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Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available by request. To request such an accommodation or interpretation, contact the ADA Liaison at 503.588.6178 Urbandev@cityofsalem.net at least **two (2) business days** before meeting; or TTD/TTY telephone 503.588.6439, is also available 24/7.

NORTH GATEWAY REDEVELOPMENT ADVISORY BOARD

Board Members

Jason Cox-Chair
Mike Alley-Vice Chair
Barb Hacke Resch
Christopher Kriek
Nate Levin
Jerod Martin
Pedro Mayoral
Alden Dwan Muller
Vacant – At Large
Vacant – Business/Property within URA
Vacant – Business/Property within URA

City Staff

Sara Long, Project Manager
Ralph Lambert, Project Manager
Therese Van Vleet, Staff Assistant

Next Meeting: May 3, 2018

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 also fully complies with Title VI of the Civil Rights Act of 1964, and Americans with Disabilities Act of 1990, and related statutes and regulations, in all programs and activities.

Es la política de la Ciudad de Salem asegurar que ninguna persona será discriminada por motivos de raza, religión, color, sexo, estado civil, situación familiar, origen nacional, edad, discapacidad mental o física, orientación sexual, identidad de género, ni fuente de ingresos, de acuerdo con el Salem Revised Code Chapter 97. La Ciudad de Salem también cumple plenamente con el Title VI of the Civil Rights Act of 1964, y los estatutos y reglamentos relacionados, en todos los programas y actividades

◆ Reasonable accommodation and accessibility services will be provided upon request ◆

◆ Servicios razonables de alojamiento y accesibilidad se facilitarán por petición ◆

MEETING AGENDA

April 5, 2018, 8 a.m.

Location: Center 50+ in Classroom A
2615 Portland Road NE

1. Call to Order / Roll Call
2. Approval of Agenda
 - a. April 5, 2018
3. Approval of Minutes
 - a. March 1, 2018
4. Public Comment
Appearance of persons wishing to address the Board on any matter other than those which appear on this Agenda.
5. Informational Items
 - a. Other URA Updates: West Salem and Mill Creek – Tory Banford (20 minutes)
 - b. Grant Criteria Discussion- Staff/Board (30 minutes)
 - c. What's Happening/Other Updates- Staff/Board (5 minutes)
6. Adjourn

Remember to declare potential or actual conflicts of interest prior to each item on the agenda

Tour of CTEC to be held in lieu of May Meeting

2018

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**ACTION AGENDA/MINUTES
NORTH GATEWAY
REDEVELOPMENT ADVISORY BOARD**
Thursday, March 1, 2018, 8:00 a.m.
Center 50+ in Classroom A
2615 Portland Road NE



1. CALL TO ORDER, ROLL CALL

00:00:35

Call to order: 8:02 a.m.

Roll Call: Jason Cox-Chair, Mike Alley-Vice Chair, Christopher Kriek, Nate Levin, Jerod Martin, Pedro Mayoral, Dwan Muller, Barbra Hacke Resch

Absent: N/A

Staff: Sara Long, Kristin Retherford, Renee Frazier, Annie Gorski, Chris Drobnicki, Therese Van Vleet-UD; Ralph Lambert-PW

Guests: Britni Davidson (Salem Electric), Mark and Rick Adams (property owners), Charles Lee (CTEC), Francisco Ochoa (Ochoa Cheese Factory), Scott Martin (Santiam Electric)

2. APPROVAL OF AGENDA

00:01:25

Motion: Approve the Action Agenda of March 1, 2018, as presented.

Motion by: Board Member Kriek

Seconded by: Board Member Mayoral

Action: Approved the March 1, 2018, Action Agenda as presented.

Vote: Aye: Unanimous Motion PASSED

3. APPROVAL OF MINUTES

00:01:45

Motion: Move to approve the Minutes for February 1, 2018, as presented.

Motion by: Board Member Muller

Seconded by: Board Member Alley

Action: Approved February 1, 2018, Minutes as presented.

Vote: Aye: Unanimous Motion PASSED

4. PUBLIC COMMENT

00:02:05

Guest: Chuck Lee **Topic:** CTEC Update

Comments and questions: Cox, Long, Lee, Muller

5. ACTION ITEMS

00:09:30

a. Allocating additional funds to FY 17-18 Grant Program

Presentation by: Long, Adams, Ochoa, Martin

Comments and questions: Long, Cox, guest, Levin, Retherford, Ochoa, Muller, Mayoral, Martin, Alley

Motion: Allocate \$1,000,000 grant increase this fiscal year (17-18). 00:45:00

Motion by: Board Member Levin

Seconded by: Board Member Mayoral

Action: Approved \$1,000,000 grant increase for FY 17-18.

Discussion: Cox

Conflicts: Actual: Martin (Scott Martin is his father) **Potential:** Alley (future applicant)

Vote: Aye: Motion PASSED

Abstain: Member Martin

b. Discussion and Recommendation for FY 2018-2019 Budget Priorities and The Potential for Increasing Maximum Indebtedness

00:47:40

Presentation by: Renee Frazier

Comments and questions: Frazier, Cox, Retherford, Martin, Alley, Muller, Long, Levin, Gorski, Kriek
01:23:00 to 01:35:00

Motion: Approve the draft projected budget (as presented) with the following changes:

Niles Ave. be included at \$500,000 zero (per friendly amendment), the Early Learning Center be included conceptually at \$1,000,000, and the Opportunity Fund be included reduced to \$500,000, with the remainder to be placed in the unspecified fund.

Discussion: Martin, Levin, Alley, Retherford, Cox, Gorski

Friendly Amendment: Member Cox: Zero for Niles, restore the other two.

Friendly Amendment not accepted.

Friendly Amendment: Member Cox: Drop Niles Ave. project.

Friendly Amendment accepted by motioner and second.

Motion by: Board Member Levin

Seconded by: Board Member Muller

Action: Approve the draft budget with the exception of Niles Avenue at zero, the Early Learning Center at \$1,000,000 and the Opportunity fund reduced to \$500,000 with the remainder placed in the unspecified fund.

Vote: Aye: Unanimous Motion PASSED

6. **INFORMATION ITEMS**

01:35:07

a. **What's Happening / Other Updates**
Tabled

7. **ADJOURN** 9:37 a.m. **NEXT MEETING** April 5, 2017

01:35:11

Transcribed by: Therese Van Vleet | **Reviewed by:** Anita Sandoval | **Edited by:** Sara Long

The Urban Renewal Agency of the City of Salem, Oregon

North Gateway Grant Program Policies Terms and Minimum Requirements

The grant recipient and the property must meet the minimum requirements as outlined below; additional requirements may apply. Please read all requirements before submitting an application.

Grant Terms

Maximum Grant Award: \$300,000

Each dollar in grant funds must be matched by a dollar in applicant funds. Grant funds and matching dollars must be used for eligible costs. Applicant expenditures for ineligible costs may not be applied as grant match.

Grant funds may not be applied to costs incurred prior to the grant award.

An applicant is limited to one grant award every three years per project location. An applicant is eligible for additional grants supporting projects at other locations within the Urban Renewal Area (URA). Phased projects may be approved as a single grant. The maximum award for a phased project shall not exceed \$300,000.

Example: A company envisions the phased installation of equipment and related electrical system upgrades totaling \$300,000. If the company describes the overall plan for the improvements with a timeline for completion, the project may be considered a single grant award (even though the dispersal of funds may be phased).

Grant awards may be combined with a loan award for a single project, but a loan award may not be used to satisfy the grant award match requirement.

*Additional terms may apply for award to comply with law or URA rules and regulations.
Terms are subject to change.*

Eligible Recipient

- Grant recipient may be the owner of the property (fee title or executed land sale contract evidencing right to perform improvements) or a tenant with an executed lease and written consent from property owner to make the proposed improvements.
- 'Recipient' includes all legal entities where the recipient has a membership, shareholder, or ownership interest. Non-profit entities are not eligible for grants.
- Grantees awarded funding prior to July 1, 2014 who apply for funding after June 27, 2016 will be considered a new applicant, if eligible, for up to \$300,000. Individuals awarded North Gateway URA funding after July 1, 2014 will be eligible to apply for the balance of their previous award, up to \$300,000. The same eligibility requirements and Program policies apply to all applicants, regardless of whether they have received previous grants.

Eligible Property

- Properties must be located within the North Gateway URA.
- Properties must be appropriately zoned for the site use.

Eligible Grant Activities

- Restoration or rehabilitation to the face of a building that is in public view, including installation, repair or replacement of: awnings, canopies, exterior lighting, roofing, gutters, painting, signs, windows, doors, and other facade improvements.
- New construction or redevelopment of commercial, industrial, mixed-use, and multi-family housing properties.
- HVAC, electrical, plumbing renovation or replacement.
- Roof replacement to prevent further deterioration of a commercial or industrial building.
- ADA accessibility improvements.
- Environmental remediation.
- Site plan review, building permit, and design review fees (not exceeding \$5,000 total).
- Renovation or replacement of items required to address zoning , building, fire code, or seismic deficiencies.
- Demolition in conjunction with an approved project.
- Purchase of capital equipment as a business investment or to expand job opportunities. Equipment purchased with URA funds shall remain with the building for a period of 10 years. Should the equipment be moved outside of North Gateway URA, the grant funds used to purchase the equipment shall be reimbursed to the Urban Renewal Agency on a proportional basis related to the time remaining on the 10-year commitment. Example: A company that purchases equipment with URA funds, leaves the URA in eight years (2 years short of the 10-year commitment) shall reimburse the City for 20% of the original grant award.

Conditions

- Applicants shall maintain improvements funded by the grant in good order for a period of at least five years and be dutiful about removal of graffiti and repair vandalism. Capital equipment purchased with grant funds shall be maintained in good working order and must remain in the URA for a period of 10 years per section 4.1.
- If required, work shall be done under a building permit issued by the City of Salem.
- Agency shall not reimburse more than 50% of all submitted receipts.
- Taxes or fees assessed by the City must be current.
- Evidence of property insurance is required.

*There is also a \$100,000 loan program with a 3% interest rate.

This is an information-only document. For more information, please contact Renee Frazier at the Urban Renewal Agency of the City of Salem at 503-588-6178 or visit www.cityofsalem.net/ToolboxNGateway.

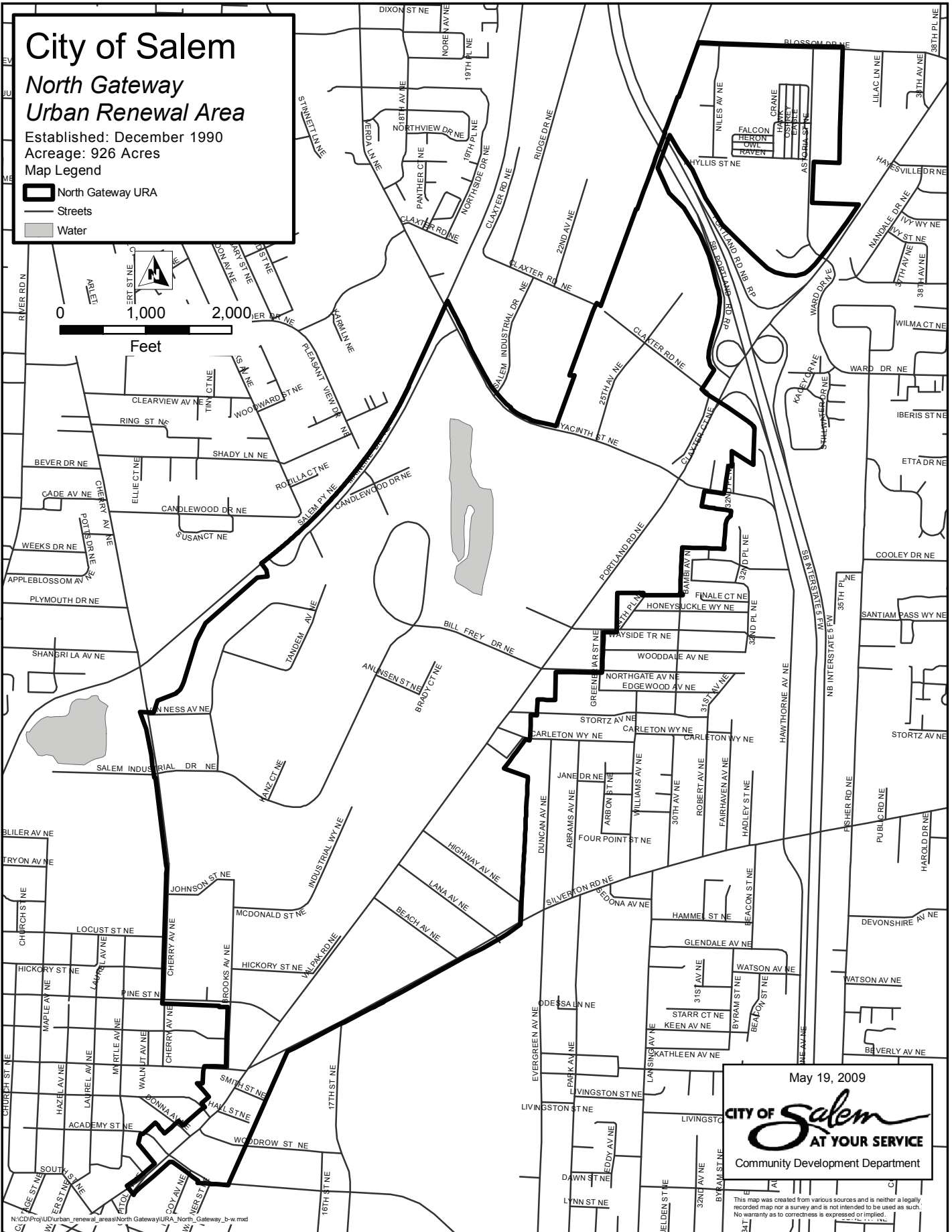
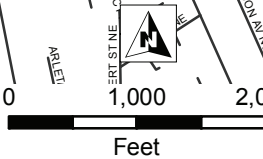
Si necesita ayuda para comprender esta información, por favor llame 503-588-6178.

City of Salem

North Gateway Urban Renewal Area

Established: December 1990
Acreage: 926 Acres
Map Legend

- North Gateway URA
- Streets
- Water



May 19, 2009
CITY OF Salem
AT YOUR SERVICE
Community Development Department

This map was created from various sources and is neither a legally recorded map nor a survey and is not intended to be used as such. No warranty as to correctness is expressed or implied.