



**MINUTES  
WEST SALEM REDEVELOPMENT ADVISORY  
BOARD**

Wednesday, December 2, 2009 - 7:30 A.M.  
West Salem Public Library  
395 Glen Creek Road NW



**Members Present**

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

**Members Absent**

Dwayne Hilty - A

**Staff Present**

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

**Guests**

Joan Bennett – Truitt Bros.  
Janet Noakes - WSNA  
Chris Zahas - Consultant  
Doug Detering

**1. CALL TO ORDER**

Chair Chen called the meeting to order at 7:35 AM, noting a quorum of appointed members was present.

Chair Chen **MADE A MOTION** to approve the agenda as presented. The **MOTION** was seconded and **CARRIED** unanimously.

**2. APPROVAL OF MINUTES**

Mr Bednarz **MADE A MOTION** to approve the minutes of November 4, 2009. The **MOTION was seconded and CARRIED** unanimously.

**3. APPEARANCE OF INTERESTED CITIZENS**

There were no citizens in attendance who wished to address the Board on any items not on the agenda.

Ms Gorski introduced Mr Tim Padden, Urban Development Project Manager, who will be taking over for Ms Gorski during her maternity leave. Ms Gorski is expected to return in March.

**4. ITEMS FOR BOARD INFORMATION -**

**A. URA Funding Capacity for Projects in FY 2010-11**

Ms Gorski presented in Ms Frazier's absence. Ms Frazier expects the West Salem Urban Renewal Area (URA) may have up to \$650,000 to complete projects in Fiscal Year FY 2010-11, in addition to any carryover funds from FY 09-10 (up to \$150,000). Administrative costs, including staff time and carrying costs will need to be subtracted from the amount available for projects. \$650,000 is likely sufficient to complete FY 10-11 projects, without the need for a bond. Ms Frazier will attend the February or March Board meeting, after analyzing tax increment projections for FY 10-11, to provide a more final estimate of funding capacity and inform the Board's recommended budget. The Board will likely need to approve the WSRAB recommended budget at the March meeting.

Q. Does the estimated funding capacity assume that Rainsweet discontinues operation?

A. Staff has received no indication that Rainsweet is leaving the URA or discontinuing operations. Previous analysis proved the company's departure would have minimal impact on tax increment collection.

**B. Update on West Salem Park Lighting**

Parks staff expects to have a contractor selected sometime in January and the project completed in March.

Q. Is this type of delay something we should expect from Parks staff in the future?

A. The Parks Division is understaffed, a factor to be considered for any WSRAB projects relying on their involvement. The Board may want to consider budgeting for consultant assistance for projects requiring

quick turnaround. Two additional factors caused delays for the lighting project: 1) waiting to initiate the project until after the Summer Concert Series; and 2) solicitation was done for the City, not the Agency and thus, had to be re-issued for the Agency.

C. Edgewater/Second Street Action Plan Priorities

Mr Zahas presented the PowerPoint: “Edgewater/Second Street Redevelopment Action Plan” (Action Plan). Action Plan goals, which served as criteria for selecting projects, include:

- Preserve the historic character
- Encourage commercial/mixed use revitalization
- Increase housing opportunities (all incomes)
- Transform Second Street into a mixed–use district
- Add bicycle/pedestrian amenities
- Improve access to work and play
- Enhance green assets

The Action Plan principles identify projects that: leverage other investment (both public & private), will generate tax increment (TIF), have broad public support, and will align with URA goals. They also align with the vision for a mixed-use main street, focus projects geographically, and avoid uncertainty of the third vehicular bridge by focusing efforts west of Gerth Street.

Recommended projects fall into four categories: 1) Festival Street, 2) Access, Transportation and Parking, 3) Redevelopment Opportunities, and 4) Business Planning.

Q. How would parking be addressed for a Festival Street on Kingwood between Edgewater and Second Street?

A. Local businesses will need to support the location and concept. Additionally, acquiring the Second Street median strip (another project identified in the Plan) between Gerth to Rosemont could provide additional space for visitor parking.

Q. The Festival Street photos show a street and plaza area without curb. Are there City code restrictions which would limit duplicating this design?

A. This will be addressed during the project design phase. For FY 10-11, the concept will simply be tested to identify interest without any permanent changes to the streetscape.

Creating a vibrant Festival Street requires strong organization and business planning and would perhaps work better with paid staff support. If the concept proves successful, funds will be needed in subsequent years for design and construction of permanent street improvements, similar to those shown in the photos.

Construction of improvements would likely require a bond, possibly in FY 12-13.

Q. What about undergrounding utilities?

A. Evaluating the feasibility and cost of utility undergrounding could be included in the project to analyze utility capacity along Edgewater/Second Street.

Q. Can another location for the Festival Street be considered?

A. Yes, other locations will be “tested” in the pilot phase of the project, but the most likely are Kingwood, Gerth, and McNary.

Before the Action Plan is finalized, staff will conduct outreach with the West Salem Neighborhood Association and the Business Association. Staff will return with a final Action Plan in February for adoption by the Board.

## 5. ITEMS FOR BOARD ACTION

### A. Project Selection for Fiscal Year 2010-11

Ms Gorski noted staff will return in January with project proposals which include more a refined cost estimate, schedule, and scope for those projects the Board recommends. The Board recommended the following projects for further analysis:

<b>Project</b>	<b>Estimated Cost</b>
1) Test "Festival Street" concept – place to be determined	\$20,000
2) Negotiate and acquire Union Pacific Railroad property on Second Street (Gerth to Rosemont Street)	\$80,000
3) Recapitalize Toolbox Program grants	\$250,000
4) Complete analysis of public and franchise utility capacity; evaluate utility undergrounding	\$25,000
5) *Evaluate/streamline zoning	\$15,000
6) Initiate streetscape planning	\$40,000
7) Complete bike/pedestrian way-finding signage (west of Wallace Road)	\$10,000
8) Rezone Wallace Road Gateway (Area 2 of Gateway Study)	\$15,000
9) Complete conceptual design for Wallace Marine Park river access trail	\$10,000
10) Property acquisition reserve fund	\$150,000
<b>Estimate Total:</b>	<b>\$615,000</b>

\* Chair Chen noted he is personally seeking a change in the parking ratio requirement for the area around his business.

Mr Bednarz **MADE A MOTION** to make the project list definitive, to serve as WSRAB goals for the next one to two years. The **MOTION** was seconded and **CARRIED**.

Chair Chen voted against the motion noting the Board may want to refine the list when staff returns with more information on costs, scope, and schedule in January. Ms Campbell abstained.

## 6. APPEARANCE OF INTERESTED CITIZENS

Ms Bennett said the Board is on the right track with the Action Plan and priority setting. Ms Noakes noted there would be a H1N1 vaccination clinic held at the Salem Alliance Church on December 10 between 1:30-4:30. Also, a planning meeting for a community garden will be held at the Boys and Girls Club on December 8, at 7:00 PM.

## 7. NEW BUSINESS

No new business.

## 8. ADJOURNMENT

Chair Chen adjourned the meeting at 9:16 AM. The next meeting will be held January 6, 2010.

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

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Reviewed by: Anita Sandoval | Edited by: Annie Gorski and Tim Padden | Audio recorded.