



## Urban Renewal Agency

### West Salem Redevelopment Advisory Board (WSRAB) Meeting

7:30 A.M.– 9:00 A.M on February 4, 2026, In-person

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

#### **PARTICIPANTS**

#### BOARD MEMBERS

Ashley Morey, Chair  
Zachery Fischer, Vice-Chair  
John Hannam  
Jeremy MacKay  
Thomas Crozier  
Douglas Meltzer  
Samantha Ross  
Greg Scharn  
David Wrightson  
Vacant: Member-at-Large  
Vacant: WSURA Business/property owner

#### STAFF

Tory Banford, Project Manager  
Melissa Owens, Admin Analyst

#### **AGENDA**

1. Welcome and call to order
2. Approval of agenda
3. Approval of meeting minutes dated January 7, 2026
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. Recommend the Urban Renewal Agency approve the fiscal year 2027 West Salem Urban Renewal Area budget (Tory Banford/Bill O'Donnell/All – 20 min)
6. Discussion and Reports
  - A. Latest from West Salem organizations (All – 5 min)
  - B. March 4, 2026, meeting topics (All – 10 min)
7. Adjourn

*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 via [YouTube](#) and the public may attend in person. Please submit written comments on agenda items, or pre-register to provide Public Comment on items not on the agenda, by 5 p.m. or earlier one day prior to the day of the meeting at [wsrab@cityofsaalem.net](mailto:wsrab@cityofsaalem.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, source of income and housing status, 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

## WEST SALEM REDEVELOPMENT ADVISORY BOARD MEETING

7:30 a.m. on Wednesday, January 7, 2026  
In-person; watch on [YouTube](#)



### 1. WELCOME & CALL to ORDER

Having achieved a quorum, the meeting was called to order at 7:35am.

- A. MEMBERS: Ashley Morey, Chair; Zachery Fischer, Vice Chair; Thomas Crozier; Douglas Meltzer, David Wrightson, John Hannam; Samantha Ross; and Greg Scharn
- b. ABSENT: Jeremy MacKay (*resigned*)
- C. VACANT: WSURA Business/Property owner, and Member-at-Large.
- D. STAFF: Tory Banford, Project Manager  
Melissa Owens, Admin Analyst

### 2. APPROVAL of AGENDA

- A. MOTION: Approve the agenda for January 7, 2026.
- B. MADE BY: Board Member Samantha Ross.
- C. SECOND BY: Board Member David Wrightson.
- D. ACTION: Motion passed by unanimous vote.

MEMBER	VOTE
Ashley Morey	Aye
Zachery Fischer	Aye
John Hannam	Aye
Thomas Crozier	Aye
Douglas Meltzer	Aye
Samantha Ross	Aye
Greg Scharn	Aye
David Wrightson	Aye

### 3. APPROVAL of MINUTES

- A. MOTION: Approve the Minutes of October 1, 2025.
- B. MADE BY: Board Member David Wrightson.
- C. SECOND BY: Board Member John Hannam.
- D. ACTION: Motion passed by unanimous vote.

MEMBER	VOTE
Ashley Morey	Aye
Zachery Fischer	Aye
John Hannam	Aye
Thomas Crozier	Aye
Douglas Meltzer	Aye
Samantha Ross	Aye
Greg Scharn	Aye
David Wrightson	Aye

### 4. PUBLIC COMMENT (*none*)

### 5. ACTION ITEMS (*none*)

### 6. DISCUSSION and REPORTS

- A. WSRAB Member Representation Discussion on Possible Changes (*Tory/All*)  
Board Members discussed changes that broaden language to allow for more candidates and participation, which will be translated into a Resolution for consideration at the next meeting.



## MINUTES

### WEST SALEM REDEVELOPMENT ADVISORY BOARD MEETING

7:30 a.m. on Wednesday, January 7, 2026  
In-person; watch on [YouTube](#)



- B. Initial Budget Discussion for Fiscal Year 2027 *(Tory/All)*  
The Board reviewed the attached draft budget materials and discussed negotiations regarding the path through Wallace Marine Park and funding for the same, timing and integration with the Center St Bridge seismic work.
- C. Latest from West Salem Organizations *(All)*
- West Salem Business Association meets monthly on the 4<sup>th</sup> Thursday at Roth's. This month, the director of a local non-profit will speak at the luncheon.
  - Neighborhood Association meetings start again in February.
- D. Meeting Topics: February 4, 2026 *(All)*
- FY27 Budget
  - Wallace Marine Park natural enhancement area
  - Resolution RE board composition

## 7. ADJOURN

With no further business, the meeting was adjourned at 8:47am.

**Next Meeting Date: February 4, 2026**

**RESOLUTION NO. 2002-18**

AS AMENDED

THE COUNCIL OF THE CITY OF SALEM RESOLVES AS FOLLOWS:

**SECTION 1. CREATION OF WEST SALEM REDEVELOPMENT ADVISORY BOARD.**

For the purposes of advising the council on conservation, rehabilitation, and redevelopment matters within the West Salem Urban Renewal Area, there is hereby created an advisory board known as the West Salem Redevelopment Advisory Board.

**SECTION 2. COMPOSITION AND APPOINTMENTS.** (a) The board shall consist of eleven appointed members. The appointed members shall be composed as follows:

- (1) Five persons representing the interests of business owners, property owners and others with financial or occupational interests within the West Salem Urban Renewal Area; of which one is an industrial owner within the West Salem Urban Renewal District;
- (2) Two persons representing the Salem community at large;
- (3) One person representing the interests of business owners, property owners and others with financial or occupation interests within the Riverfront-Downtown Urban Renewal Area; and
- (4) Three persons representing residential areas within the boundaries of the West Salem Neighborhood Association, of which at least one is a resident living within the West Salem Urban Renewal District.

(b) Appointments shall be made by the council upon recommendation by the Mayor.

**SECTION 3. TERM OF OFFICE.** (a) The term of office of the appointive members shall be three years, or until their successors are appointed and qualified, except their first terms shall be staggered, three members being appointed for one year, three members being appointed for two years and five members being appointed for three years. (b) Any vacancy in said board shall be filled by appointment by the council upon recommendation by the Mayor for the unexpired portion of the term. Members may be reappointed, except that a member who has served two full three year terms may not be reappointed until after the expiration of one full year from the date of expiration of that member's immediate previous term of office. (c) Members of the board shall receive no compensation for their services.

**SECTION 4. ORGANIZATION OF BOARD.** (a) The board shall elect a chair and vice-chair from among its members who shall hold office at the pleasure of the board. (b) The board shall meet at least once quarterly during a calendar year at a time and place that is specified at least five days in advance. The board may meet at other times in accordance with its rules. All meetings of the board shall be open to the public. (c) A record of the board's proceedings shall be filed with the city recorder.

**SECTION 5. DUTIES AND RESPONSIBILITIES.** (a) The board shall have no powers except as conferred by this resolution, City charter, or Salem Revised Code. (b) It shall be the function of the board to act as an advisory body to the council. The board shall advise the council on these and other programs and issues affecting the West Salem Urban Renewal Area:

- (1) Rehabilitation of existing buildings;
- (2) New retail and office development;
- (3) Pedestrian amenities and beautification;
- (4) Industrial development;
- (3) Housing;
- (4) Transportation and transit;
- (5) Land acquisition and renewal plans;
- (6) Priority, scope and scale of public improvements to be made in the Renewal Area;
- (7) Selection of future developers and redevelopers;
- (8) Preliminary and final plan of developers;
- (9) Tax allocation, budgeting and capital improvement programming;
- (10) Applications for federal and state funding for programs to be implemented within the West Salem Urban Renewal Area;
- (11) Development and monitoring of low interest loan programs for funding projects consistent with the West Salem Urban Renewal Plan;
- (12) Monitoring and recommending courses of action relating to state and federal legislation and programs affecting implementation of renewal project priorities; and
- (13) Amendments to the West Salem Urban Renewal Plan.

**SECTION 6. CESSATION OF BOARD.** Upon completion and closing out the West Salem Urban Renewal Project, the West Salem Redevelopment Advisory Board shall cease its activities and shall be abolished without further action by the council.

**SECTION 7. EFFECTIVE DATE.** This resolution is effective upon adoption.

ADOPTED by the council this 28<sup>th</sup> day of January, 2002.

ATTEST:

  
City Recorder

Checked by: D. Riordan Leek

Approved by City Attorney Spencer

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## RESOLUTION NO. 10-4 URA

### A RESOLUTION RECONSTITUTING THE WEST SALEM REDEVELOPMENT ADVISORY BOARD AS AN ADVISORY BOARD FOR THE URBAN RENEWAL AGENCY OF THE CITY OF SALEM, OREGON

**Whereas**, the West Salem Redevelopment Advisory Board (WSRAB) was created by City of Salem Resolution 2002-18, which was adopted by the City Council on January 28, 2002, for the purpose of providing advice concerning redevelopment activities of the Urban Renewal Agency for the City of Salem, Oregon (the Agency) in the West Salem Urban Renewal Area (the Area); and

**Whereas**, the Agency was created by ORS 457.035(1) as a "public body corporate and politic," exercising its powers within the boundaries of the City of Salem; and

**Whereas**, it was and is the intent and desire of the Board of the Agency (the Board) that WSRAB be properly constituted as an advisory board to the Agency; and

**Whereas**, the Board wishes to reconstitute the WSRAB, and therefore recognize its existence as an advisory board to the Agency proper;

NOW, THEREFORE, THE BOARD OF THE URBAN RENEWAL AGENCY OF THE CITY OF SALEM, OREGON, RESOLVES AS FOLLOWS:

**Section 1. Reconstitution of WSRAB.** For the purpose of advising the Board on conservation, rehabilitation, and redevelopment matters within the Area, the Board hereby reconstitutes the WSRAB as advisory board to the Agency.

**Section 2. Composition and Appointments.** WSRAB shall consist of eleven members appointed by the Board. The eleven members shall be as follows:

- (a) Four persons representing the interests of business owners, property owners, and others with financial and occupational interests within the Area;
- (b) One person who is an industrial owner within the Area;
- (c) Two persons representing the Salem community at large;
- (d) One person representing the interests of business owners, property owners, and others with financial or occupational interests within the Riverfront Downtown Urban Renewal Area; and
- (e) Three persons representing residential areas within the boundaries of the West Salem Neighborhood Association, of which at least one is a resident living within the Area.

**Section 3. Terms of Office.**

- (a) The term of office for each member shall be three years, or until the member's successor is appointed. All current members of the WSRAB are hereby reappointed, to serve the period of time of the unexpired portion of the term of their positions.

(b) Any vacancy in the WSRAB shall be filled by appointment of the Board for the unexpired portion of the term.

(c) Members may be reappointed, except that a member who has served two full three-year terms may not be reappointed until after the expiration of one full year from the date of expiration of that member's immediate previous term of office.

(d) Members of the WSRAB shall receive no compensation for their services.

**Section 4. Organization; Meetings; Record of Proceedings.**

(a) The WSRAB shall elect a chair and vice chair from among its members, who shall hold office at the pleasure of the WSRAB.

(b) The WSRAB shall meet at least once quarterly during each calendar year, at a time and place that is specified at least five days in advance of the meeting. The WSRAB may meet at other times in accordance with its bylaws. All meetings of the WSRAB shall be open to the public.

(c) A record of the WSRAB's proceedings shall be filed with the Clerk of the Agency.

**Section 5. Duties and Responsibilities.** The WSRAB shall act as an advisory body of the Board, and shall advise the Board on these and other programs and issues affecting the Area:

(a) Rehabilitation of existing buildings;

(b) New retail and office development;

(c) Pedestrian amenities and beautification;

(d) Industrial development;

(e) Housing;

(f) Transportation and transit;

(g) Land acquisition and renewal plans;

(h) Priority, scope and scale of public improvements to be made in the Area;

(i) Selection of future developers and redevelopers;

(j) Preliminary and final plan of developers;

(k) Tax allocation, budgeting and capital improvement programming;

(l) Applications for federal and state funding for programs to be implemented within the Area;

(m) Development and monitoring of low interest loan programs for funding projects consistent with the Area;

(n) Monitoring and recommending courses of action relating to state and federal legislation and programs affecting implementation of renewal project priorities; and

(o) Amendments to the West Salem Urban Renewal Plan.

**Section 6. Cessation of WSRAB.** Upon closing of the Area, the WSRAB shall cease its activities and shall be abolished without further action by the Board.

**Section 7. Effective Date.** This resolution is effective upon adoption.

Adopted by the Urban Renewal Agency of the City of Salem, Oregon, this 11th day of October, 2010.

ATTEST:

*Kathy Hall*  
City Recorder

Approved by City Attorney \_\_\_\_\_

Checked by: A. Gorski

## RESOLUTION NO. 12-2 URA

AMENDING RESOLUTION NO. 10-4 URA, CHANGING THE COMPOSITION OF THE WEST SALEM REDEVELOPMENT ADVISORY BOARD, AN ADVISORY BOARD FOR THE URBAN RENEWAL AGENCY OF THE CITY OF SALEM, OREGON

**Whereas**, the West Salem Redevelopment Advisory Board (WSRAB) was created by City of Salem Resolution 2002-18, which was adopted by the City Council on January 28, 2002, for the purpose of providing advice concerning redevelopment activities of the Urban Renewal Agency for the City of Salem, Oregon (the Agency) in the West Salem Urban Renewal Area (the Area); and

**Whereas**, the Agency ratified the WSRAB by Resolution 10-4 URA; and

**Whereas**, it was and is the intent and desire of the Agency that WSRAB represent a variety of interests within the Area, within the Riverfront Downtown Urban Renewal Area and the community at large, and

**Whereas**, Resolution 10-4 requires that one member of the WSRAB be an “industrial owner within the Area”; and

**Whereas**, the Agency desires to modify the requirements for this advisory board position to expand the pool of eligible individuals; and

**Whereas**, modifying the requirements for this position to allow an individual representing an industrial business or industrial property owners would expand the pool of individuals eligible to serve and maintain a similar perspective to that of an industrial business owner; and

**Whereas**, on February 1, 2012, the WSRAB unanimously recommended a change in its composition to allow for a representative of an industrial business or industrial property owner within the Area to reflect changes in ownership and the declining number of industrial businesses now operating within the Area;

NOW, THEREFORE, THE BOARD OF THE URBAN RENEWAL AGENCY OF THE CITY OF SALEM, OREGON, RESOLVES AS FOLLOWS:

**Section 1.** Section 2 of Resolution 10-4 URA is amended as follows:

Composition and Appointments. WSRAB shall consist of eleven members appointed as follows:

- 1) Five persons representing the interests of business owners, property owners, and others with financial and occupational interests within the Area; of which one person is representing an industrial business or industrial property within the Area;
- 2) Two persons representing the Salem community at large;
- 3) One person representing the interests of business owners, property owners, and others with financial or occupational interests within the Riverfront Downtown Urban Renewal Area; and
- 4) Three persons representing residential areas within the boundaries of the West Salem Neighborhood Association, of which at least one is a resident living within the Area.

**Section 2.** Except as set forth herein, Resolution 10-4 URA remains unchanged.

**Section 3.** Effective Date. This resolution is effective upon adoption.

ADOPTED by the Agency this 27th day of February, 2012.

ATTEST:

*Kathy Hall*

Clerk of the Agency

Approved by City Attorney

A handwritten signature in black ink, appearing to be 'J. B. J.', written over a horizontal line.

Checked by: J. Wales

**TO:** The West Salem Redevelopment Advisory Board (WSRAB)  
**FROM:** Tory Banford, Project Manager  
**DATE:** December 3, 2025  
**SUBJECT:** **Priorities for the fiscal year (FY) 2027 West Salem Urban Renewal Area (WSURA) Budget**

This memo is intended to serve as background for the December 3, 2025, WSRAB discussion about initial budget priorities for the upcoming FY.

**Background:** The West Salem Urban Renewal Plan (WSURA Plan) was established in 2001 and includes objectives, goals, and projects (Attachment 1). Multiple projects were completed from 2001 to 2015 (2nd Street NW, Edgewater Street NW accessibility, Wallace Marine Park multi-use path, etc). The West Salem Business District Action Plan was completed in 2015 and served as an analysis of the market and development conditions and provides near-term and long-term project recommendations that align with the WSURA Plan.

Through the annual budget process, the Urban Renewal Agency Board (Agency) has approved the WSRAB recommendations to fund the design and construction of the path improvements to the historic Union Street Railroad Bridge the capitalization of the WSURA Redevelopment Grant Program, and the Opportunity/Small Projects Fund. These items remain for FY 2026, with additional details below.

1. **Path improvements to the Union Street Railroad Bridge:** \$1 million designated in FY 2025 to design and construct a multi-use path north of Musgrave Avenue NW to the Union Street Railroad Bridge path. Project includes path improvements and safety and security enhancements from the Union Street Railroad Bridge under the Marion Street Bridge exit ramp into West Salem to Wallace Road NW. Carry over remaining funds to continue work in FY 2027.
2. **Small projects fund:** Carryover remaining funds for public art, gateway enhancements, and any other small project opportunities.
3. **Redevelopment grant:** There are around one to two grant applications per fiscal year at an average grant amount of \$140,000 to average private investment of \$1.6 million. Large projects may qualify for the maximum grant amount of \$300,000. There is also the option to meet grant exception requirements for the Agency to review and approve grant amounts greater than \$300,000. The recommendation is to carry over remaining funds and increase by around \$200,000 for \$1.5 million for projects in FY 2027.

<b>Projects in the WSURA Plan</b>	<b>Business District Action Plan</b>	<b>Proposed FY 2027</b>
<b>Park improvements</b> <ul style="list-style-type: none"> <li>• Edgewater pedestrian plaza</li> <li>• Lighting and enhancements</li> </ul>		<b>Path improvements to the Union St Railroad Bridge</b> <ul style="list-style-type: none"> <li>• \$960,260 carryover</li> </ul>
<b>Streets, curb, and sidewalks</b> <ul style="list-style-type: none"> <li>• Assist in construction of new east-west streets (<i>see Business District</i>)</li> <li>• 2<sup>nd</sup> St NW (<i>see Business District</i>)</li> </ul>	<b>2<sup>nd</sup> St NW</b> <ul style="list-style-type: none"> <li>• Design and construct 2021-2024</li> <li>• Feasibility studies 2015-2016 and 2016-2017</li> </ul>	
<b>Streetscape improvements</b> <ul style="list-style-type: none"> <li>• Improvements in the vicinity of Edgewater St and 2<sup>nd</sup> St</li> <li>• Gateway monuments</li> </ul>	<b>Other</b> <ul style="list-style-type: none"> <li>• Festival street</li> <li>• Gateway enhancement</li> <li>• Connect to river and parks</li> </ul>	<b>Small projects</b> <ul style="list-style-type: none"> <li>• \$100,000 carryover</li> </ul>
<b>Pedestrian, bike, and transit</b>		(Path improvements to the Union St Railroad Bridge noted above)
<b>Public parking facilities</b>		
<b>Preserve, rehab, and redevelop</b>	<b>Zoning</b> <ul style="list-style-type: none"> <li>• Zoning clean-up 2017-2018</li> </ul>	<b>Redevelopment Grant</b> <ul style="list-style-type: none"> <li>• \$200,000 and \$1.3M carryover</li> </ul>
<b>Property acquisition</b>		

**Attachments:**

1. West Salem URA Plan – project list

PART 1 - TEXT

WEST SALEM URBAN RENEWAL PLAN  
Edgewater/Wallace Road Corridor  
Salem, Oregon

Adopted By:  
Salem City Council

August 27, 2001

Prepared By:

Urban Renewal Agency  
Of the  
City of Salem, Oregon  
555 Liberty Street SE, Room 305  
Salem, Oregon 97301  
(503) 588-6713

Spencer and Kupper  
Planning and Development Services  
2510 NE Thompson Street  
Portland, Oregon 97212

Corrected map and legal description  
August 3, 2009

Amended  
August 22, 2011 by Ordinance No. 25-11

RECORDED IN POLK COUNTY	<b>2014-010266</b>
Valerie Unger, County Clerk	12/10/2014 02:34:35 PM
REC-ORD      Cnt=1 Stn=11 K. WILLIAMS	\$186.00
\$160.00 \$11.00 \$10.00 \$5.00	

This document is recorded as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency or effect of this document.

ASST. CLERK  
K. WILLIAMS

City of Salem  
Real Property Services  
350 Commercial St NE  
Salem, OR 97301

Certified to be a true and correct copy of the original

*Julie M. ...*  
City Recorder  
City of Salem, Oregon

### **502. Plan and Design Review**

The Urban Renewal Agency of the City of Salem shall be notified of any Comprehensive Plan/Zoning amendment application, building permit, conditional use or other development permits requested within the Area. Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 900 of this Plan.

### **600. OUTLINE OF DEVELOPMENT**

The Urban Renewal Project consists of activities and actions which treat the causes of blight and deterioration in the West Salem Urban Renewal Area. Project activities to treat these conditions include:

- a. Assist in the improvement and construction of streets, curbs, sidewalks, and alleyways to encourage and serve new development in the project area;
- b. Provision of signalization, crosswalk, and other improvements to enhance pedestrian safety;
- c. Assist in the upgrading and development of basic water, storm, and sanitary sewer infrastructure to accommodate new development in the Renewal Area;
- d. Participation in activities to improve the visual appearance of the renewal area, and provide a safer, more attractive pedestrian environment, including:
  - Streetscaping and landscaping;
  - Public parks and open space; and
  - Undergrounding of utilities;
- e. Authorization to construct public parking facilities;
- f. Assist with rehabilitation and renovation of properties in the renewal Area;
- g. Provision of financial and technical assistance to public or private redevelopers;
- h. Acquisition and disposal of land for public improvements, rights-of-way, utility improvements, and private development consistent with the goals and objectives of the Urban Renewal Plan; and
- i. Administration of the Renewal Agency and Renewal Plan.

Section 700 provides further description of each urban renewal project to be undertaken within the West Salem Urban Renewal Area.

### **700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN**

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet renewal plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

### **701. Public Improvements**

Public improvements include the construction, repair, or replacement of sidewalks, streets, parking, parks and open spaces, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public facilities necessary to carry out the goals and objectives of this plan.

#### **702. Public Parks and Open Spaces**

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of public spaces, or parks or public facilities within the urban renewal area. Projects to be undertaken include:

- A pedestrian plaza along Edgewater Drive;
- Construction of new parks within the renewal area;
- Improved lighting and enhancements for neighborhood parks;
- Improved lighting and enhancements for the Willamette Greenway;
- Expansion of the Greenway along Edgewater Street;
- Assist in relocation of T-Ball field; and
- Construct a pedestrian trail in Wallace Marine Park between the Willamette River and the Union Street Railroad Bridge. (ord 25-11)

#### **703. Street, Curb, and Sidewalk Improvements,**

Improvements within the renewal area will require the construction of new street, curb, and sidewalks within the project area. The Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Projects to be undertaken include:

- Assist in construction of new local streets east and west of Wallace Road in support of Wallace Road Local Access and Circulation Study recommendations;
- Reconstruction of Second Street west of Wallace Road for pedestrian and bicycle connectivity to the railroad bridge;
- Signalization and intersection improvements to Wallace Road/Edgewater Road/Highway 22 intersection;
- Assist improvements at Edgewater Street/Second Street/Rosemont Ave. intersection;
- Signalization and intersection improvements to Edgewater Street/Eola/Highway 22 Intersection;
- Assist local street improvements identified in Salem Capital Improvements Program (CIP); and
- Improvements to local alleyway system.

#### **704. Water, Storm and Sanitary Sewers**

The development proposed for the renewal area will require the replacement and construction of water, storm and sanitary sewer facilities. These improvements include:

- Sanitary sewer upgrades & replacements identified in Salem Capital Improvements Program;
- Water system upgrades & replacements identified in Salem Capital Improvements Program; and
- Storm water system upgrades & replacements identified in Salem Capital Improvements Program.

#### **705. Streetscape Projects**

This activity will enable the Renewal Agency to participate in activities improving the visual appearance of the project area. To carry out these objectives, the Renewal Agency will undertake a variety of improvements to the appearance of key locations within the urban renewal area. These improvements may include:

- Streetscape improvements, including accent paving, lighting, street trees, furnishings, curb at intersections. Anticipated streetscape improvements include:

- Edgewater Street reconstruction from Wallace to Rosemont;
- Second Street reconstruction from Patterson to Rosemont;
- Enhanced improvements along Wallace Road, and
- Streetscape enhancements and improvements including, but not limited to, decorative bollards, pavement markings, and public art located in the vicinity of Edgewater and Second Streets to encourage public gathering for farmers market, festivals, and other activities. (ord. 25-11)
- Street tree replacement program;
- Sidewalk repair program;
- Gateway monuments and landscape features;
- Undergrounding of utilities along Edgewater Street;
- Billboard phase out program; and
- Assist in creating a visual and sound buffer between the Willamette Greenway and Highway 22.

#### **706. Pedestrian, Bike, and Transit Improvements**

These activities will include pedestrian, bicycle and transit connections between the renewal project area and Salem's downtown core and residential areas. Activities may include bicycle parking and storage, transit stops, transit pullouts, and other related activities which will promote pedestrian, bicycle, and public transportation uses in the renewal area. These improvements include:

- Improve pedestrian linkage along the railroad tracks between Murlark and Wallace Road;
- Assist in the Union Street Railroad Bridge Conversion Project to ensure neighborhood connections and pedestrian and bicycle improvements and future transit enhancements within the Renewal Area; and
- Construct pedestrian connections to the River from the Edgewater Street Area; and
- Improve and enhance intermodal connectivity within the Renewal Area, and construct transit centers, park and ride lots and bus shelters as part of redevelopment projects undertaken by the Salem Urban Renewal Agency.

#### **707. Public Parking Facilities**

It is anticipated that development in the area will create demand for additional public parking within the renewal area. Accordingly, the Agency is authorized to participate in funding the acquisition and construction of new public parking facilities within the renewal area. The location and type of facilities will be decided by further study. These improvements include:

- Provide additional parking in the Edgewater/Second corridor; and
- Assist in developing a parking management program for joint-use parking facilities.

#### **708. Other Public Facilities**

To further redevelopment of the area, and renewal project objectives, the Agency may participate in development of public facilities including police and fire facilities, libraries, recreation centers, conference facilities, and community centers. Projects may include joint funding, construction, and uses with other governmental agencies. The extent of the Agency's participation in funding such facilities will be based upon an Agency finding on the benefit of that project to the renewal area, and the importance of the project in carrying out Plan objectives.

#### **709. Preservation and Rehabilitation**

This activity will enable the Renewal Agency to help improve the condition and appearance of buildings in the project area, and encourage infill and reuse in the project area. The Renewal Agency may

participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of residential and commercial buildings in the renewal area.

#### **710. Development and Redevelopment**

The Renewal Agency also is authorized to provide loans, or other forms of financial assistance to property owners wishing to develop or redevelop land or buildings within the renewal area, or to persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available, as it deems necessary, to achieve the objectives of this Plan. Projects receiving Agency assistance may include, but are not limited to:

- Preservation of the Old City Hall Building; and
- Redevelopment of the Old West Salem Elementary School

#### **711. Property Acquisition and Disposition**

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 800 and 900 of this Plan.

#### **712. Below Market Interest Rate Loans and Incentives**

The Agency, with funds available to it, may promulgate rules, guidelines and eligibility requirements for the purpose of establishing below-market or market rate loan programs, or other financial incentives to advance the goals and objectives of the West Salem Urban Renewal Plan. Loans or incentives may be made available to eligible property owners within the Urban Renewal Area, as determined by the Agency. Loans or incentives provided by the Agency may be used for voluntary rehabilitation of buildings, façade improvements, provision of amenities on private property in compliance with adopted design guidelines and standards, construction of new buildings, pre-development assistance, connecting to Agency-provided underground electrical and communication systems, or other activities approved by the Agency. Provided further, the Agency may provide financial assistance for the purpose of providing housing for low/moderate income households.

Eligible property owners within the Urban Renewal Area using loans or incentives made available by the Agency shall undertake activities consistent with all applicable provisions of this Renewal Plan as well as applicable codes, ordinances, policies, plans and procedures of the City of Salem.

At the termination of this Urban Renewal Plan, any outstanding loan payments due to the Agency shall be paid into a fund established by the City Council to be available at the City Council's discretion, to be recycled for the purpose of issuing additional financial assistance for the purposes stated above.

#### **713. Plan Administration**

It is the intent of this Renewal Plan to provide for effective administration, and to establish a framework for the various activities contained in this document. Tax increment funds may be utilized to pay indebtedness associated with preparation of the urban renewal plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the urban renewal plan. Technical studies may include technical assistance in cleanup of environmental hazards. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds

**West Salem Urban Renewal Area  
Resources and Expenditures  
Cost Center 68-90-50-00**

	<b>Allocation FY 25-26</b>	<b>YTD FY 25-26</b>	<b>Projected FY 25-26</b>	<b>Proposed Allocation FY 26-27</b>
<b><u>RESOURCES:</u></b>				
Beginning Fund Balance	3,600,680	6,532,812	6,532,812	6,922,870
Short Term Bond Proceeds	2,250,000	-	2,250,000	2,250,000
Interest Income	80,400	53,568	198,202	195,000
Other/Lease Revenue	-	-	-	-
<b>Total Resources</b>	<b>5,931,080</b>	<b>6,586,380</b>	<b>8,981,014</b>	<b>9,367,870</b>
<b><u>EXPENDITURES:</u></b>				
685000 Project Coordination/Support	100,790	163,630	441,636	454,890
685000 Support Services Charge / Indirect Cost	80,400	20,100	80,400	82,000
685008 Redevelopment Grant Program	1,600,000	322,387	1,498,977	1,500,000
685030 Wallace Road / 2nd Street Design	-	2,055	2,055	-
685033 Musgrave Ave NW to Union Street Railroad Bridge Path	995,330	1,314	35,076	960,260
685034 Small Project Opportunity Fund	-	-	-	100,000
<b>Total Expenditures</b>	<b>2,776,520</b>	<b>509,486</b>	<b>2,058,144</b>	<b>3,097,150</b>
<b>Ending Fund Balance</b>	<b>\$ 3,154,560</b>	<b>\$ 6,076,890</b>	<b>\$ 6,922,870</b>	<b>\$ 6,270,720</b>
<b>Maximum indebtedness remaining</b>			<b>\$ 6,747,575</b>	<b>\$ 4,497,575</b>

## West Salem Redevelopment Advisory Board (WSRAB)

### 2026 Meetings (fiscal year is July 2025 to July 2026)

Jan 7	Feb 5	Mar 4
Apr 1	May 6	Jun 3
Jul 1	Aug 5	Sep 2
Oct 7	Nov 4	Dec 2

### Plans and References

URA Plan  
WSRAB bylaws  
Action plan

### Budget

Jan & Feb 2026

### Actions

Feb: FY27 budget  
July: Chair and Vice Chair  
Other: Opportunity projects

### Updates

January: WSRAB representation, budget  
February: Budget, Wallace Marine Park natural enhancement area  
Mar: Agency/council update, parks maintenance (Noe Marquez), bond projects (Aaron Edelman) update  
April: Center Street bridge seismic retrofit (Anna Henson) other ODOT work, Latest on 2<sup>nd</sup> St NW development and other projects  
May: RDURA and NGURA latest  
June: To be decided  
Aug: Ethics, public meetings, WSURA plan, WSRAB bylaws, etc.  
Sept: Updates from Salem PD and CMO housing resources  
Oct: Polk County Commissioner and Agency Member(s) update  
Nov: To be decided  
Dec: Start of next budget

## West Salem Capital Improvements

West Salem capital projects include grants and funds held in reserve for current and future redevelopment investments; feasibility studies; and administrative costs. Projects are funded with short-term borrowings, interest earnings, and working capital from previous borrowings.



Project #	Project Name and Purpose	Neighborhood Association	Ward	Sources of Funding			Total Project	Budgeted Expenditures
				Short-term Borrowing	All Other Revenues	Working Capital		
<b>FY 2027 Carryover Projects</b>								
685033	<b>Musgrave Ave. NW to Union Street Railroad Bridge Path</b>  Pathway improvements across Musgrave Avenue NW to create a connection with the Union Street Railroad multi-use path and Edgewater Parkway.	West Salem	1			\$ 960,260	\$ 960,260	\$ 960,260
685008	<b>Redevelopment Grant Program</b> Funding the West Salem Urban Renewal Area grant program for improvements to qualifying commercial and industrial properties.	West Salem	1			1,500,000	1,500,000	700,000
685034	<b>Small Projects Opportunity Fund</b> Funding for a public art installation on 2nd Street NW and other small opportunity projects.	West Salem	1			100,000	100,000	50,000
TBD	<b>Committed to Future Projects</b> Funds held in reserve for future projects specified in the approved West Salem Urban Renewal Area plan.	West Salem	1	3,000,000	180,100	5,115,480	8,295,580	200,000
<b>FY 2027 General Projects</b>								
685000	<b>Project Coordination / Support</b> Program includes support to the West Salem Redevelopment Advisory Board and West Salem Urban Renewal Area and applicable subcommittees for the planning and implementation of development projects within the urban renewal area.	West Salem	1			454,890	454,890	454,890
685000	<b>Support Services Charge (Indirect Cost Allocation)</b> Provides funds to reimburse the City's General Fund for the cost of providing city services to the West Salem Urban Renewal Area.	West Salem	1			82,000	82,000	82,000
<b>Total Funding by Source</b>				\$ 3,000,000	\$ 180,100	\$ 8,212,630	\$ 11,392,730	\$ 2,447,150

Total Resources	\$ 11,392,730
Total Project Expenditures	\$ 2,447,150
Unappropriated Balance	\$ 8,945,580