



North Gateway Redevelopment Advisory Board Meeting

8:00 AM – 9:00 AM on February 5, 2026

@ Urban Development (350 Commercial St NE)

Si necesita ayuda para comprender esta información, por favor llame 503-588-6178

PARTICIPANTS

Board Members

Jerod Martin, Chair
Deacon Lucas, Vice-Chair
Nate Levin
Mike Alley
Scott Cantonwine
Dana Castano
Kevin Loss

Staff

Sara Long
Melissa Owens

AGENDA

1. Welcome and call to order
2. Approval of Agenda
3. Approval of Minutes dated October 2, 2025
4. Public Comment - Appearance of persons wishing to address the Board on any matter other than those which appear on this Agenda.
5. Action Items
 - A. Chair and Vice Chair Elections
 - B. FY 26-27 NGURA Budget
6. Discussion and Reports
 - A. Board Update
 - B. What's Happening/Other Updates
7. Adjourn

Next Meeting: April 2, 2026

This meeting is being conducted in a hybrid environment with both in-person and virtual participation by the governing body. Interested persons may view the meeting online on [YouTube](#) and the public may attend in person. Please submit written comments on agenda items, or pre-register to provide Public Comment, by 5 p.m. or earlier one day prior to the day of the meeting at NGRAB@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 (711 for Relay) 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
NORTH GATEWAY REDEVELOPMENT
ADVISORY BOARD MEETING
 8am on Thursday, October 2, 2025
 350 Commercial St NE; watch on [You Tube](#)



1. WELCOME & CALL to ORDER

Having achieved a quorum, the meeting was called to order at 8:05am.

- A. MEMBERS: Jerod Martin (Chair), Deacon Lucas (Vice-Chair), Nathan Levin, Mike Alley, Scott Cantonwine, Dana Castro, and Kevin Loss
- B. ABSENT: *(none)*
- C. VACANT: NGURA Business/Property Owner (x2), Resident (x3)
- D. STAFF: Sara Long, Project Manager
 Melissa Owens, Admin Analyst
 Aaron Edelman, Engineering Program Manager
 Brian Luse, City Attorney

2. APPROVAL of AGENDA

- A. MOTION: Approve the agenda for October 2, 2025.
- B. MADE BY: Board Member Nate Levin.
- C. SECOND BY: Board Member Deacon Lucas.
- D. ACTION: Motion passed by unanimous vote.

MEMBER	VOTE
Jerod Martin	Aye
Deacon Lucas	Aye
Nathan Levin	Aye
Mike Alley	Aye
Scott Cantonwine	Aye
Dana Castro	Aye
Kevin Loss	Aye
Mike Alley	Aye

3. APPROVAL of MINUTES

- A. MOTION: Approve the Minutes of May 1, 2025.
- B. MADE BY: Board Member Nathan Levin.
- C. SECOND BY: Board Member Kevin Loss.
- D. ACTION: Motion passed by unanimous vote.

MEMBER	VOTE
Jerod Martin	Aye
Deacon Lucas	Aye
Nathan Levin	Aye
Mike Alley	Aye
Scott Cantonwine	Aye
Dana Castro	Aye
Kevin Loss	Aye
Mike Alley	Aye

4. PUBLIC COMMENT *(none)*

5. DISCUSSION and REPORTS

- A. Silverton Rd / 17th Street Update: staff
 Aaron Edelman offered an update on the improvements underway at Silverton Rd and 17th St. A copy of the notice sent to nearby residents is attached as Addendum A.
- B. Board Ethics Training: staff
 Assistant City Attorney Brian Luse offered the annual power point presentation on the guiding principles of ethical board participation. A copy is attached as Addendum B.



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- C. What's Happening / Other Updates: all
- URA update to the Agency last Monday evening, reviewed strategic plan with reference to a new URA in the North Waterfront area. Seeking Board feedback to help drive formation of new URA.
 - North Gateway will stop collecting for tax increment after this year; funds collected thus far will be focused on projects scheduled and underway.
 - 2640 N Portland Rd expects environmental review expected shortly; still plugging away at DEQ requirements.
 - December meeting cancelled; next meeting will focus on budget review.
 - Grant applications are still coming in and funds are moving.

6. **ADJOURN**

With no further business rightfully brought before the Board, the meeting was adjourned at 9:06am.

NEXT MEETING DATE: February 5, 2026

555 Liberty Street SE / Room 325 • PO Box 14300, Salem, OR 97309-0325 • Phone 503-588-6211 • Fax 503-588-6025

Esta carta contiene información acerca de un proyecto en su vecindario. Si usted necesita lo siguiente traducido en español, favor de llamar 503-588-6211.

This letter contains information about a project in your neighborhood. If you need the following information translated, please call 503-588-6211.

August 29, 2025

**SUBJECT: Road Closure Notification
Silverton Road NE Sanitary Sewer Rehabilitation Project
Project Number 723106**

Dear Salem Property Owner/Resident:

In advance of the 2025 Pavement Rehabilitation Project on Silverton Road NE, the City of Salem is rehabilitating approximately 1,700 feet of existing concrete sanitary sewer mains. The Sanitary Sewer Rehabilitation project is located on Silverton Road NE, Evergreen Avenue NE, and Lana Avenue NE.

The sanitary sewer work is anticipated to begin **September 9, 2025, and continue into early November 2025**. During this time the speed limit on Silverton Road NE, from Beach Avenue NE to Williams Avenue NE, will be reduced to **25 mph**, traffic will be reduced to one lane of travel in each direction, and several side streets will be closed to through traffic. Local access will be maintained. See enclosed Detour Route Map.

Motorists and pedestrians should use caution when traveling through the work zone. The reduced 25 mph speed limit on Silverton Road NE, and local road closures will be in place 24 hours a day until construction is completed. This work will create traffic congestion within the area, motorists should expect delays.

If you have any questions regarding this project, please contact me at 503-588-6211 ext. 7453 or cgarvin@cityofsalem.net.

Sincerely,



Chantelle Garvin, PE
Project Engineer

RH\TLS\FILES\SHARE2\PWFiles\Group\Engineering\Projects\CIP\723106 Silverton Rd Sanitary Sewer\04 Public Outreach\Mailings\Construction\722526 LTR PNL 3\723106 LTR PNL 3.docx

Enclosure: Detour Route Map

cc: Stephanie Lewis, Allied Plumbing; Tyson Bafford, Allied Trenchless; Mayor Julie Hoy; Councilor Dr. Irvin Brown, Ward 5; Bayard Mentrum, Northgate Neighborhood Association; Krishna Namburi, Interim City Manager; Brian D. Martin, PE, Public Works Director; Allen Dannen, PE, City Engineer; Rick Barnes, PE, Assistant City Engineer; Aaron Edelman, PE, Engineering Program Manager; Irma Dowd, Neighborhood Program Manager; Courtney Knox-Busch, Chief Strategy Officer; Jason Roberts, Public Works Public Information Officer; Tammi Starrs, Engineering Admin Manager; PW Dispatch; Ops Reception; File: P.N. 723106, Construction

Transportation Operations, Utility Operations, and Engineering

1457 23rd St SE, Salem, OR

Mailing Address: PO Box 14300, Salem, OR 97309-1457

Phone 503-588-6270 • Fax 503-588-6480

Willow Lake Water Pollution Control Facility

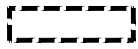
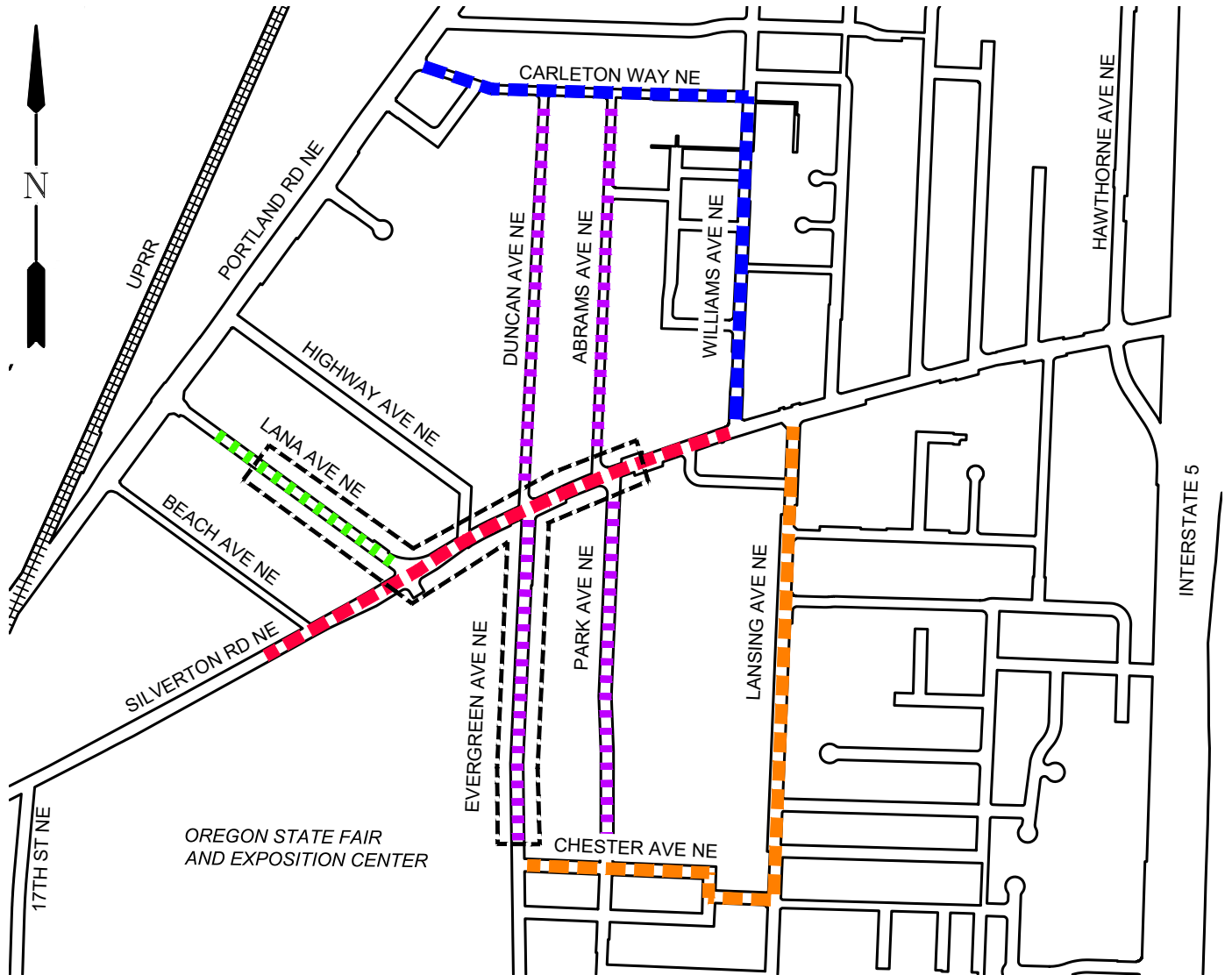
5915 Windsor Island Road N, Keizer, OR

Mailing Address: PO Box 14300, Salem, OR 97309-5915

Phone 503-588-6380 • Fax 503-588-6387

DETOUR ROUTE MAP

SILVERTON ROAD NE SANITARY SEWER REHABILITATION PROJECT PROJECT NUMBER: 723106



PROJECT LIMITS



ROAD CLOSED TO NORTHBOUND TRAFFIC ONLY



ROAD CLOSED TO THRU TRAFFIC, LOCAL ACCESS ONLY



LIMITS OF CONTINUOUS SINGLE LANE CLOSURE AND 25 MPH SPEED LIMIT REDUCTION



SIGNED DETOUR ROUTES



Public Works Department
APWA ACCREDITED AGENCY

ENGINEERING DIVISION

Physical Address:
1457 23rd St SE,
Salem, OR 97302
Phone 503-588-6211
www.cityofsalem.net

Mailing Address:
PO Box 14300
Salem, OR 97309-1457

August 2025

City of Salem

Public Meetings, Public Records, and Ethical Considerations

BRIAN P. LUSE, ASSISTANT CITY ATTORNEY

Public Meetings



“The Oregon form of government requires an informed public aware of the deliberations and decisions of governing bodies and the information upon which such decisions were made. It is the intent of the *Oregon Public Meetings Law* that decisions of governing bodies be arrived at openly.”

- ORS 192.620

Public Meetings

Policy and Purpose of Oregon Public Meetings Laws:

- ▶ Ensure that meetings of governing bodies, *at which decisions about the public's business are made or discussed are open to the public,*
- ▶ That the public has notice of the time and place of meetings, and
- ▶ That the meeting is accessible to all.

Public Meetings



Who is subject to the law?

- ▶ Public Meetings Law applies to all meetings of a governing body of a public body for which a quorum is required in order to make a decision or to deliberate toward a decision on any matter.
- ▶ A “public body” is a city or county, or other “subdivision of the state.”

Public Meetings

Who is subject to the law?

- ▶ A “governing body” means any two or more members of a public body that have the authority to make decisions for or recommendations to a public body on policy or administration.”
- ▶ A “governing body” for the City includes not only the Council, but all boards and commissions, such as the CHSC and DAB.

Public Meetings

What meetings are subject to the law?

- ▶ A “meeting” is the convening of a governing body for which a quorum is required in order to make a decision or to deliberate toward a decision on any matter.
- ▶ Public meetings law applies to a meeting, even if the sole purpose of the meeting is to gather information, and not make a decision at that time – *Work Sessions*.
- ▶ What is NOT a Public Meeting? Less than quorum-
Social gatherings - On-site inspections.

Public Meetings

Pitfalls – Conference Calls/Emails/Serial Meetings

- ▶ Telephonic conference calls or “other electronic communications” can be public meetings.
- ▶ *Dumdi v. Handy* (2011)
 - ▶ Some Lane County Bd of Commissioners found to have violated public meetings law through “serial” meetings that occurred through email.
 - ▶ Individual Commissioner had over \$20K in personal liability, and County had \$350 K in liability.

Public Meetings

Electronic Communications/Serial Meetings

▶ Lessons from *Dumdi*:

- Use of email by a quorum of a governing body might constitute a meeting under Public Meetings Law.
- Serial meetings violate public meetings law;
 - Did at least a quorum of the governing body,
 - Make a decision or deliberate on a matter,
 - In any setting that was private and not open to the public?
 - Knowledge of the requirements of the law, and failure to comply with the requirements, may constitute willful misconduct that would subject you to personal liability

Public Meetings

- ▶ *Handy v. Lane Cty. Decision*
 - ▶ Members of Board of Commissioners found to have violated public meetings law by discussing via email the substance of matter that was come before the commission.
 - ▶ Members responded via reply all to County Administrator email that sought to schedule a meeting.

Public meetings

- ▶ *Handy v. Lane Cty. Decision*
 - ▶ Members' comments via emails were not strictly limited to the scheduling question, and commented on the substance of the subject of the meeting.
 - ▶ Because a quorum of members received the comments via email, the court found a public meeting violation occurred.

Public Meetings

Electronic Communications/Serial Meetings

▶ Remember:

- ▶ Use of a personal computer and a private email account to conduct public business may subject your personal computer or private e-mail account to disclosure under a public records request or in a litigation discovery request.
- ▶ Please consider possible ramifications of using personal devices to conduct official business

Oregon Public Records Law

“Public record” means any information that:

- (A) Is prepared, owned, used or retained by a state agency or political subdivision;
- (B) Relates to an activity, transaction or function of a state agency or political subdivision; and
- (C) Is necessary to satisfy the fiscal, legal, administrative or historical policies, requirements or needs of the state agency or political subdivision. – **ORS 192.005 (5)**

Each state agency or political subdivision shall maintain a public record or accurate copy of a public record in accordance with a retention schedule authorized under the law without regard to the technology or medium used to create or communicate the record. – **ORS 192.108**

Public Official Ethics

- ▶ What is a Public Official?
- ▶ ORS Chapter 244
- ▶ SRC Chapter 12
- ▶ Salem City Charter, Section 62

- ▶ Three main subject areas:
 - ▶ Conflict of Interest
 - ▶ Gifts
 - ▶ Use of Office

To whom do the ethics Laws apply?

- ▶ Public officials
- ▶ Relatives of the public official
- ▶ For gifts, members of the public official's household
- ▶ Businesses with which any of the above are associated

Public official means:

- ▶ Elected officials
 - ▶ Appointed officials
 - ▶ Employees
 - ▶ Agents
-
- ▶ A person is a public official, even if they receive no compensation for their services to the public body!

“Business” means:

- ▶ Private business entities (corporations, partnerships, franchisees)
- ▶ Self-employment
- ▶ Does not include 501 (c) corporations IF:
 - ▶ The public official is only a member of the board
 - ▶ The public official does not receive any remuneration for their services

SRC Chapter 12

- ▶ Based on State Law, but more restrictive
- ▶ Additional components:
 - ▶ Conflict of Interest (SRC 12.015)
 - ▶ Appearance Rule (SRC 12.020)
 - ▶ Special Favors (SRC 12.040)
 - ▶ Non Disclosure (SRC 12.051)

Actual Conflict of Interest


- ORS 244.020(1): “Any action or any decision or recommendation by a person acting in a capacity as a public official, the effect of which would be to the private pecuniary benefit or detriment of the person or the person’s relative or any business with which the person or a relative of the person is associated.”
- SRC 12.015(a): “ANY benefit or detriment” creates a conflict, not only a pecuniary benefit or detriment!

Potential Conflict of Interest

- ▶ Any action or any decision or recommendation by a person acting in a capacity as a public official, the effect of which could be to the private pecuniary benefit or detriment of the person or the person's relative or any business with which the person or a relative of the person is associated.
- ▶ SRC 12.015(d): “ANY benefit or detriment” creates a conflict, not only a pecuniary benefit or detriment!

Conflict of Interest – Required Action for Public Official

- ▶ Actual: Disclose, refrain from discussion and vote. (ORS 244.120)
 - ▶ Abstention is not sufficient
 - ▶ State law provides rule of necessity exemption
 - ▶ City law removes exemption (SRC 12.050)
- ▶ Potential: Disclose nature of the conflict, but may participate.
- ▶ City's ethics code may prohibit voting, due to "Appearance of Impropriety" rule.




SRC 12.020: Appearance of Impropriety

“Public officials . . . are bound to observe in their official acts the highest standards of morality and to discharge faithfully the duties of their office regardless of personal consideration . . . Their conduct in both their official and private affairs should be above reproach.”



Fair and Impartial Fulfillment of Duties – SRC 12.040

- ▶ Contacting councilors to obtain preferential consideration in connection with city employment shall result in disqualification (except for City Manager position)
- ▶ No use of city-owned property for private use.
- ▶ No public official shall grant any special privilege to any citizen beyond what is available to every other citizen.



Disclosure of Confidential Information (SRC 12.051)

- ▶ City Public officials may not, without legal authority:
 - ▶ Disclose confidential city information
 - ▶ Use city confidential information to advance the financial or other private interest of themselves or others

Consequences for Violation

- ▶ State:
 - ▶ Civil Penalty
 - ▶ Forfeiture
 - ▶ Status of sanctions
- ▶ City
 - ▶ Removal from office
- ▶ Section 62
 - ▶ Reviewing authority to “act accordingly”



Chapter 62 of the City of Salem Charter

- ▶ Applies to elected and appointed officials at public hearings.
- ▶ Requires disclosure of certain gifts, relationships, and campaign contributions.
- ▶ Requires recusal if presence of gift, relationship, or contribution creates appearance of impropriety in mind of reasonable person.
- ▶ Complicated exemption procedure:
 - ▶ rule of necessity
 - ▶ Unanimous waivers -- subject to reasonable test

REMEMBER:

- ▶ Compliance with ethics laws is a personal responsibility!
- ▶ You must comply with BOTH state and city ethics laws, and the more restrictive provisions always control

Role of City Attorney's Office

- ▶ Our “client” is the City / Agency. In regard to state ethics law, we do not represent public officials in their personal, or professional capacity.
- ▶ Public Officials cannot rely on advice of legal counsel as a defense to violations.
- ▶ City Attorney serves as a guide through process – gets you pointed in the right direction



Where To Go for Ethics Advice: State Issues

- ▶ Oregon Government Ethics Commission (OGEC)
 - Informal Advice - no exemption from liability
 - Staff Advisory Opinion – no exemption from liability
 - Commission Opinion– exemption from liability. ORS 171.776, ORS 244.280
 - New OGEC training requirement for public officials

Where to Go for Ethics Advice: City Issues

- ▶ City Hearings Officer
 - ▶ Receive and initiate ethics complaints
 - ▶ Hear and investigate ethics complaints
 - ▶ Render advisory opinions or interpretations
- ▶ Through Dan Atchison, City Attorney
Telephone: (503) 588-6003

**North Gateway Urban Renewal Area
Revenue and Expenditures**

	Project Allocations FY 2026	Estimated FY 2026 Actuals	Estimated Carryforward Balance FYE 26	New Funding FY 2027	FY 2027 Project Allocation
RESOURCES					
Beginning Fund Balance	29,598,086	29,598,086		623,697	30,623,637
Du Jour Proceeds	4,200,000	4,200,000			
Interest/Other Revenue	463,251	546,231		415,003	415,003
Total Resources	\$ 34,261,337	\$ 34,344,317	\$ -	\$ 1,038,700	\$ 31,038,640
EXPENDITURES					
684000 Project Coordination/Support	198,500	283,390	(84,890)	309,890	225,000
684000 Indirect Cost Allocation Plan	22,450	22,450	-	25,000	25,000
684032 Capital Grant Program	2,763,700	618,880	2,144,820		2,144,820
684056 Portland Rd Bicycle / Pedestrian Path	300,000	-	300,000		300,000
684053 2640 Portland Road Site Development	2,000,000	-	2,000,000		2,000,000
684063 Opportunity Fund rebudget	415,000	-	415,000		415,000
684062 17th Street at Silverton Road Turn Lane	7,158,320	2,475,130	4,683,190		4,683,190
684064 Environmental Remediation (rebudget)	265,230	-	265,230		265,230
684061 Strategic Project Grant (rebudget)	236,610	-	236,610		236,610
684066 Portland Road Infrastructure Improvements	1,900,000	320,830	1,579,170	2,000,000	3,579,170
TBD Committed to Future Projects	15,758,560	-	15,758,560	(1,296,190)	14,462,370
TBD Industrial Site Readiness	50,000	-	50,000		50,000
TBD Opportunity Purchase	2,652,250	-	2,652,250		2,652,250
Total Expenditures	\$ 33,720,620	\$ 3,720,680	\$ 29,999,940	\$ 1,038,700	\$ 31,038,640
Ending Fund Balance at June 30	\$ 540,717	\$ 30,623,637		\$ -	\$ -

2019 Established Maximum Indebtedness Project List and Updates

1. North Gateway Building Rehabilitation/Restoration Grant Program

Continuation of the NGURA Building Rehabilitation/Restoration Grant Program to encourage new construction and existing business and property owners to improve their properties.

Project Funding: One million dollars per year for six years, began in 2019/2020 Fiscal Year with the last installment of new funds in Fiscal Year 2024/2025. Approximately \$2.1M remains in available resources.

Status: Funds have continued to be utilized, in Fiscal Year 2025/2026 Development Infrastructure Funds and Affordable Housing Funds were incorporated under one umbrella. Based on current resources, staff recommendation is not to add new funding as \$2.1M should be sufficient for the fiscal year.

2. Development Infrastructure Assistance Program

This program is intended to coincide with Grant Program, but specifically target those properties in which development is a challenge due to lack of necessary city infrastructure such as water, sewer, etc.

Project Funding: \$750,00 for two years (FY 2019-20 and FY 2020-2021)

Status: Funds were merged into the Rehabilitation Grant Program in FY 2025/2026.

3. Affordable Housing Development Assistance Program

This program is intended to coincide with the Rehabilitation Grant Program, but specifically target providing financial assistance towards affordable housing development projects.

Project Funding: \$300,000 for three years

Status: First round of funds expended in FY19-20 for Redwoods Crossing. Second round of funds established the Strategic Grant Program. Remaining funds were merged into the Rehabilitation Grant Program in FY 2025/2026.

4. Silverton Road/ 17th Street Left Turn Lane

Project will establish a left turn lane from westbound Silverton Road to 17th Street with the goal to improve traffic flow and safety at the intersection. The improvement would also include a traffic signal.

Project Funding: Estimated at \$2.8 million, increased to \$7.2M FY 24-25.

Status: The project has been incorporated into a bond funded paving project construction began in 2025. No new funds are being proposed at this time. Potential project savings could be seen.

****Project Funding is based on today's dollars, not future dollars as in the Maximum Indebtedness Project Overview which takes inflation into account****

5. Pine Street Redevelopment (renamed 2640 Portland Road NE)

Includes site preparation and potentially contributing some funds towards construction as it aligns with the goals of the NGURA to redevelop 2640 Portland Road NE and potentially other adjacent sites in the corridor.

Project Funding: Estimated at \$2 million

Status: The site was purchased in fall 2020, it has been used by Church at the Park for overnight camping and currently serves as an administrative office function. An updated market analysis and development analysis were completed in FY 24-25. No additional funds being proposed at this time.

6. Gateway Streetscape Enhancements

Funding to be directed at the continuance of enhancement of streetscape in order to complement future development. Funding would include items such as: lighting, sidewalks, landscaping, street furnishings, murals, sculptures, and other associated enhancements.

Project Funding: \$1 million

Status: Funds assigned for this in FY2025-26 and FY2026-27, however use would correlate with development so adjustments could be made as development occurs with respect to the timing of funds (depending on funding availability). Previous discussions have included this to be a source to fund the grant program as MI winds down.

7. Property Acquisitions

Funds being directed in this category to allow for the URA to take advantage of opportunities which might arise, such as potential acquisition of parcels as part of a larger Pine Street Redevelopment project.

Project Funding: \$4.5 million

Status: Funds were assigned to this item sporadically however, they would be utilized as opportunities arise and funding allows. Funds were assigned in FY2020-2021 and FY2024-25. Because the FY 20-21 funds still remain available in the budget, we can hold the additional funds back.

8. Niles Avenue Infrastructure

Provide full street improvements (lighting, sidewalks, etc.) in addition to necessary upgrades to the water, sewer and storm systems along Niles Avenue. This project would be completed in conjunction with funding from Public Works.

Project Funding: \$2 million

****Project Funding is based on today's dollars, not future dollars as in the Maximum Indebtedness Project Overview which takes inflation into account****

Status: URA was only slated to fund a portion of project, outside funding is not currently planned. Staff proposing to utilize these funds for the Portland Road Infrastructure Project in the FY 26-27 Budget as previously discussed.

9. Pine Street Realignment

Realignment of Silverton Road to align with Pine Street at Portland Road, allowing for turning traffic to utilize 90 degree turns which are safer than the current street and turning alignments.

Project Funding: \$5 million

Status: Based on recent discussions with railroad and increased costs of Silverton/17th funds were reallocated to help with additional costs. Approximately \$1.7M remained of these funds which were redirected at Portland Road Improvement in the FY 25-26 budget.

10. Construction of Bike/Pedestrian Alternative Path

Construction of a bike/pedestrian path as an alternative to utilizing the Portland Road underpass.

Project Funding: \$3 million

Status: Funds have not been incorporated into proposed budgets as project is still being determined in collaboration with public works.

11. Environmental Clean-Up

Remediate environmental contamination as associated with potential acquisition of property and redevelopment.

Project Funding: \$250,000

Status: Currently available to be used for URA acquired properties/projects. There are options to acquire grant funds for this type of work as well so the hope is NGURA could supplement additional funding opportunities.

12. Salem Industrial Drive Improvements

Improvements to the Salem Industrial Drive corridor between Cherry Avenue and Hyacinth Street including; widening road to accommodate turn lane and bike lane, new sidewalks, planter strips, bike/pedestrian path, bridge and/or fill over Claggett Creek for additional access.

Project Funding: \$3.75 million

Status: Funds associated with these projects would be done in conjunction with public works as they would be the majority funder, the NGURA funds are assigned for FY 2027-28. Staff hoping to utilize the budgeted Industrial Site Readiness funds to assist in determining how to best maximize the funding.

****Project Funding is based on today's dollars, not future dollars as in the Maximum Indebtedness Project Overview which takes inflation into account****

**North Gateway URA Capital Grant Program Commitments
February 2026 Report**

Fiscal Year	Owner/Business	Address	Grant Use	Grant Amount	Match Amount	Status
2017-18	20/10 Products, Inc.	3025 Industrial Way NE	Equipment purchase phase 1 and 2	\$277,161	\$277,161	Closed
2017-18	Jet Industries	1955 Silverton Road NE	Equipment purchase	\$31,025	\$31,025	Closed
2017-18	State Investments	2805 Valpak	Equipment purchase and environmental remediation	\$78,768	\$78,768	Closed
2017-18	Madras Holdings/PES	1415 Tandem Ave	Renovate vacant building into auto detail shop	\$171,187	\$232,128	Closed
2017-2018	MJ Investments	3994 Portland Road NE	New construction	\$300,000	\$300,000	Closed
2017-2018	ZS Properties	1805 Silverton Road NE	Building remodel of Fruit Stand, new exterior, new roof, new frontage	\$265,000	\$265,000	Closed
2017-2018	Aaron Zeeb Family Trust	1925-1935 Silverton Road NE	New construction of 10,000 square foot office space, façade improvements.	\$300,000	\$1,300,000	Closed
2017-2018	Martin/Santiam Electric	3850 Mainline Drive NE	New Construction	\$300,000	\$311,265	Closed
2017-2018	Innovative Manufacturing & Design	1834 Beach Avenue NE	Equipment Purchase	\$277,500	\$895,526	Closed
2018-2019	Freeman Motors	3784 Portland Road NE	Building renovation - new car dealership and shop	\$300,000	\$517,751	Closed
2018-2019	ZS Properties	1705-25 Silverton Road NE	Building renovation- add office space, restrooms, HVAC	\$298,961	\$298,961	Closed
2018-2019	Ochoa Queseria	3350 Portland Road NE	New Construction - cheese manufacturing and storefront	\$300,000	\$2,100,000	Closed
2018-2019	Jet Industries	1834 Beach Street	Building renovation and equipment purchases	\$101,000	\$109,752	Closed
2018-2019	Motge Inc.	1920-1960 Lana Ave.	Building renovations, replace existing sewer lines	\$132,074	\$132,074	Closed
2018-2019	Intrinsic Ventures	2195 Hyacinth - North Building	Building renovation	\$300,000	\$300,000	Closed
2018-2019	Watershed, LLC Ph II	2895 Valpak Road NE	Equipment purchase	\$27,702	\$27,702	Closed
2018-2019	Western Professional	3460 Brady Curt NE	Building renovation/addition	\$300,000	\$732,448	Closed
2018-2019	Vagabond Brewing Ph II	2195 Hyacinth St. NE, Suite 172	Equipment purchase	\$89,620	\$89,620	Closed
2018-2019	20/10 Products, Inc. Ph II	3025 Industrial Way NE	Equipment purchase	\$13,050	\$13,050	Closed
2019-2020	ZS Properties	1815-1825 Silverton Road NE	Building rehabilitation	\$217,700	\$217,840	Closed
2019-20	Redwood Crossings, LLC	4107 Fisher Road NE	Affordable Housing	\$300,000	\$2,500,000	Closed
2019-20	S&V Garcia	2385 Fairgrounds Road NE	New Building Construction	\$300,000	\$782,552	Closed
2020-21	20/10 Properties	1815-1821 Silverton Rd NE	Building Rehabilitation	\$38,933	\$41,067	Closed
2021-22	Zeeb Legacy	1793-1799 Silverton Rd NE	Building Rehabilitation	\$300,000	\$406,450	Closed
2021-22	20/10 Products	3049 Industrial Way NE	Equipment Purchase	\$261,070	\$301,955	Closed
2021-22	Freeman Motor	3772 Portland Road NE	Building Rehabilitation	\$247,183	\$464,522	Closed
2021-22	Capitol Cold Storage	1440 Salem Industrial Dr NE	Equipment & Building Rehab	\$286,850	\$573,700	Closed
2022-23	Zeeb Legacy	2990 Portland Rd NE	Building Rehabilitation	\$112,300	\$187,700	Closed
2022-23	Jack Fox	0 Brooks Ave NE	Infrastructure	\$254,014	\$254,014	Closed
2023-24	Russ Libby	2525 Hyacinth St NE	Equipment & Building Rehab	\$300,000	\$314,229	Closed
2023-24	Francisco Ochoa	3310 Portland Road NE	Equipment	\$129,240	\$129,240	Closed
2023-24	Tyrone Jones	2410 Fairgrounds Road NE	New Building	\$115,000	\$115,000	Closed
2024-25	Mike Bliven	3830-3850 Portland Road NE	Building Rehab and ADA	\$31,299	\$31,299	Closed
2024-25	Jefferey Ullman	2828 Cherry Ave NE	Infrastructure and Rehab	\$144,500	\$367,500	Committed
2024-25	Jeff Zeeb	1935 Silverton Rd NE	Infrastructure and Rehab	\$110,549	\$218,500	Closed
2025-26	Francisco Ochoa	3310 Portland Rd NE	Building Improvements	\$300,000	\$867,029	Committed
2025-26	Capital Cold Storage, LLC	1440 Salem Industrial Dr NE	Building Improvements	\$139,104	\$278,207	Committed
2025-26	Tyrone Jones	2410 Fairgrounds Rd NE	Infrastructure	\$57,330	\$114,660	Committed

\$7,508,120 \$16,177,695

Updated: 1/2026

**North Gateway URA Strategic Project Program Commitments
February 2026 Report**

Fiscal Year	Owner/Business	Address	Grant Use	Grant Amount	Total Project Cost	Status
2021-2022	DPJ Properties	1810 Lana Avenue NE	Fencing and Cameras	\$14,340	\$18,269	Completed
2021-2022	Lana Ave LLC	1870 Lana Avenue NE	Fencing with Gates	\$19,503	\$20,314	Completed
2021-2022	ZS Properties	1705 Silverton Road NE	Cameras and Ext. Lighting	\$20,000	\$25,170	Completed
2021-2022	Zeeb Legacies, LLC	1793 Silverton Road NE	Cameras and Ext. Lighting	\$12,232	\$14,321	Completed
2021-2022	ZS Properties	1805 Silverton Road NE	Cameras and Ext. Lighting	\$18,330	\$22,623	Completed
2021-2022	Zeeb Legacies, LLC	1935 Silverton Road NE	Cameras and Ext. Lighting	\$17,666	\$18,239	Completed
2021-2022	Zeeb Legacies, LLC	1955 Silverton Road NE	Cameras and Ext. Lighting	\$9,262	\$13,210	Completed
2021-2022	Zeeb Legacies, LLC	2990 Portland Road NE	Cameras and Ext. Lighting	\$14,309	\$17,430	Completed
2021-2022	Madras Holdings LLC	1331 Tandem Avenue NE	Cameras and Ext. Lighting	\$12,747	\$15,216	Completed
2022-2023	Ventura Foods LLC	3371 Portland Road	Fencing	\$8,502	\$8,551	Completed
2022-2023	Nut House LLC	2828 Cherry Avenue NE	Exterior Lighting	\$8,923	\$6,000	Completed
2023-2024	Cascade Warehouse Company	2860 Cherry Avenue NE	Fencing	\$11,202	\$11,396	Completed
2023-2024	Mustang Investments LLC	2525 Hyacinth Street NE	Cameras and Ext. Lighting	\$20,000	\$20,149	Completed
				\$187,016	\$210,888	