance by the governing body. No in-person attendance is possible. Interested persons may view the meeting online on [YouTube](https://www.youtube.com/watch?v=...). Please submit written comments on agenda items by 5:00 p.m., or earlier, one day prior to the day of the meeting at [NGRAB@cityofsalem.net](mailto:NGRAB@cityofsalem.net)

1. Call to Order / Roll Call
2. Approval of Agenda  
a. June 2, 2022
3. Approval of Minutes  
a. February 3, 2022
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. Portland Road Light Pole Replacement: *Kevin Hottmann (15min)*
6. Informational Items  
a. Riverfront URA Activity Update: *Sheri Wahrgren (15 min)*  
b. Strategic Grant Program Update: *Staff (10 minutes)*  
c. What's Happening/Other Updates: *Staff/Board*
7. Adjourn

Remember to declare potential or actual conflicts of interest prior to each item on the agenda



**ACTION AGENDA/MINUTES  
NORTH GATEWAY  
REDEVELOPMENT ADVISORY BOARD**  
Thursday, February 3, 2022, 8:00 AM  
Virtual Meeting



[You Tube](#)

**1. CALL TO ORDER, ROLL CALL**

**Call to Order:** 8:01 AM

**Roll Call:** Mike Alley, Nate Levin, Jerod Martin (C), Mike White (VC), Mark Adams

**Excused:** Barb Hacke-Resch, Pedro Mayoral

**Staff:** Michael Brown, Courtney Knox-Busch, Sara Long, Anita Sandoval

**2. APPROVAL OF AGENDA**

**Motion:** Move to approve the Action Agenda of February 3, 2022, as presented

**Motion by:** Board Member Adams

**Seconded by:** Board Member Alley

**Action:** Approved

**Vote: Aye:** Unanimous                      **Motion PASSED**

**3. APPROVAL OF MINUTES**

**Motion:** Move to approve the Minutes for October 7, 2021, as presented

**Motion by:** Board Member Alley

**Seconded by:** Board Member Adams

**Action:** Approved

**Vote: Aye:** Unanimous                      **Motion PASSED**

**4. PUBLIC COMMENT**

None

**5. ACTION ITEMS**

**a. Election of Officers**

**Nomination for Chair:** Martin                      Alley    **Acceptance:** yes

**Nominated by:** Adams                              **Seconded by:** Alley

**Motion:** Move to appoint Jerod Martin for NGRAB Chair for one year.

**Action:** Appointed Jerod Martin as NGRAB Chair for one year.

**Vote:**                      **Aye: Unanimous**

**Nomination for Vice-Chair:** Adams                      **Acceptance:** yes

**Nominated by:** Martin                              **Seconded by:** Alley

**Motion:** Move to appoint Mark Adams for NGRAB Vice-Chair for one year.

**Action:** Appointed Mark Adams as NGRAB Vice-Chair for one year.

**Vote:**                      **Aye: Unanimous**

**b. Discussion and Recommendations for FY 2022-2023 Budget Priorities – Sara Long/Michael Brown**

Comments/Questions: Alley

**Motion:** Move to recommend the FY 2022-23 Budget as presented  
**Motion by:** Board member Adams  
**Seconded by:** Board member Martin  
**Action:** Approved  
**Vote: Aye:** Unanimous                      **Motion Passed**

**6. INFORMATION ITEMS**

**a. Salem Community Improvement Bond – Courtney Knox-Busch**

Presentation attached.

Comments/Questions: Adams, Martin

**b. What's Happening/Other Updates:**

Comments/Questions: Martin, Long

- The March meeting is cancelled
- Board membership recruitment is underway; if there are suggestions please pass that information along to staff
- The new Strategic Project grant program has been approved by the Agency Board

**7. ADJOURN 8:51 AM**

**NEXT MEETING: TBD**



# Salem Community Improvement Bond



**January 2022**

*Fire engine, McKay Park, Rosemont Avenue NW between 8<sup>th</sup> and Cascade Drive NW*



# Community Improvement Bond: 2022

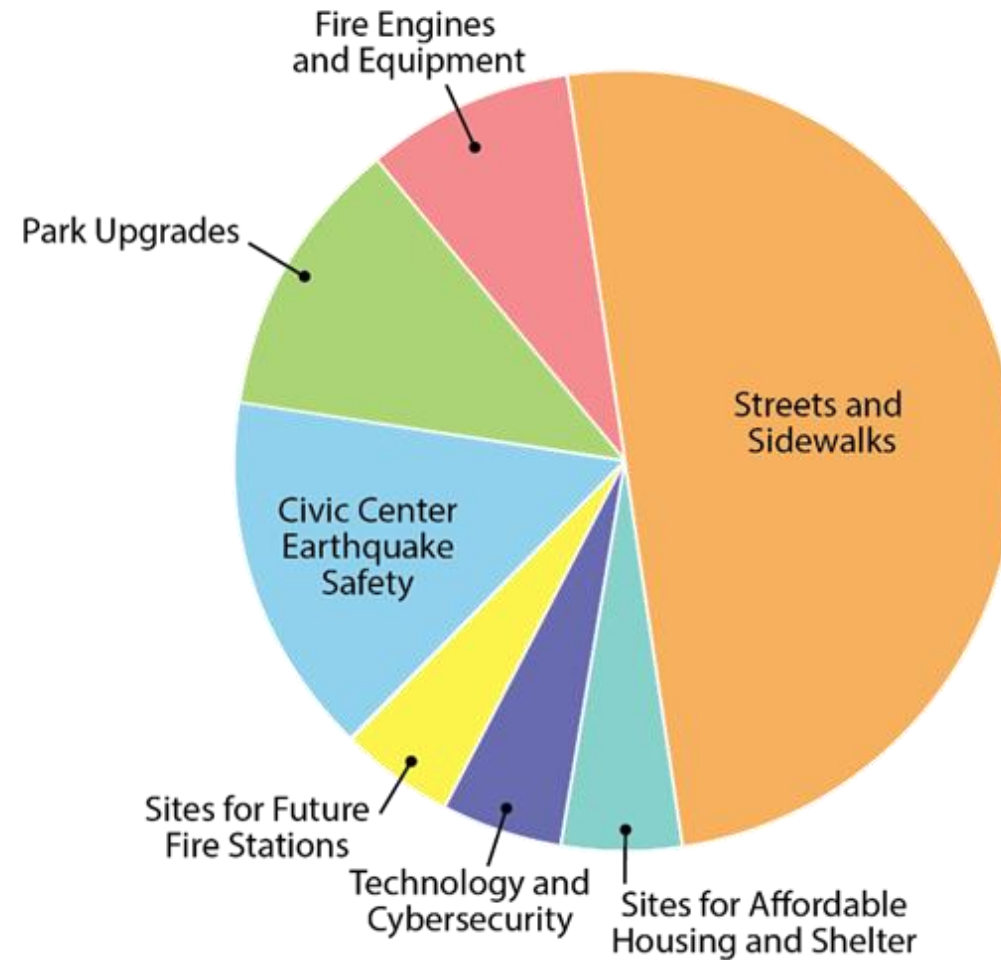
- General Obligation Bond
- Up to \$300 million for 10 years
- Keeps a level tax levy rate without increasing the City's property tax rate
- Plans and funds major capital needs for 10 years



Secor Park, Fire engine, 25<sup>th</sup> and Madrona intersection

# The Need

## Salem Community Improvements – Funding Needs *Up to \$300 Million*





# First: Fire Engines and Equipment

Purchased in 2006, Salem's fire engines and ladder trucks are nearly 15 years old and reaching the equivalent of 400,000 road miles.

Bond would:

- Replace fire engines, ladder trucks
- Purchase vehicles for:
  - Heavy and light rescue; aircraft rescue and firefighting, air support
  - Wildland/grass fire
  - Paramedics
- Purchase rescue tools like **“jaws of life”**,



# Streets and Sidewalks

## *Example Project Ideas*

As Salem's 2008 bond measure winds down, transportation needs still exceed available funding.

With community input, a new list of priority projects is being developed and may include things like:

- Upgrade streets **with sidewalks, curbs, streetlights, bike lanes and/or center turn lane to two-lane collectors or arterial streets**
- Construct new streets, replace/add traffic signals
- Rehab and replace major streets, bridges
- Install safer crossings, sidewalks and safe bicycle routes



# Parks Upgrades

## *Example Project Ideas*

Aging park facilities need updates. In some cases, community-driven master plans for individual parks point to park needs.

Other ideas:

- Develop turf fields
- Rehab playgrounds, paths, skate park, tennis/pickleball courts
- Replace restrooms
- Build new park facilities like playgrounds, event spaces, dog parks, trails, sports fields, and parking lots



*Nelson Park*

# Sites for Affordable Housing and Shelter

## *Example Project Ideas*

Additional strategic investments in new permanent affordable housing and temporary shelter may help with sheltering crisis.



*Redwood Crossings, Salem Housing Authority*



# Civic Center, Future Fire Stations

- **Civic Center earthquake safety.** 50-year-old building needs renovation to meet earthquake standards and improve accessibility. Similar to recent Salem Public Library project.
- **9-1-1 Call Center** (Salem's part)
- **Sites for future Fire stations to meet community need**



*Salem Civic Center Atrium*

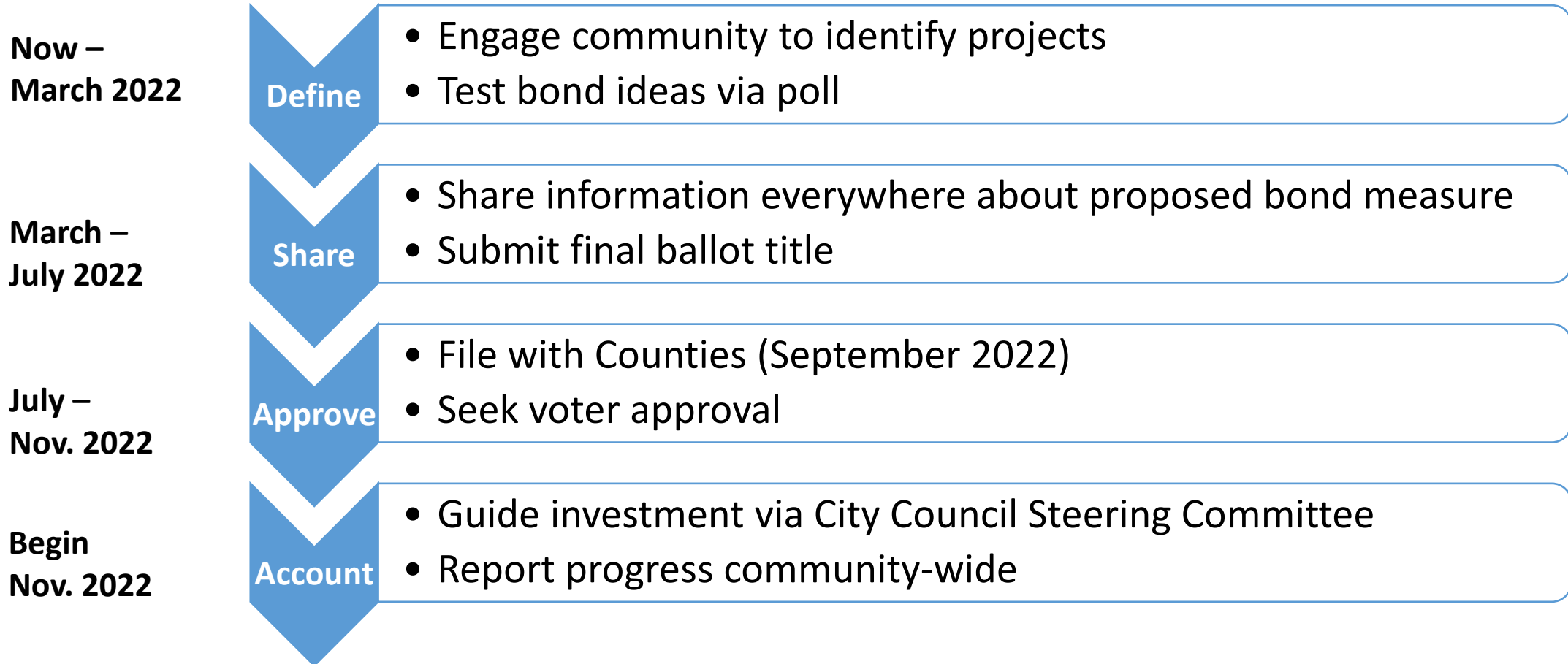


# Technology and Cybersecurity

Every aspect of City of Salem service to residents and businesses is reliant on technology.

- **Need up-to-date and fail-safe cybersecurity.**
- **Need to install backup fiber network and data storage, and to replace aging technology.**

# Next Steps



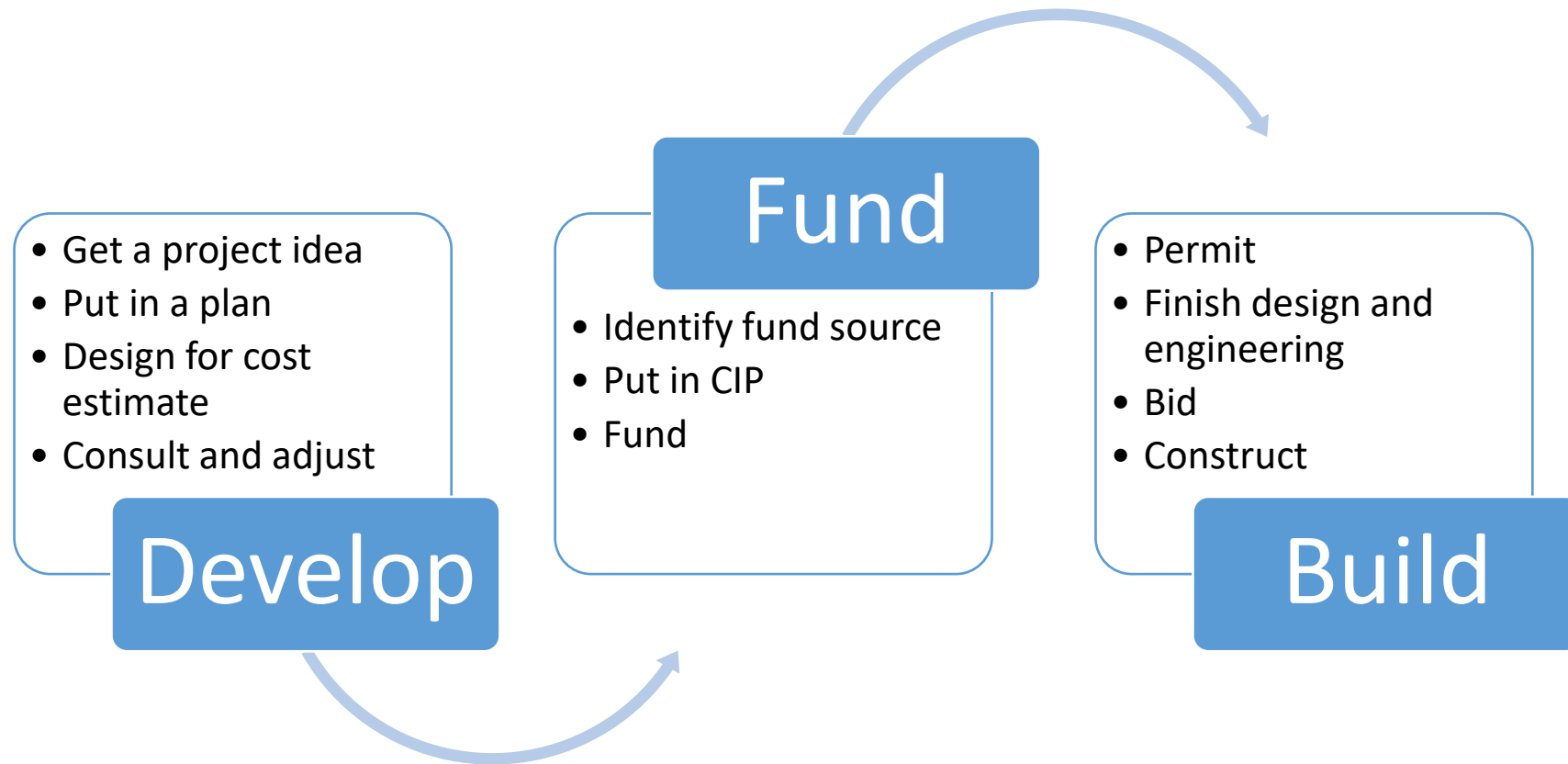
# Questions?



# Is it needed, with Biden's plan for funding?

- **Our assets total more than \$2 billion**
- **Even if we were competitive for these funds, they are likely to have federal requirements**
  - Making projects more expensive and taking longer
  - Makes sense for larger cost items, already engineered to that standard
- **Community-sourced project ideas**
  - Tailored to our local need

# Lifecycle of a Capital Project



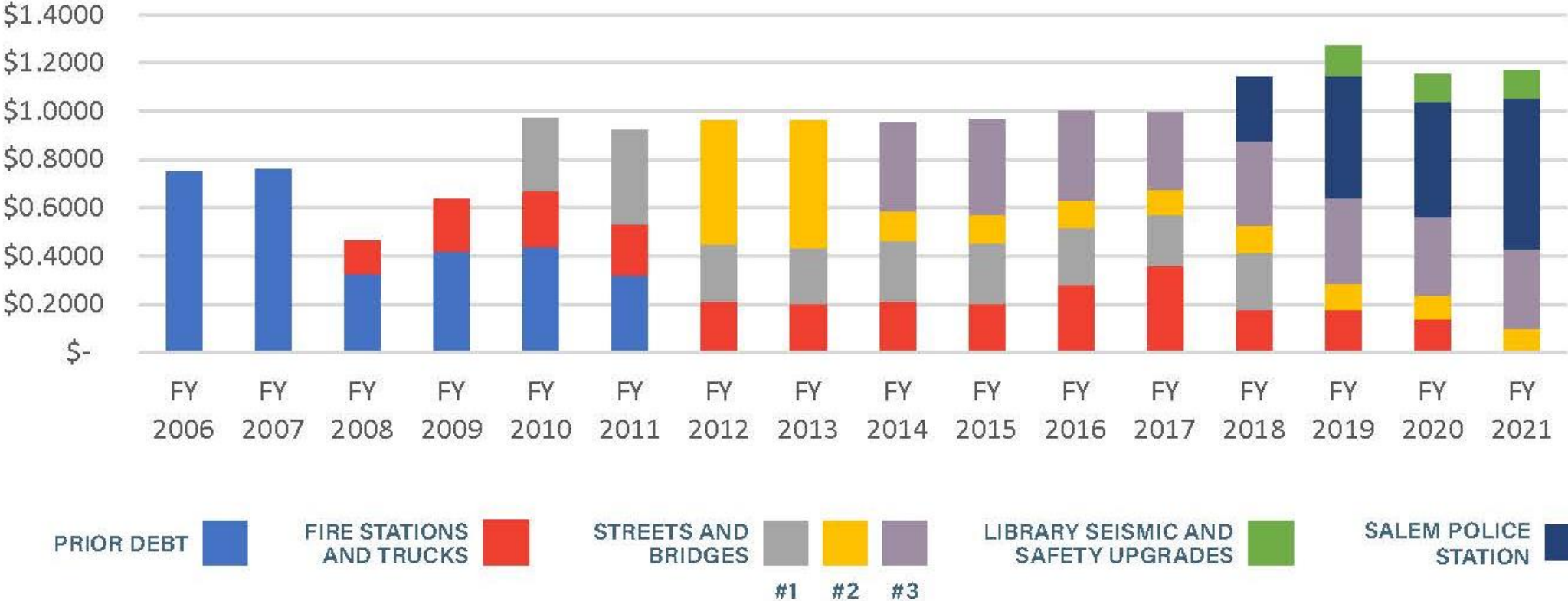
# City Operations

- Funding day-to-day operations remains challenging
- American Rescue Plan Act bridges gap
- Support from 2021 Legislative Session sustains investment in sheltering for near-term



# Setting the Context – Recent Bond Experience

Historic Bond Levy over Time



# The Need

Category	Amount (In Millions)	Fixed or Scalable
Fire Trucks and Equipment	\$ 26	Fixed
Housing and Sheltering Investments	15	Scalable
Street, Bridges, and Sidewalks	150	Scalable
Parks and Recreation Equipment	35	Scalable
Secure and Redundant Information Technology Systems	15	Fixed
Civic Center Seismic Upgrade	45	Fixed
Fire Stations	14	Fixed
<b>Total</b>	<b>\$300</b>	