



Urban Renewal Agency

West Salem Redevelopment Advisory Board (WSRAB) Meeting

7:30 A.M.– 9:00 A.M on March 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
Robert Romanek, Parks Planning
Manager

AGENDA

1. Welcome and call to order
2. Approval of agenda
3. Approval of meeting minutes dated February 4, 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. None
6. Discussion and Reports
 - A. Agency/Council update (Members Tigan and Varney, All – 30 min)
 - B. Wallace natural area enhancement (Robert Romanek, All – 20 min)
 - C. Latest from West Salem organizations (All – 5 min)
 - D. April 1, 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.

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, February 4, 2026
 In-person; watch on [YouTube](#)



1. WELCOME & CALL to ORDER

Having achieved a quorum, the meeting was called to order at 7:31am.

- A. MEMBERS: Ashley Morey, Chair; Zachery Fischer, Vice Chair; Thomas Crozier; Douglas Meltzer, and David Wrightson
- b. ABSENT: John Hannam, Samantha Ross and Greg Scharn (excused)
- C. VACANT: WSURA Business/Property owner, and Member-at-Large.
- D. STAFF: Tory Banford, Project Manager
 Melissa Owens, Admin Analyst
 Micki Varney, Ward 8 Councilor

2. APPROVAL of AGENDA

- A. MOTION: Approve the agenda for February 4, 2026.
- B. MADE BY: Board Member Thomas Crozier.
- C. SECOND BY: Board Member David Wrightson.
- D. ACTION: Motion passed by unanimous vote.

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

3. APPROVAL of MINUTES

- A. MOTION: Approve the Minutes of January 7, 2025.
- B. MADE BY: Board Member Zachery Fischer.
- C. SECOND BY: Board Member David Wrightson.
- D. ACTION: Motion passed by unanimous vote.

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

4. PUBLIC COMMENT

- A. Resident Alan Chen requests the Board’s assistance with his request that the City relocate a storm line from (under) his property into the street. At present, the storm line is impeding his ability to build and develop the property.

5. ACTION ITEMS

- A. Upon a motion made by Zachery Fischer and seconded by David Wrightson, the Board approves and authorizes submission of the proposed FY2027 West Salem URA Budget for Urban Renewal Agency consideration.



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6. DISCUSSION and REPORTS

- A. Latest from West Salem Organizations *(All)*
- West Salem Business Association meets monthly on the 4th 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.
- B. Meeting Topics: March 4, 2026 *(All)*
- Wallace Marine Park natural enhancement area

7. ADJOURN

With no further business, the meeting was adjourned at 8:24am.

Next Meeting Date: March 4, 2026

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

	Allocation FY 25-26	YTD FY 25-26	Projected FY 25-26	Proposed Allocation FY 26-27
<u>RESOURCES:</u>				
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	-	-	-	-
Total Resources	5,931,080	6,586,380	8,981,014	9,367,870
<u>EXPENDITURES:</u>				
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
Total Expenditures	2,776,520	509,486	2,058,144	3,097,150
Ending Fund Balance	\$ 3,154,560	\$ 6,076,890	\$ 6,922,870	\$ 6,270,720
Maximum indebtedness remaining			\$ 6,747,575	\$ 4,497,575

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 2nd 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

WSRAB Briefing Wallace Nature Area Enhancement Planning

Presented by Rob Romanek, Parks Planning Manager
March 4, 2026



Purpose

- Introduce the Wallace Nature Area Enhancement Planning project
- Explain the revised project direction
- Outline the anticipated scope and engagement approach
- Invite initial feedback

*This is an informational discussion.
No action is requested at this time.*



Project Background & Context

Location and Setting

- Urban Park and Natural Area, side-by-side
- Willamette Greenway context
- Sensitive riparian and wetland areas
- FEMA mapped floodway
- Affects of prolonged occupancy by individuals experiencing homelessness

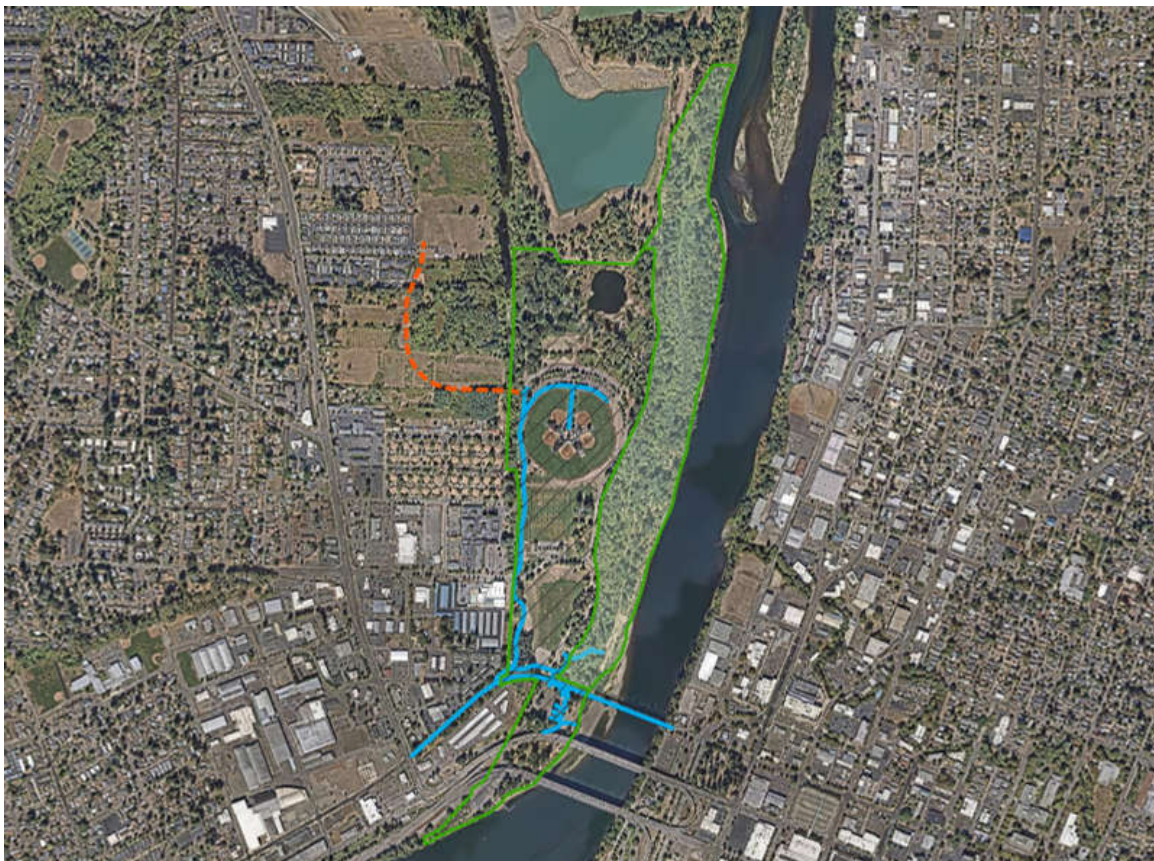
Initial Direction

- Originally focused on evaluating a paved main trail through the natural area

Shift in Approach

- After hearing community concerns, staff shifted gears
- Paving is **not predetermined**
- Any future development must balance:
 - Accessibility
 - Ecological integrity
 - Recreational use
 - Long-term maintenance considerations

This initiative is focused on ecological enhancement and long-range planning. Future trail construction will be evaluated within that broader context.



Project Goals

As Currently Defined



1. Improve ecological health of the natural area
2. Develop a phased invasive species removal strategy
3. Establish a native restoration framework
4. Evaluate feasibility and alignment options for a potential future multi-use path
5. Create a long-term implementation and maintenance strategy



Preliminary Process & Timeline

