



**DRAFT ACTION AGENDA/MINUTES
WEST SALEM REDEVELOPMENT ADVISORY BOARD**

Wednesday, January 4, 2012 - 7:30 A.M.
West Salem Public Library
395 Glen Creek Road NW
www.cityofsalem.net/WSRAB



This Action Agenda/Minutes is supplemented by an electronic recording of the meeting, which may be reviewed at www.cityofsalem.net/WSRAB.

1. CALL TO ORDER AND ROLL CALL

Digital recording time: **00:00:10**
(Hr/Min/Sec)

Call to order: 7:32 AM.

ROLL CALL: Chris Fischer- Acting Chair; Joan Bennett; Alan Chen; Bob Coe; EM Easterly ; Paul Gehlar; Lynnette Martino; Jennie Reisch **ABSENT:** Warren Bednarz; Dale Kennedy; Lyle Mordhorst **STAFF:** Courtney Knox-UD; Doug Rux-UD; Therese Van Vleet – UD; Brian Vinson-PW **GUESTS:** Janet Noakes; Councilor Chuck Bennett

2. APPROVAL OF AGENDA

Approve Agenda: **00:00:40**

Move to approve the agenda for January 4, 2012, as presented.

Motion by: Board Member Easterly

Seconded by: Board Member Coe

Action: Approve the agenda for January 4, 2012, as presented.

Vote: Aye: Unanimous

3. APPROVAL OF MINUTES

00:01:15

Motion: Move to approve the Minutes from December 7, 2011, as presented.

Motion by: Board Member Gehlar

Seconded by: Board Member Easterly

Action: Approve the December 7, 2011, minutes as presented.

Vote: Aye: Unanimous

4. APPEARANCE OF INTERESTED CITIZENS

00:01:45

None

5. ACTION ITEMS

00:02:25

Edgewater Pedestrian Access and Safety Project - Brian Vinson

Map: A large map of proposed locations for pedestrian lighting on Edgewater Street was presented and referred to during the discussion.

Staff suggestions: Install eight light poles and junction boxes and ten additional junction boxes with conduit for future poles.

Discussion: Current lighting, proposed lighting which is required to dim darker spots and meet lighting standards with additional junction boxes for future, more evenly placed lighting. The budget, \$135,000, can pay for eight lights and ten junction boxes with one service cabinet for all lights. The type of light fixture (acorn design - 12 feet tall) was discussed. It is a City standard with plugs for decorative lights and can also hold baskets. Current lighting, lighting standards, pedestrian/esthetic standards, and pedestrian safety were discussed. First phase of lights will be fill-in lighting for pedestrian safety. Second Street lighting design was discussed; whether economies of scale exist in purchasing poles; off the shelf lighting; historic districts, etc.

Discussion Comments: Knox, Vinson, Chen, Martino, Easterly, Reisch, Gehlar, Noakes, Coe, Fischer

Motion: Move to endorse installation of eight lights, conduit, and junction boxes for all identified spots on the map.

Motion by: Board Member Easterly

00:21:00

Seconded by: Board Member Bennett

Action: Endorse the project as presented.

Vote: Aye: Unanimous

6. INFORMAITON ITEMS

Toolbox Program – Tory Banford

00:21:45

Handout: *Toolbox Investment Projects West Salem Urban Renewal Area (URA)*

Discussion Items: Summary of investment to-date, average investment and composition of projects receiving funding was provided. The possibility of using the Toolbox for residential properties, impact of Toolbox projects on assessed and market value, and removing blight was discussed. The majority of properties in the URA are residential; the residential property assessment of 2007/8 (evaluating all of the structures in the URA) was discussed. The need to define the criteria to use the Toolbox for residential use; the energy efficiency of apartments to help residents retain more disposable income; and possible match with Salem Electric for improvements was discussed.

Comments: Knox, Banford, Coe, Gehlar, Rux, Easterly, Noakes, Fischer

Budget Project Priorities - All

00:41:10

Handouts: *Map – Upcoming Projects* and *WSRAB Budget Worksheet January 2012*

Discussion Items: The Glen Creek Connection grant fell through; \$147,000 is still needed to construct the project. If the project does not proceed, funds may come back to the URA fund. The Gibson Creek Watershed Council requested a partnership with a demonstration rain garden at Wallace Marine Park on the existing restroom roof (it is visible from the bridge). Staff will research if it is an allowable project in the URA and Parks Master Plans. The subcommittee will present a proposal for the wayfinding project at the next meeting. Budget shortfalls, projected costs versus actual costs, and carryovers for this fiscal year's projects were discussed. Possible additional tax increment was mentioned. were discussed.

Consensus: Pursue information about: a rooftop garden; property acquisition for parking facilities; additional pedestrian lights on Edgewater; Glen Creek Railroad Bridge Connection Construction Project (costs/repayment); and draft criteria for a Residential Toolbox Program.

Comments: Knox, Easterly, Coe, Chen

7. APPEARANCE OF INTERESTED CITIZENS

01:08:30

None

8. NEW BUSINESS

01:08:40

February: Wayfinding and Budget proposals

Monday Council: Downtown Mobility Study report: Edgewater may be included in the study.

Walking Tour: Mayor and Council persons reviewed West Salem projects.

Beautification Award: West Salem Business Association will present an award to the Crooked House Bistro, 1/20/12.

Comments: Knox, Easterly, Noakes

9. ADJOURNMENT: 8:45 AM

01:15:00

Transcribed by: Therese Van Vleet | **Reviewed by:** Anita Sandoval | **Edited by:** Courtney Knox.