

CANCELED



City of Salem
North Gateway Redevelopment Advisory Board

December 1, 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 October 6, 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. SOS Team Update- Gretchen Bennett, Staff
 - b. Fiscal Year 2023-24 Budget Preparation- Sara Long, Staff
 - c. Pine Street Extension Update- Sara Long, Staff
 - d. Thank You to Board Members- Jerod Martin, Chair
 - e. What's Happening/Other Updates
7. Adjourn

Next Meeting: February 2, 2023

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.

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, October 6, 2022, 8:00 AM
Virtual Meeting



[You Tube](#)

1. CALL TO ORDER, ROLL CALL

Call to Order: 8:08 AM

Roll Call: Jerod Robert Martin (C), Mark Adams (VC), Mike White, Mike Alley, Deacon Lucas, Nathan Levin, Scott Cantonwine

Absent: Pedro Mayoral

Staff: Sara Long, Irma Rivera

Guest: Brian Luse

2. APPROVAL OF AGENDA

Motion: Move to approve the Action Agenda for October 6, 2022, as presented

Motion by: Board Member White

Seconded by: Board Member Alley

Action: Approved

Vote: Aye: Unanimous **Motion PASSED**

3. APPROVAL OF MINUTES

Motion: Move to approve the Minutes from June 2, 2022, as presented

Motion by: Board Member Levin

Seconded by: Board Member Alley

Action: Approved

Vote: Aye: Unanimous **Motion PASSED**

4. PUBLIC COMMENT – N/A

5. ACTION ITEMS – N/A

6. DISCUSSION/INFORMATION ITEMS

a. Ethics Training – Brian Luse

Comments/Questions: N/A

b. Grant Program Updates – Sara Long

Comments/Questions: Martin, Alley

c. Single Property Tax Increment Districts for Affordable Housing – Sara Long

Comments/Questions: Martin, Adams

d. What’s Happening/Other Updates

- Volunteer recognition event October 17th
- Next meeting will be held in November or December

Comments/Questions: N/A

7. ADJOURN 8:51 AM

NEXT MEETING: November 3, 2022

**TAX ALLOCATION IMPROVEMENT
NORTH GATEWAY URA
PRELIMINARY DRAFT FY 2021-22
(265-68-90-40-00)**

#	Project	Project No.	Description	Carryover Projects	Proposed New Funding	Total Proposed	Neighborhood Association	Ward
1.	Project Coordination/Support	684000	North Gateway program includes support to the North Gateway Redevelopment Advisory Board and applicable subcommittees for the planning/implementation of development projects within the renewal area.	\$ -	\$ 206,000	\$ 206,000	Northgate, Highland	5
2.	Indirect Cost Allocation Plan	684000	Provides funds to reimburse the City General Fund for the cost of providing City services to the North Gateway urban renewal area.	-	31,280	\$ 31,280	Northgate, Highland	5
3.	Rehabilitation Grant Program	684032	Commercial/industrial grant program to encourage new construction as well as incent existing business and property owners to improve properties. Combined funding from Rehabilitation Loan Program.	1,608,240	1,000,000	\$ 2,608,240	Northgate, Highland	5
4.	Infrastructure Improvement Grant Program	-	Commercial/industrial grant program to assist properties in which development is a challenge due to lack of necessary city infrastructure, such as water or sewer.	750,000	-	\$ 750,000	Northgate, Highland	5
5.	Affordable Housing Projects Grant Program	-	Commercial/industrial grant program to provide financial assistance to affordable housing development projects	300,000	-	\$ 300,000	Northgate, Highland	5
6.	Portland Road Bicycle/Pedestrian Path	-	Funding for initial design of a bicycle/pedestrian path adjacent to Portland Road, as an alternative to the Portland Road underpass (rebudgeted).	300,000	-	\$ 300,000	Northgate, Highland	5
7.	Industrial Site Readiness	-	Funding allocated to assist in determining infrastructure needs for future site development, involving partnership with private landowners and consultant evaluation work.	-	25,000	\$ 25,000	Northgate, Highland	5
8.	17th Street at Silverton Road Turn Lane	-	Establish a left turn lane on 17th Street onto Silverton Road to improve traffic flow and safety at the intersection. The improvement would also include a traffic signal.	-	2,800,000	\$ 2,800,000	Northgate, Highland	5
9.	Opportunity Fund	-	Funding for continued work and potential development of a food hub, maker space, or incubator style project at 2640 Portland Road (rebudgeted).	500,000	-	\$ 500,000	Northgate, Highland	5
10.	Property Acquisition	-	Funds set aside to allow for the Agency to take advantage of opportunities that may arise, such as potential acquisition of parcels as part of a larger Pine Street Redevelopment project.	2,652,250	-	\$ 2,652,250	Northgate, Highland	5
11.	Environmental Clean Up	-	Remediate environmental contamination associated with potential acquisition of property to allow for redevelopment to occur.	265,230	-	\$ 265,230	Northgate, Highland	5
12.	Committed to Future Projects	-	Funds committed to future projects specified in the approved urban renewal plan for the North Gateway Urban Renewal Area and that align with the Portland Road Corridor Action Plan.	-	8,034,400	\$ 8,034,400	Northgate, Highland	5
TOTAL PROJECTS				<u>\$ 6,375,720</u>	<u>\$ 12,096,680</u>	<u>\$ 18,472,400</u>		
SOURCES OF FUNDS								
Beginning fund balance				\$ 13,787,840				
Commercial loan collections				28,500				
Short term bond proceeds				4,500,000				
Land or building rent				6,060				
Interest earnings				150,000				
TOTAL				<u>\$ 18,472,400</u>				
Less total projects				<u>(18,472,400)</u>				
Unappropriated ending fund balance				<u>\$ -</u>				