



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

Wednesday, December 7, 2011 - 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

00:00:25

Call to order: 7:31 AM

(Recording Hr/Min/Sec)

Roll Call: Warren Bednarz-Chair; Joan Bennett; Alan Chen; Bob Coe; EM Easterly; Chris Fischer-Vice Chair; Paul Gehlar; Lynnette Martino (arrived 7:33); and Lyle Mordhorst **Absent:** Dale Kennedy and Jennie Reisch

Staff: Courtney Knox-UD, Andy Groh-PW; Doug Rux-UD; Jan Staszewski-PW; Therese Van Vleet-UD

Guests: Councilor Chuck Bennett; Tim Klarr

2. APPROVAL OF AGENDA

Approve Agenda:

00:01:00

Move to approve the agenda for December 7, 2011, as presented.

Motion by: Board Member Easterly

Seconded by: Board Member Chen

Action: Approve the agenda for December 7, 2011, as presented.

Vote: Aye: Unanimous

3. APPROVAL OF MINUTES

00:01:28

Motion: Move to approve the Minutes from November 2, 2011, as presented.

Motion by: Board Member Mordhorst

Seconded by: Board Member Coe

Action: Approve the November 2, 2011, minutes as presented.

Vote: Aye: Unanimous

4. APPEARANCE OF INTERESTED CITIZENS

00:01:58

Introductions - All

5. ACTION ITEMS

None

00:05:20

6. INFORMATION ITEMS

Edgewater Trees - Jan Staszewski, Urban Forrester

00:05:26

Handout: *Trees in Salem* (tri-fold) and maps with trees along Edgewater Street.

Discussion: Trees in Salem; trees along Edgewater; map symbols (various stages of tree status): green=healthy, yellow=issues; red=failing, black=dead, blue= available space for planting. Update on replacement plan for trees along Edgewater. Types of acceptable trees were discussed. Character of the area, cherry blossom trees, fruiting versus flowering trees and impacts to adjacent businesses, trees for north and south Edgewater, residential versus retail interests in tree variety may be different, and fall colors were discussed.

Staff recommendation: Red Cardinal Mountain Ash

Comments by: Staszewski; Knox; Bednarz; Klarr; Bennett; Easterly; Klarr

Wallace River Access Trails Project Update - Andy Groh

00:23:20

Discussion: The consultant should have the 90% design completed next week and the project will go out to bid in the spring. The project is within budget. Tree removal, tree planting, bathrooms, and the flood plain were discussed.

Comments: Groh; Knox Easterly; Bednarz

Tax Increment Projections - Renee Frazier

00:27:50

Handout: *West Salem URA Long Term Debt - Borrowing Capacity - Examples*

Discussion: Tax increment projection; last year's increment versus this year's projection; assessed valuation of industrial businesses is decreasing while assessed values of residential properties are increasing; percentage of industrial properties versus residential properties were discussed. Borrowing versus bonding and utilizing borrowing with draws was explained along with timing for borrowing and projected reserves. Cost estimates for projects versus borrowing were discussed.

Comments by: Frazier; Knox; Easterly; Fischer; Bednarz; Klarr

Subcommittee Report: Wayfinding - Paul Gehlar

00:41:45

Discussion: After meeting once, the Subcommittee will walk the area and create an overall sign plan to define the "Edgewater District". A new vertical blade to denote the district is suggested. If the proposal is larger than the budget, the Subcommittee may recommend phasing.

Comments: Gehlar; Knox; Bednarz; Easterly

7. APPEARANCE OF INTERESTED CITIZENS

00:50:50

Appearance by: Tim Klarr

Topics: Edgewater Tree Replacement project

Discussion: Informing both the West Salem Neighborhood Association and West Salem Business Association was discussed along with who pays for the trees. Information about why this project is occurring now was requested.

Comments: Klarr; Easterly; Knox; Bednarz

8. UPCOMING MEETING TOPICS

00:54:00

January: Budget/Project Priorities; Toolbox Program Updates; Edgewater Pedestrian Access and Safety Project Design.

February: Wayfinding Subcommittee Report; Budget/Project Priorities

9. NEW BUSINESS - Topics:

00:55:25

1. Dec 14: Mayor Peterson, Councilor Bennett, and Councilor Clem will meet with Chair Bednarz and staff to review West Salem projects. They will also take a walking tour.
2. Dec. 15: Staff and Chair Bednarz present to the West Salem Business Association
3. Property acquisition Bassett to Murlark
4. Possible residential use of the Toolbox
5. Parking Plan; development of parking facilities
6. Board representation (given redistricting)
7. Community Spirit Award will be given to West Salem City Hall Toolbox project
8. West Salem High School field replacement

Comments: Knox; Bednarz; Easterly; Martino; Mordhorst

10. ADJOURNMENT: 8:42 AM

01:10:55

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