



# City of Salem

## North Gateway Redevelopment Advisory Board

October 6, 2022  
8:00 AM – 9:00 AM Virtual

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

### **PARTICIPANTS**

#### Board Members

Jerod Martin, Chair; Mark Adams, Vice-Chair; Nate Levin; Pedro Mayoral; Mike Alley; Scott Cantonwine; Deacon Lucas; Mike White

#### Staff

Sara Long; Irma Rivera

### **AGENDA**

1. Welcome and call to order
2. Approval of Agenda
3. Approval of Minutes from June 2, 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. None
6. Discussion/Information Reports
  - a. Ethics Training- Brian Luse, Staff
  - b. Grant Programs Update- Sara Long, Staff
  - c. Single Property Tax Increment Districts for Affordable Housing- Sara Long, Staff
  - d. What's Happening/Other Updates
7. Adjourn

### **Next Meeting: November 3, 2022**

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](#). Please submit written comments on agenda items, or pre-register to provide Public Comment, by 5 p.m. or earlier one day prior to the day of the meeting at [NGRAB@cityofsalem.net](mailto:NGRAB@cityofsalem.net).

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 503-540-2371 (TTD/TTY 503-588-6439) at least two business days in advance.

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 of Salem also fully complies with Title VI of the Civil Rights Act of 1964, Americans with Disabilities Act of 1990, and related statutes and regulations, in all programs and activities.



**ACTION AGENDA/MINUTES  
NORTH GATEWAY  
REDEVELOPMENT ADVISORY BOARD**  
Thursday, June 2, 2022, 8:00 AM  
Virtual Meeting



[You Tube](#)

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

**Call to Order:** 8:04 AM

**Roll Call:** Mike Alley, Nate Levin, Jerod Martin (C), Mike White (VC), Mark Adams, Pedro Mayoral, Scott Cantonwine (8:40am), Deacon Lucas

**Absent:** Pedro Mayoral

**Staff:** Kevin Hottmann, Sara Long, Irma Rivera, Anita Sandoval, Sheri Wahrgren

**2. APPROVAL OF AGENDA**

**Motion:** Move to approve the Action Agenda for June 2, 2022, as presented

**Motion by:** Board Member Levin

**Seconded by:** Board Member Alley

**Action:** Approved

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

**3. APPROVAL OF MINUTES**

**Motion:** Move to approve the Minutes from February 3, 2022, as presented

**Motion by:** Board Member Levin

**Seconded by:** Board Member Adams

**Action:** Approved

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

**4. PUBLIC COMMENT**

Mark Wigg

Comments/Questions: Adams, Levin

**5. ACTION ITEMS**

**a. Portland Road Light Pole Replacement -Kevin Hottmann**

Comments/Questions: Adams, Levin, Martin

**Motion:** Motion to replace Portland Road light poles as needed from black to aluminum

**Motion by:** Board member Adams

**Seconded by:** Board member Martin

**Action:** Approved

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

**6. INFORMATION ITEMS**

**a. Riverfront URA Activity Update – Sheri Wahrgren**

Comments/Questions: Martin, Adams, Levin, Cantonwine

**b. Strategic Grant Program Update: Sara Long**

Comments/Questions: Adams

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

- Chair Martin welcomed and introduced new board members, Deacon Lucas and Scott Cantonwine
- Discussion surrounding Railroad regarding development and graffiti

Comments/Questions: Cantonwine, Lucas, Long, Adams

7. **ADJOURN** 9:11 AM

**NEXT MEETING:** August 4,2022

**North Gateway URA Capital Grant Program Commitments  
October 2022 Report**

Fiscal Year	Owner/Business	Address	Grant Use	Grant Amount	Match Amount	Status
2017-18	20/10 Products, Inc.	3025 Industrial Way NE	Equipment purchase phase 1 and 2	\$277,161	\$277,161	Closed
2017-18	Jet Industries	1955 Silverton Road NE	Equipment purchase	\$31,025	\$31,025	Closed
2017-18	State Investments	2805 Valpak	Equipment purchase and environmental remediation	\$78,768	\$78,768	Closed
2017-18	Madras Holdings/PES	1415 Tandem Ave	Renovate vacant building into auto detail shop	\$171,187	\$232,128	Closed
2017-2018	MJ Investments	3994 Portland Road NE	New construction	\$300,000	\$300,000	Closed
2017-2018	ZS Properties	1805 Silverton Road NE	Building remodel of Fruit Stand, new exterior, new roof, new frontage	\$265,000	\$265,000	Closed
2017-2018	Aaron Zeeb Family Trust	1925-1935 Silverton Road NE	New construction of 10,000 square foot office space, façade improvements.	\$300,000	\$1,300,000	Closed
2017-2018	Martin/Santiam Electric	3850 Mainline Drive NE	New Construction	\$300,000	\$311,265	Committed**
2017-2018	Innovative Manufacturing & Design	1834 Beach Avenue NE	Equipment Purchase	\$277,500	\$895,526	Closed
2018-2019	Freeman Motors	3784 Portland Road NE	Building renovation - new car dealership and shop	\$300,000	\$517,751	Closed
2018-2019	ZS Properties	1705-25 Silverton Road NE	Building renovation- add office space, restrooms, HVAC	\$298,961	\$298,961	Closed
2018-2019	Ochoa Queseria	3350 Portland Road NE	New Construction - cheese manufacturing and storefront	\$300,000	\$2,100,000	Closed
2018-2019	Jet Industries	1834 Beach Street	Building renovation and equipment purchases	\$101,000	\$109,752	Closed
2018-2019	Motge Inc.	1920-1960 Lana Ave.	Building renovations, replace existing sewer lines	\$272,974	\$272,974	Committed**
2018-2019	Intrinsic Ventures	2195 Hyacinth - North Building	Building renovation	\$300,000	\$300,000	Closed
2018-2019	Watershed, LLC Ph II	2895 Valpak Road NE	Equipment purchase	\$27,702	\$27,702	Closed
2018-2019	Western Professional	3460 Brady Curt NE	Building renovation/addition	\$300,000	\$732,448	Committed**
2018-2019	Vagabond Brewing Ph II	2195 Hyacinth St. NE, Suite 172	Equipment purchase	\$89,620	\$89,620	Closed
2018-2019	20/10 Products, Inc. Ph II	3025 Industrial Way NE	Equipment purchase	\$13,050	\$13,050	Closed
2019-2020	ZS Properties	1815-1825 Silverton Road NE	Building rehabilitation	\$217,700	\$217,840	Committed
2019-20	Redwood Crossings, LLC	4107 Fisher Road NE	Affordable Housing	\$300,000	\$2,500,000	Closed
2019-20	S&V Garcia	2385 Fairgrounds Road NE	New Building Construction	\$300,000	\$782,552	Committed
2020-21	20/10 Properties	1815-1821 Silverton Rd NE	Building Rehabilitation	\$38,933	\$41,067	Committed
2021-22	Zeeb Legacy	1793-1799 Silverton Rd NE	Building Rehabilitation	\$300,000	\$406,450	Committed
2021-22	Karina Rodriguez/Don Pedros	3560 Portland Rd NE	Building Rehabilitation	\$156,160	\$165,840	Committed
2021-22	20/10 Products	3049 Industrial Way NE	Equipment Purchase	\$261,070	\$301,955	Committed
2021-22	Freeman Motor	3772 Portland Road NE	Building Rehabilitation	\$247,183	\$464,522	Committed
2021-22	Capitol Cold Storage	1440 Salem Industrial Dr NE	Equipment & Building Rehab	\$286,850	\$573,700	Committed
2021-22	El Rodeo Meat Market & Taqueria	3590 Portland Rd NE		\$127,447	\$254,893	Committed
2022-23	Cantonwine	2860 Cherry Ave NE	Equipment & Building Rehab	\$114,421	\$114,421	Committed
2022-23	Zeeb Legacy	2990 Portland Rd NE	Building Rehabilitation	\$112,300	\$187,700	Committed
				\$6,466,012	\$14,164,071	

**Available Funds:**  
 \$1,538,724 Rehab/Rehabilitation Grant Program  
 \$300,000 Affordable Housing Grant Program  
 \$750,000 Development Infrastructure Grant Program

\*\* Extension Granted

**North Gateway URA Strategic Project Program Commitments  
October 2022 Report**

<b>Fiscal Year</b>	<b>Owner/Business</b>	<b>Address</b>	<b>Grant Use</b>	<b>Grant Amount</b>	<b>Total Project Cost</b>	<b>Status</b>
2021-2022	DPJ Properties	1810 Lana Avenue NE	Fencing and Cameras	\$14,770	\$18,269	Committed
2021-2022	Lana Ave LLC	1870 Lana Avenue NE	Fencing with Gates	\$19,503	\$20,314	Committed
2021-2022	ZS Properties	1705 Silverton Road NE	Cameras and Ext. Lighting	\$20,000	\$25,170	Committed
2021-2022	Zeeb Legacies, LLC	1793 Silverton Road NE	Cameras and Ext. Lighting	\$12,232	\$14,321	Committed
2021-2022	ZS Properties	1805 Silverton Road NE	Cameras and Ext. Lighting	\$18,330	\$22,623	Committed
2021-2022	Zeeb Legacies, LLC	1935 Silverton Road NE	Cameras and Ext. Lighting	\$17,666	\$18,239	Committed
2021-2022	Zeeb Legacies, LLC	1955 Silverton Road NE	Cameras and Ext. Lighting	\$9,262	\$13,210	Committed
2021-2022	Zeeb Legacies, LLC	2990 Portland Road NE	Cameras and Ext. Lighting	\$14,309	\$17,430	Committed
2021-2022	Madras Holdings LLC	1331 Tandem Avenue NE	Cameras and Ext. Lighting	\$12,747	\$15,216	Committed
				<b>\$138,819</b>	<b>\$164,792</b>	

**Available Funds:**

\$161,181 Strategic Project Grant