



Urban Renewal Agency West Salem Redevelopment Board

January 4, 2023

7:30 A.M. – 9:00 A.M. Virtual

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

PARTICIPANTS

Board Members

Jeff Miller, Chair; Mark May, Vice-Chair; Thomas Crozier; John Hannam; Justin Lindemann; Jeremy Mackay; Ashley Morey; Samantha Ross; Mark Smith; Jason Staats; *Open business/property owner RDURA*

Staff

Tory Banford, Project Manager; Irma Rivera, Staff Assistant

AGENDA

1. Welcome and call to order
2. Approval of agenda
3. Approval of minutes
4. Public comment (appearance of persons wishing to address the Board on any matter other than those which appear on this agenda)
5. Discussion items
 - i. WSURA budget for fiscal year 2023-2024 (Banford/all – 40 min)
 - ii. 2023 calendar year meeting topics (Banford/all – 15 min)
 - iii. Latest from West Salem organizations (All – 15 min)
6. Adjourn

Next Meeting: February 1

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 on items not on the agenda, by 5 p.m. or earlier one day prior to the day of the meeting at wsrab@cityofsaalem.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.



**MINUTES
WEST SALEM REDEVELOPMENT
ADVISORY BOARD**

Wednesday December 7, 2022, 7:30 a.m.

[YouTube](#)



1. OPENING EXERCISES

INTRODUCTIONS AND ROLL CALL: Jeff Miller, Chair; Mark May, Vice-Chair; Ashley Morey, Jeremy MacKay; John Hannam; Jason Staats; Justin Lindemann

Absent: Samantha Ross, Mark Smith, Thomas Crozier

Staff: Tory Banford, Irma Rivera

Guest: Brian Luse

2. APPROVAL OF AGENDA

Motion: Move to approve the agenda for December 7, 2022, as presented.

Motion by: Board Member MacKay

Seconded by: Board Member May

Action: Agenda for December 7, 2022 approved as presented.

Vote: Aye: Unanimous **MOTION CARRIES**

3. APPROVAL OF MINUTES

Motion: Move to approve the minutes for November 2, 2022, as presented.

Motion by: Board Member MacKay

Seconded by: Board Member May

Action: Approved the November 2, 2022, minutes as presented.

Vote: Aye: Unanimous **MOTION CARRIES**

4. PUBLIC COMMENT – N/A

5. ACTION ITEM – N/A

6. DISCUSSION ITEMS

a. Public meetings, records, and ethical considerations – Brian Luse, City Legal Department
Comments/Questions: Banford, Miller, May

b. Edgewater Partnership, West Salem Business Association, West Salem Neighborhood Association, and other updates – All
Comments/Questions: Staats, MacKay, Banford

c. Next meeting topics – Boards and Commissions Budget Discussions -Tory Banford
Comments/Questions: Miller

ADJOURNMENT: 8:20 am

NEXT MEETING: January 4, 2023

West Salem Redevelopment Advisory Board

2023 Meetings (fiscal year is July 2023 to July 2024)

Jan 4	Feb 1	Mar 1
Apr 5	May 3	Jun 7
Jul 6 – Cancel?	Aug 2	Sep 6
Oct 4	Nov 1	Dec 6

Plans and References

URA Plan
WSRAB bylaws
Action plan

Budget

Jan & Feb 2023

Actions

Feb: FY 2023-2024 budget
Mar: Grant exception criteria
July: Chair and Vice Chair
Other: Small opportunity projects

Updates

January: Budget, calendar year
February: Budget
Mar: 2nd Grant exception criteria, small opportunity projects
April: City Manager's Office/Public Works update
May: RDURA and NGURA projects
June: ODOT information on area projects and Wallace Rd NW feasibility study
Aug: Polk County Commissioner and Agency Member(s) update
Sept: Micro housing and other efforts for the unhoused
Nov: Open
Dec: Ethics, public meetings, bylaws

TO: The West Salem Redevelopment Advisory Board (WSRAB)
FROM: Tory Banford, WSRAB staff liaison
DATE: January 4, 2023
SUBJECT: **Priorities for the FY 2023-2024 West Salem URA Budget**

This memo is intended to serve as background for the January 4, 2023, WSRAB discussion about initial budget priorities for the upcoming fiscal year.

Background: The West Salem Urban Renewal Plan (WSURA Plan) was established in 2001 and includes objectives, goals, and projects (Attachment 1). Multiple projects were completed from 2001 to 2015 (2nd St NW, Edgewater St NW accessibility, Wallace Marine Park multi-use path, etc). The West Salem Business District Action Plan was completed in 2015 and served as an analysis of the market and development conditions and provides near-term and long-term project recommendations that align with the WSURA Plan. Through the annual budget process, the Urban Renewal Agency Board (Agency) has approved the WSRAB recommendations to fund the design and construction of 2nd Street NW, capitalization of the WSURA Redevelopment Grant Program, and the Opportunity (smaller) Projects Fund. These items remain for FY 2023-2024, with additional details below.

1. **2nd St NW:** \$8 million saved (\$1.5 million in FY 2018-2019, \$1.5 million in FY 2019-2020, \$1 million in FY 2020-2021, \$2 million in FY 2021-2022, and \$2 million in FY 2022-2023) and continue to reserve the necessary funds for construction. The draft FY 2023-2024 budget includes \$1.5 million for this purpose. Public Works Department engineering estimate has the cost to design 2nd St NW from Wallace Rd NW to Gerth Ave at \$940,000 and construction cost at \$7.6-\$8.6 million (the range accounts for inflation, contingency, and easement acquisition).
2. **Redevelopment Grant:** There are around two grant applications per fiscal year at an average grant amount of \$140,000 to average private investment of \$1.6 million (Attachment 2). Large projects may qualify for the maximum grant amount of \$300,000. With existing grant commitments totaling around \$204,000, there may be a carryover of \$600,000 from FY 2022-2023. We are engaged in multiple discussions that may result in additional grant commitments before July. The recommendation is to carry over remaining funds of \$600,000 for FY 2022-2023 and budget \$400,000 to allow for three large projects.
3. **Small project opportunity fund:** Carryover the \$200,000 from FY 2022-2023 for small projects, opportunity purchases, or redevelopment projects.

Projects in the URA Plan (see attached for full list)	Business District Action Plan	Proposed FY 2023-2024
Park improvements <ul style="list-style-type: none"> • Edgewater pedestrian plaza • Lighting and enhancements 	Zoning <ul style="list-style-type: none"> • Zoning clean-up • Completed FY 2017-2018 	2nd St NW <ul style="list-style-type: none"> • \$1,500,000 plus carry over
Streets, curb, and sidewalks <ul style="list-style-type: none"> • Assist in construction of new east-west streets (<i>see Business District</i>) • 2nd St NW (<i>see Business District</i>) 	2nd St NW <ul style="list-style-type: none"> • Design and construct • Feasibility studies FY 2015-2016 and 2016-2017 	Redevelopment Grant <ul style="list-style-type: none"> • \$400,000 plus carry over
Streetscape improvements <ul style="list-style-type: none"> • Improvements in the vicinity of Edgewater St and 2nd St • Gateway monuments 	Other <ul style="list-style-type: none"> • Local street improvements • Festival street • Gateway enhancement • Connect to river and parks 	Small project opportunity <ul style="list-style-type: none"> • \$200,000 carry over
Pedestrian, bike, and transit		
Public Parking Facilities		
Property Acquisition		

Attachments:

1. West Salem URA Plan – project list
2. WSURA Redevelopment Grant Tracking

PART 1 - TEXT

WEST SALEM URBAN RENEWAL PLAN
Edgewater/Wallace Road Corridor
Salem, Oregon

Adopted By:
Salem City Council

August 27, 2001

Prepared By:

Urban Renewal Agency
Of the
City of Salem, Oregon
555 Liberty Street SE, Room 305
Salem, Oregon 97301
(503) 588-6713

Spencer and Kupper
Planning and Development Services
2510 NE Thompson Street
Portland, Oregon 97212

Corrected map and legal description
August 3, 2009

Amended
August 22, 2011 by Ordinance No. 25-11

This document is recorded as an accommodation only.
No liability is accepted for the condition of title or for the
validity, sufficiency or effect of this document.

ASSTTRES
11/14/2006

RECORDED IN POLK COUNTY 2014-010266
Valerie Unger, County Clerk 12/10/2014 02:34:35 PM
REC-ORD Cnt=1 Stn=11 K. WILLIAMS
\$160.00 \$11.00 \$10.00 \$5.00 \$186.00

City of Salem
Real Property Services
350 Commercial St NE
Salem, OR 97301

Certified to be a true and
correct copy of the original
Julie Meier
City Recorder
City of Salem, Oregon

502. Plan and Design Review

The Urban Renewal Agency of the City of Salem shall be notified of any Comprehensive Plan/Zoning amendment application, building permit, conditional use or other development permits requested within the Area. Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 900 of this Plan.

600. OUTLINE OF DEVELOPMENT

The Urban Renewal Project consists of activities and actions which treat the causes of blight and deterioration in the West Salem Urban Renewal Area. Project activities to treat these conditions include:

- a. Assist in the improvement and construction of streets, curbs, sidewalks, and alleyways to encourage and serve new development in the project area;
- b. Provision of signalization, crosswalk, and other improvements to enhance pedestrian safety;
- c. Assist in the upgrading and development of basic water, storm, and sanitary sewer infrastructure to accommodate new development in the Renewal Area;
- d. Participation in activities to improve the visual appearance of the renewal area, and provide a safer, more attractive pedestrian environment, including:
 - Streetscaping and landscaping;
 - Public parks and open space; and
 - Undergrounding of utilities;
- e. Authorization to construct public parking facilities;
- f. Assist with rehabilitation and renovation of properties in the renewal Area;
- g. Provision of financial and technical assistance to public or private redevelopers;
- h. Acquisition and disposal of land for public improvements, rights-of-way, utility improvements, and private development consistent with the goals and objectives of the Urban Renewal Plan; and
- i. Administration of the Renewal Agency and Renewal Plan.

Section 700 provides further description of each urban renewal project to be undertaken within the West Salem Urban Renewal Area.

700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet renewal plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

701. Public Improvements

Public improvements include the construction, repair, or replacement of sidewalks, streets, parking, parks and open spaces, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public facilities necessary to carry out the goals and objectives of this plan.

702. Public Parks and Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of public spaces, or parks or public facilities within the urban renewal area. Projects to be undertaken include:

- A pedestrian plaza along Edgewater Drive;
- Construction of new parks within the renewal area;
- Improved lighting and enhancements for neighborhood parks;
- Improved lighting and enhancements for the Willamette Greenway;
- Expansion of the Greenway along Edgewater Street;
- Assist in relocation of T-Ball field; and
- Construct a pedestrian trail in Wallace Marine Park between the Willamette River and the Union Street Railroad Bridge. (ord 25-11)

703. Street, Curb, and Sidewalk Improvements,

Improvements within the renewal area will require the construction of new street, curb, and sidewalks within the project area. The Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Projects to be undertaken include:

- Assist in construction of new local streets east and west of Wallace Road in support of Wallace Road Local Access and Circulation Study recommendations;
- Reconstruction of Second Street west of Wallace Road for pedestrian and bicycle connectivity to the railroad bridge;
- Signalization and intersection improvements to Wallace Road/Edgewater Road/Highway 22 intersection;
- Assist improvements at Edgewater Street/Second Street/Rosemont Ave. intersection;
- Signalization and intersection improvements to Edgewater Street/Eola/Highway 22 Intersection;
- Assist local street improvements identified in Salem Capital Improvements Program (CIP); and
- Improvements to local alleyway system.

704. Water, Storm and Sanitary Sewers

The development proposed for the renewal area will require the replacement and construction of water, storm and sanitary sewer facilities. These improvements include:

- Sanitary sewer upgrades & replacements identified in Salem Capital Improvements Program;
- Water system upgrades & replacements identified in Salem Capital Improvements Program; and
- Storm water system upgrades & replacements identified in Salem Capital Improvements Program.

705. Streetscape Projects

This activity will enable the Renewal Agency to participate in activities improving the visual appearance of the project area. To carry out these objectives, the Renewal Agency will undertake a variety of improvements to the appearance of key locations within the urban renewal area. These improvements may include:

- Streetscape improvements, including accent paving, lighting, street trees, furnishings, curb at intersections. Anticipated streetscape improvements include:

- Edgewater Street reconstruction from Wallace to Rosemont;
- Second Street reconstruction from Patterson to Rosemont;
- Enhanced improvements along Wallace Road, and
- Streetscape enhancements and improvements including, but not limited to, decorative bollards, pavement markings, and public art located in the vicinity of Edgewater and Second Streets to encourage public gathering for farmers market, festivals, and other activities. (ord. 25-11)
- Street tree replacement program;
- Sidewalk repair program;
- Gateway monuments and landscape features;
- Undergrounding of utilities along Edgewater Street;
- Billboard phase out program; and
- Assist in creating a visual and sound buffer between the Willamette Greenway and Highway 22.

706. Pedestrian, Bike, and Transit Improvements

These activities will include pedestrian, bicycle and transit connections between the renewal project area and Salem's downtown core and residential areas. Activities may include bicycle parking and storage, transit stops, transit pullouts, and other related activities which will promote pedestrian, bicycle, and public transportation uses in the renewal area. These improvements include:

- Improve pedestrian linkage along the railroad tracks between Murlark and Wallace Road;
- Assist in the Union Street Railroad Bridge Conversion Project to ensure neighborhood connections and pedestrian and bicycle improvements and future transit enhancements within the Renewal Area; and
- Construct pedestrian connections to the River from the Edgewater Street Area; and
- Improve and enhance intermodal connectivity within the Renewal Area, and construct transit centers, park and ride lots and bus shelters as part of redevelopment projects undertaken by the Salem Urban Renewal Agency.

707. Public Parking Facilities

It is anticipated that development in the area will create demand for additional public parking within the renewal area. Accordingly, the Agency is authorized to participate in funding the acquisition and construction of new public parking facilities within the renewal area. The location and type of facilities will be decided by further study. These improvements include:

- Provide additional parking in the Edgewater/Second corridor; and
- Assist in developing a parking management program for joint-use parking facilities.

708. Other Public Facilities

To further redevelopment of the area, and renewal project objectives, the Agency may participate in development of public facilities including police and fire facilities, libraries, recreation centers, conference facilities, and community centers. Projects may include joint funding, construction, and uses with other governmental agencies. The extent of the Agency's participation in funding such facilities will be based upon an Agency finding on the benefit of that project to the renewal area, and the importance of the project in carrying out Plan objectives.

709. Preservation and Rehabilitation

This activity will enable the Renewal Agency to help improve the condition and appearance of buildings in the project area, and encourage infill and reuse in the project area. The Renewal Agency may

participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of residential and commercial buildings in the renewal area.

710. Development and Redevelopment

The Renewal Agency also is authorized to provide loans, or other forms of financial assistance to property owners wishing to develop or redevelop land or buildings within the renewal area, or to persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available, as it deems necessary, to achieve the objectives of this Plan. Projects receiving Agency assistance may include, but are not limited to:

- Preservation of the Old City Hall Building; and
- Redevelopment of the Old West Salem Elementary School

711. Property Acquisition and Disposition

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 800 and 900 of this Plan.

712. Below Market Interest Rate Loans and Incentives

The Agency, with funds available to it, may promulgate rules, guidelines and eligibility requirements for the purpose of establishing below-market or market rate loan programs, or other financial incentives to advance the goals and objectives of the West Salem Urban Renewal Plan. Loans or incentives may be made available to eligible property owners within the Urban Renewal Area, as determined by the Agency. Loans or incentives provided by the Agency may be used for voluntary rehabilitation of buildings, façade improvements, provision of amenities on private property in compliance with adopted design guidelines and standards, construction of new buildings, pre-development assistance, connecting to Agency-provided underground electrical and communication systems, or other activities approved by the Agency. Provided further, the Agency may provide financial assistance for the purpose of providing housing for low/moderate income households.

Eligible property owners within the Urban Renewal Area using loans or incentives made available by the Agency shall undertake activities consistent with all applicable provisions of this Renewal Plan as well as applicable codes, ordinances, policies, plans and procedures of the City of Salem.

At the termination of this Urban Renewal Plan, any outstanding loan payments due to the Agency shall be paid into a fund established by the City Council to be available at the City Council's discretion, to be recycled for the purpose of issuing additional financial assistance for the purposes stated above.

713. Plan Administration

It is the intent of this Renewal Plan to provide for effective administration, and to establish a framework for the various activities contained in this document. Tax increment funds may be utilized to pay indebtedness associated with preparation of the urban renewal plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the urban renewal plan. Technical studies may include technical assistance in cleanup of environmental hazards. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds

ATTACHMENT 2 - WEST SALEM REDEVELOPMENT GRANT PROGRAM

DATE	ADDRESS	PROJECT TYPE	RECIPIENT	PROJECT COSTS	EST TI (\$18.34/\$1,000)	GRANT ELIGIBLE PROJECT COSTS	GRANT AMT	2020 RMV	2020 AV	AV TI	ESTIMATED JOBS
5/23/16	1395 EDGEWATER ST NW	NEW CONSTRUCTION	VICTOR	\$555,066	\$10,180	\$401,260	\$80,260	\$661,750	\$407,770	\$7,479	25
8/23/16	820 WALLACE RD NW	EXPANSION	MACKAY	\$662,332	\$12,147	\$423,872	\$94,775	\$772,430	\$1,671,110	\$30,648	4
1/12/17	576 PATTERSON ST NW	MANUFACTURING	BLACKBURN	\$506,692	\$9,293	\$355,677	\$81,135	\$2,222,720	\$1,597,440	\$29,297	5
5/24/17	576 PATTERSON ST NW	ENV CLEAN UP	BLACKBURN	\$718,615	\$0	\$458,500	\$96,700	\$0	\$0	\$0	0
5/19/17	440 VEAL LN NW	NEW CONSTRUCTION	TARTER	\$563,029	\$10,326	\$442,667	\$98,533	\$592,960	\$360,600	\$6,613	5
6/26/17	295 PATTERSON ST NW	NEW CONSTRUCTION	FAHLMAN	\$227,015	\$4,163	\$152,670	\$40,534	\$326,200	\$205,970	\$3,777	1
4/11/18	525 9th ST NW	NEW CONSTRUCTION	SNOOK	\$12,732,342	\$233,511	\$3,537,606	\$300,000	\$0	\$0	\$0	70
7/13/18	665 MURLARK AVE NW 1	MANUFACTURING	LYMAN	\$863,895	\$15,844	\$810,364	\$167,073	\$0	\$0	\$0	4
10/18/18	245 PATTERSON ST NW	NEW CONSTRUCTION	STUDER	\$3,419,858	\$62,720	\$2,128,250	\$300,000	\$0	\$0	\$0	26
10/25/19	1032 3RD ST NW	NEW CONSTRUCTION	HANSEN	\$500,000	\$9,170	\$193,000	\$48,600	\$0	\$0	\$0	6
11/20/19	556 MURLARK AVE NW 1	NEW CONSTRUCTION	GEYER	\$640,913	\$11,754	\$565,813	\$123,163	\$0	\$0	\$0	0
9/14/20	556 MURLARK AVE NW 2	MANUFACTURING	GEYER	\$1,287,454	\$23,612	\$1,004,525	\$210,905	\$0	\$0	\$0	25
12/21/20	665 MURLARK AVE NW 2	MANUFACTURING	RUMRILL	\$850,000	\$15,589	\$779,526	\$165,905	\$0	\$0	\$0	77
1/23/21	570 PATTERSON ST NW	NEW CONSTRUCTION	DAVIS	\$1,378,390	\$25,280	\$1,068,780	\$223,756	\$0	\$0	\$0	0
3/7/22	925 PATTERSON ST NW	ENV CLEAN UP	BLACKBURN	\$278,299	\$0	\$278,299	\$55,660	\$0	\$0	\$0	0
8/3/22	665 MURLARK AVE NW 3	MANUFACTURING/NEW CONSTRUCTION	RUMRILL	\$723,301	\$13,265	\$689,096	\$147,819	\$0	\$0	\$0	6
Totals				\$25,907,201	\$456,855	\$13,289,905	\$2,234,818	\$4,576,060	\$4,242,890	\$77,815	254