



## MINUTES

### WEST SALEM REDEVELOPMENT ADVISORY BOARD

Wednesday, November 4, 2009 - 7:30 A.M.

West Salem Public Library  
395 Glen Creek Road NW



#### Members Present

Alan Chen - Chair  
Warren Bednarz - Vice  
Paul Gehlar  
Tim Klarr  
Lyle Mordhorst  
Kris Nelson  
Tyson Pruett

#### Members Absent

Teresa Campbell - A  
Dwayne Hilty - E  
Jennie Reisch - E

#### Staff Present

Annie Gorski - UD  
Therese Van Vleet - UD  
Tim Padden - UD

#### Guests

Joan Bennett - Truitt Bros.  
Janet Noakes - WSNA

### 1. CALL TO ORDER

Chair Chen called the meeting to order at 7:37 AM, noting a quorum of appointed members was present.

Chair Chen **MADE A MOTION** to approve the agenda as presented, noting Keith Kever would not appear as a speaker. The seconded **MOTION CARRIED** unanimously.

### 2. APPROVAL OF MINUTES

Mr Mordhorst **MADE A MOTION** to approve the minutes of October 7, 2009, meeting. The **seconded motion CARRIED** unanimously.

### 3. APPEARANCE OF INTERESTED CITIZENS

No citizens in attendance wished to address the Board on any items not on the agenda.

### 4. ITEMS FOR BOARD INFORMATION

#### Wallace Marine Park Project Update

Handout – Draft Summary, Wallace Marine Park Evaluation of WSRAB Potential Project

In October, a volunteer sub-committee was formed to further evaluate a potential project in Wallace Marine Park and meet with City Parks staff. Ms Gorski presented a summary of the sub-committee findings, contained in the handout.

An e-mail from Ms Linda Birely expressing concern for clearing brush between the riverfront and developed edge of the Park was circulated.

Q. Can the vegetation be removed or just trimmed?

A. Significant trees and vegetation cannot be removed as they provide flood control and prevent soil erosion. Removal of invasive species and some vegetation will be needed to create some type of pathway. If WSRAB takes action to pursue this project, staff will request a legal opinion from the City Attorney to determine if brush clearing is an eligible URA expense (if included as part of a larger URA project).

The Board chose not to take action on the Wallace Marine Park project until after Leland presents potential projects to support Edgewater / Second Street redevelopment, expected at the December WSRAB meeting.

#### West Salem Lighting Project Update

In June, the WSRAB recommended funding lighting upgrades in the West Salem Park. The project has been delayed for two reasons: 1) City staff were asked to wait to complete the project until following the summer

concerts in the Park; and 2) contractor selection was done for the City, not URA, and needed to be repeated. A contract has been executed, and Parks staff expect work may begin before year end.

**NEW ITEM – taken out of order**

Toolbox Loan – Oak Hills Mall

West Salem Toolbox Grant Program procedures require that funding be issued after a funding commitment has been made. In October, Ms Gorski was informed by the applicant, RP Realty, that work was completed early to secure needed tenants for the Mall. Normally, work is reliant on funds being provided to the applicant. As a result, the applicant is requesting an exception to the Program procedures to allow funding to be issued on a reimbursement basis. Staff plans to take a report to the Agency Board requesting an exception to the Toolbox procedures on November 23, 2009. If approved, a funding commitment for the \$80,000 grant will be issued.

Q. How much remains in the Toolbox fund if the Oak Hills Mall project is funded?

A. \$250,000 was allocated in the FY 09-10 WSRAB budget for Toolbox grants. One \$5,512 grant has been issued to date. Approximately \$160,000 in grant funds will be available for the remainder of the fiscal year following issuance of \$80,000 to the Oak Hills Mall project. Two additional inquiries have been made for grants of \$20,000 or less.

Q. Is the purpose of the Toolbox Program to spur rehabilitation that would not otherwise happen?

A. Yes, and RP Realty had expressed strong interest in utilizing Program funds beginning with initial requests a year ago. Weak and unpredictable market conditions caused RP Realty to move quicker to complete exterior improvements than the Program procedures allowed. Staff believes the project still satisfies the intent of the Program.

Mr Gehlar **MADE A MOTION** to not make the recommendation to the Agency Board to make an exception to the Toolbox guidelines to grant \$80,000 to Oak Hills Mall on a reimbursement basis. The motion died for lack of second.

Mr Bednarz **MADE A MOTION** to request the Agency Board make an exception to the Toolbox Program guidelines to grant \$80,000 for the Oak Hills Mall project on a reimbursement basis. The **seconded motion CARRIED** with Mr Gehlar voting against.

Urban Renewal Area Plan Overview - Preparing for December Priority Setting

The Board reviewed the West Salem Urban Renewal Plan, Sections 301- Board objectives; and 700-713 - Projects to be undertaken, in preparation for discussion about project priorities for the FY 2010-11 budget.

Q. Are maps, marketing materials, or bicycle –pedestrian signage eligible URA projects?

A. Yes, these are likely eligible expenses. Some of these ideas may come out of the Edgewater/ Second Street Redevelopment Action Plan.

Ms Gorski reviewed priorities identified by the Board in last year’s priority setting, noting progress has been made on many of the items. For those remaining she asked if this list was still relevant for 2009-2010.

2008 WSRAB Project Priorities included:

<b>Short Term</b>	<b>Medium Term</b>	<b>Longer Term</b>
Toolbox grants	Edgewater - 2 <sup>nd</sup> St pedestrian linkages	Edgewater St utility undergrounding
2 <sup>nd</sup> St zone change	Streetscape and lighting	Wallace/Edgewater intersection improvements
Zone changes for property bound by Murlark & Bassett St		Second Street re-zone and reconstruction

Short Term	Medium Term	Longer Term
		Pedestrian linkages Union Street RR bridge to 2 <sup>nd</sup> St Edgewater pedestrian plaza Street tree and sidewalk improvements Investments for future parking, including property acquisition

Additional project ideas mentioned included:

- Bicycle and pedestrian planning, signage, and pathways
- Bicycle and walking maps and materials for the area
- West Salem entrance way signage
- Wallace Marine Park project (pathway/ access to the Willamette River)

Q. If Leland is being tasked with identifying priorities for Edgewater/Second, why review project priorities now?

A. Leland is only identifying priorities for Edgewater/ Second Street. If the Board would like to pursue additional priorities beyond Edgewater/ Second Street, this needs to be conveyed to staff to begin preparing for the FY 2010-11 budget.

To make an informed decision about priorities, the Board requested Leland and staff first present project priorities for Edgewater/ Second Street along with an estimated time frame and cost for each.

## 5. ITEMS FOR BOARD ACTION

List of Project Categories for December Priority Setting - All

No action was taken at this time. The Board will review project priorities for Edgewater/ Second Street in December and then decide what, if any, other project priorities should be pursued in FY 10-11.

## 6. APPEARANCE OF INTERESTED CITIZENS

Ms Noakes noted the West Salem Neighborhood Association and the West Salem Business Association presented awards to Today's Hair for building beautification. A second award went to Willamette Valley Hospice for their mediation garden. She noted the process to create a new Neighborhood Center/Mixed-Use zone, which would impact portions of West Salem, is still underway. The public comment period has been extended and a public hearing is scheduled for November 17 to discuss the public review process. The new zone is being designed to allow a mix of uses including residential, commercial, and institutional on a given parcel between three and fifteen acres in size.

## 7. NEW BUSINESS

Discussion was raised regarding the Board's involvement in keeping Walker Pool open. Assuming operation and maintenance costs are the main challenge in keeping the pool open; these are not eligible URA expenses. Currently, the Salem-Keizer School District is responsible for 100% of the \$135,000 annual operating expenses. The Board agreed the pool is a valuable community resource and is willing to write a letter in support of the pool, if needed. More information will be provided at a future meeting.

## 8. ADJOURNMENT

Chair Chen adjourned the meeting at 8:50 AM. The next meeting will be held December 2, 2009.

Visit the Department web page at [www.cityofsalem.net](http://www.cityofsalem.net) > Departments > Urban Development.

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