



URBAN RENEWAL AGENCY

Urban Development Department

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

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Downtown Advisory Board

Board Members

Aaron Terpening, Chair
Linda Nishioka
Brad Compton
Joshua Kay
Vincenzo Meduri, Vice-Chair
Scott McLeod
Laurie Miller
Maria Palacio
Dana Vugteveen

City Staff

Sheri Wahrgren, Downtown Revitalization
Rebecca Ziegler, Project Manager
Jamie Corff, Project Coordinator
Anita Sandoval, Supervisor
www.cityofsalem.net

Next Meeting:

To be determined

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.

Meeting Agenda

Thursday October 24, 2019
12:00 p.m. – 1:30 p.m.
UD Conference Room
350 Commercial St NE

1. Opening exercises
2. Approval of Agenda
3. Approval of Minutes from September 26, 2019
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. November and December Holiday Meeting Dates.
 - b. Approval of communication from the Downtown Advisory Board to the Agency Board sharing highlights of the 9/26/2019 DAB Public Meeting
6. Information Reports
 - a. Downtown Streetscape Update– Michael Miller
 - b. Central Salem Mobility Study One -Way to Two-Way Conversion – Michael Miller
 - c. Alley Lighting Project Update – Michael Miller
 - d. North Downtown Zoning Code Review Update
 - e. Commercial Street Undercrossing Update – Julie Titchbourne
7. What's Happening Downtown
8. Adjournment

MINUTES

Downtown Advisory Board

Thursday, September 26, 2019–12:00 P.M.
Urban Development Conference Room
350 Commercial St NE

1. CALL TO ORDER

Call to Order and Roll Call: 12:03 PM

Roll Call: Brad Compton; Joshua Kay; Vincenzo Meduri; Scott McLeod; Laurie Miller; Linda Nishioka; Aaron Terpening; Dana Vugteveen

Absent: Maria Palacio

Staff: Anita Sandoval; Sheri Wahrgren; Rebecca Ziegler

Introduction of new member Linda Nishioka, part owner of KOZ building.

2. APPROVAL OF AGENDA

Motion: Move to approve the agenda for September 26, 2019, as presented

Motion by: Board Member Miller

Seconded by: Board Member Meduri

Action: Approved the agenda for September 26, 2019, as presented.

Vote: Aye: Unanimous **Motion PASSES**

3. APPROVAL OF MINUTES

Motion: Move to approve the Minutes from August 22, 2019, as presented.

Motion by: Board Member Meduri

Seconded by: Board Member McLeod

Action: Approved the Minutes from August 22, 2019; as presented.

Vote: Aye: Unanimous **Motion PASSES**

4. PUBLIC COMMENT on items not on the agenda – None

5. ACTION ITEMS – None

6. INFORMATION REPORTS

a. Downtown Advisory Board Public Meeting Take-Aways

Handout – September 16, 2019 Downtown Advisory Board Public Meeting Feedback

Comments/Questions: Terpening, Meduri, Wahrgren, Miller, Nishioka, Kay, McLeod, Compton, Vugteveen

Staff will draft a report to take to the Agency to share feedback from the public meeting.

b. Downtown Streetscape Update

Comments/Questions: Wahrgren, Meduri, Kay

Design of State Street between Liberty and Front is on track; next is cost analysis. The consultant will also look at cost and design to convert to two-way traffic.

7. “WHAT’S HAPPENING DOWNTOWN?”

- i. Tenant going into the former Bria space
- ii. Tenant discussion is underway for Court Street Apts retail space
- iii. Equitable – Wild Knits opening soon
- iv. Lease on 2nd floor for Equitable building
- v. Vic Building has been purchased by WOU
- vi. Friday Oct 4 at noon: KOZ building groundbreaking

8. ADJOURN – 1:20 p.m. Next Meeting: October 24, 2019

MEMORANDUM

Urban Development Department

DATE:

TO: Urban Renewal Agency Board

FROM: Downtown Advisory Board

SUBJECT: September 16, 2019 Downtown Advisory Board Public Meeting

On September 16, 2019, the Downtown Advisory Board hosted a public meeting to educate the downtown business and property owners about the role of the Downtown Advisory Board, key projects, and related parking fund challenges. In addition, attendees were given an opportunity to share their vision for the future redevelopment of the UGM/Saffron sites and feedback on downtown challenges and priorities for how parking fund dollars should be used.

Twelve individuals attended the Public Meeting.

The information received during the public meeting will help inform the Board’s recommendations to the Agency Board on Riverfront-Urban Renewal projects and City Council on the Parking Fund budget for Fiscal Year 2020-2021.

The following summarizes the top three themes shared by the individuals who attended the meeting for each question asked.

Responses to Question #1 – What are your hopes for downtown?

- Grocery Store
- Housing
- Continue to be a draw, center of the City

Responses to Question #2 – What is the biggest challenge you face in downtown?

- Homeless
- Lease Rates
- Vacancies

Response to Question #3 – Priority Ranking (#1 being the highest)

The following are projects/services eligible to be paid with Parking Funds.

- | | |
|--------------------------------------|-----|
| Trash Cans | (1) |
| Cleaning/Maintaining Public Spaces | (2) |
| Providing Safety & Security Measures | (3) |
| Flower Baskets | (4) |
| Advertising | (5) |
| Decorations | (6) |
| Banners | (7) |
| Benches | (8) |
| Events | (9) |

Responses to Question #4- What ideas do you have to create sustainable future parking revenue?

- Paid Parking (12 out of 19 comments referenced support of Paid Parking)
- Parking Tax (3 out of 19 comments referenced support of Parking Tax)
- Free Parking (1)
- Raise General Fund taxes (1)
- Enforce Parking rules (1)
- Parking permits (1)

The Agency recently purchased the Saffron properties and has the Union Gospel Mission property under contract for purchase. These properties are in a key location to create a future redevelopment opportunity in downtown. In preparation for when the Agency will have ownership of the sites, information on what the public would like to see if redeveloped was asked. The following are the responses:

(What would you like to see for redevelopment at the Saffron and UGM sites)

Rooftop Dining
Hotel
Grocery (2)
Yoga

Housing (2)
Retail
Brew Pub
Mix of Uses

The Downtown Advisory Board appreciated the opportunity to share information on who they are, accomplishments and key funding issues with the funding of the Downtown Parking District. The information shared by the attendees during the breakout discussions is invaluable and will be taken into consideration when making future funding recommendations.