



Urban Renewal Agency West Salem Redevelopment Board

February 1, 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 the January 4, 2023 minutes
4. Public comment (appearance of persons wishing to address the Board on any matter other than those which appear on this agenda)
5. Action item
 - i. Recommend approval of the West Salem Urban Renewal Area budget for fiscal year 2024 (Michael Brown/All – 40 min)
6. Discussion items
 - i. Latest from West Salem organizations (All – 15 min)
 - ii. Next meeting topics (All – 10 min)
7. Adjourn

Next Meeting: March 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@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.



**MINUTES
WEST SALEM REDEVELOPMENT
ADVISORY BOARD**

Wednesday January 4, 2023, 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; Samantha Ross; Mark Smith; Thomas Crozier; Justin Lindemann

Absent: Jason Staats

Staff: Tory Banford, Irma Rivera

2. APPROVAL OF AGENDA

Motion: Move to approve the agenda for January 4, 2023, as presented.

Motion by: Board Member Ross

Seconded by: Board Member May

Action: Approved the agenda for January 4, 2023 as presented.

Vote: Aye: Unanimous **MOTION CARRIES**

3. APPROVAL OF MINUTES

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

Motion by: Board Member Mackay

Seconded by: Board Member Lindemann

Action: Approved the minutes for December 2, 2022, as presented.

Vote: Aye: Unanimous **MOTION CARRIES**

4. PUBLIC COMMENT – N/A

5. ACTION ITEM – N/A

6. DISCUSSION ITEMS

a. WSURA Budget for fiscal year 2023-2024 – Banford/All
Comments/Questions: Mackay, Ross, Smith, Miller, May

b. 2023 Calendar Year Meeting Topics – Banford/All
Comments/Questions: Banford, May, Ross

c. Edgewater Partnership, West Salem Business Association, West Salem Neighborhood Association, and other updates – All
Comments/Questions: Ross, Miller, Lindemann, Banford

d. Next meeting topics – Anticipated action items for budget discussions.
Comments/Questions: Banford, Miller

ADJOURNMENT: 8:30 am

NEXT MEETING: February 1, 2023

WEST SALEM URA
FY 2021 through FY 2025

	Actual FY22	Proposed FY23	YEE FY 23	Projected FY 24	Projected FY 25
<u>DEBT FUND 220</u>					
<u>RESOURCES</u>					
Beginning Fund Balance	736,175	763,960	874,533	636,033	219,533
Tax Increment Collections	1,924,715	1,830,620	1,970,000	2,068,500	2,130,555
Deposit of Debt Reserves	-	-	-	-	-
Interest/Other	13,706	10,000	16,500	15,000	15,000
Total Resources	2,674,596	2,604,580	2,861,033	2,719,533	2,365,088
<u>EXPENDITURES</u>					
Available Resources (After Debt Service)	2,674,596	2,604,580	2,861,033	2,719,533	2,365,088
Costs	-	-	-	-	-
Debt Service for Du Jours	(1,800,063)	(2,225,000)	(2,225,000)	(2,500,000)	(2,000,000)
Ending Fund Balance (without reserves)	874,533	379,580	636,033	219,533	365,088
Ending Fund Balance at June 30	874,533	379,580	636,033	219,533	365,088
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<u>CONSTRUCTION FUND 265</u>					
	FY22	FY23	YEE FY23	FY 24	FY 25
<u>RESOURCES</u>					
Beginning Fund Balance	6,641,320	7,043,720	7,815,980	9,018,652	1,499,256
Short Term Bond Proceeds	1,800,000	2,224,000	2,225,000	2,500,000	2,000,000
Long Term Bond Proceeds (less costs and reserves)	-	-	-	-	-
Interest/Other	63,324	65,000	90,000	65,000	65,000
Total Resources	8,504,644	9,332,720	10,130,980	11,583,652	3,564,256
<u>EXPENDITURES</u>					
685000 Project Coordination and Board Support	70,622	160,150	160,150	166,556	173,218
685000 City Indirect Cost Allocation Plan	8,800	17,320	17,320	17,840	18,380
685008 Toolbox/Commercial/Industrial Grant Program rebudget	213,756	900,000	620,000	-	-
685008 Toolbox/Commercial/Industrial Grant Program new	-	-	-	900,000	900,000
685031 Environmental Consulting - 2nd Street	6,830	25,000	22,000	-	-
TBD Acquisition and Redevelopment Opportunity Fund	200,000	200,000	-	200,000	200,000
685030 2nd St Design from Gerth to Wallace	408,233	-	283,940	-	-
TBD 2 nd St Construction from Gerth to Wallace Rebudgeted	-	5,000,000	-	5,000,000	-
TBD 2 nd St Construction from Gerth to Wallace New	-	-	-	3,800,000	-
685032 Vacating 1st Street	-	-	8,918	-	-
Total Expenditures	908,241	6,302,470	1,112,328	10,084,396	1,291,598
Ending Fund Balance	7,596,403	3,030,250	9,018,652	1,499,256	2,272,658
Committed to Future Projects/Balance at June 30	7,596,403	3,030,250	9,018,652	1,499,256	2,272,658
Maximum indebtedness remaining	15,972,575	13,747,575	13,747,575	11,247,575	9,247,575

2nd Street - unspent 21-22 funds would be carried over for construction, total allocation over three years = \$8.8 M