

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

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
Nate Levin
Jerod Martin
Pedro Mayoral
Mike White
Mark Adams
Dania Ballard
Britni Davidson Cruickshank
Vacant – Resident

City Staff

Sara Long, Project Manager
Ralph Lambert, Project Manager
Darci Palmer, Office Assistant

Next Meeting: March 7, 2019

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

February 7, 2019, 8 a.m.

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

1. Call to Order / Roll Call
2. Approval of Agenda
 - a. February 7, 2019
3. Approval of Minutes
 - a. December 6, 2018
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. 2019 Officer Elections: Chair and Vice Chair- Jason Cox (10min)
 - b. Discussion & Recommendations for FY 2019-2020 Budget Priorities-Renee Frazier (20 min)
6. Informational Items
 - a. MERIT Informational Presentation-Merit (5 mins)
 - b. Max. Indebtedness Update-Staff (10 minutes)
 - c. What's Happening/Other Updates- Staff/Board
7. Adjourn

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



**ACTION AGENDA/MINUTES
NORTH GATEWAY
REDEVELOPMENT ADVISORY BOARD**
Thursday, December 6, 2018, 8:00 a.m.
Center 50+ in Classroom A
2615 Portland Road NE



<http://media.cityofsalem.net/meetings/audio/north-gateway-redevelopment-advisory-board-audio-2018-11-01.mp3>

1. CALL TO ORDER, ROLL CALL

Call to order: 8:08 a.m.

Roll Call: Jason Cox - Chair, Dwan Muller; Mark Adams; Barb Hacke Resch, Jerod Martin, Nate Levin

Absent: Pedro Mayoral, Mike Alley, Britni Davidson-Cruickshank, Mike White, Dania Ballard

Staff: Sara Long, Annie Gorski, Darci Palmer, Ralph Lambert

Guests: Rick Adams

2. APPROVAL OF AGENDA

Motion: Approve the Action Agenda of December 6, 2018, as presented.

Motion by: Board Member Adams

Seconded by: Board Member Martin

Action: Approved the December 6, 2018, Action Agenda as presented.

Vote: Aye: **Unanimous** **Motion PASSED**

3. APPROVAL OF MINUTES

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

Motion by: Board Member Adams

Seconded by: Board Member Martin

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

Vote: Aye: **Unanimous** **Motion PASSED**

4. PUBLIC COMMENT

None

5. ACTION ITEMS

Final NGURA Maximum Indebtedness Proposal

Presentation: Sara Long

Comments and Questions: Long, Adams, Muller, Hacke Resch, Martin, Gorski, Cox

Motion: Move to accept staff recommendation of Scenario 2 as presented.

Motion by: Board Member Levin

Seconded by: Board Member Martin

Action: Approved staff recommendation.

Discussion: Gorski, Long, Hacke Reach, Adams, Cox, Muller, Martin, Levin

Vote: Aye: **Unanimous** **Motion PASSED**

6. INFORMATION ITEMS:

None

7. ADJOURN 8:50 a.m. NEXT MEETING February 7, 2019 at 8:00 a.m

Transcribed by: Darci Palmer | Reviewed by: Anita Sandoval | Edited by: Sara Long

**North Gateway URA Grant and Loan Commitments
February 2019 Report**

Fiscal Year	Owner/Business	Address	Grant Use	Grant Amount	Match Amount	Status
2016-17	Brandt Home Place (former OR State Police facility)	3700-3710 Portland Road NE	Reconfigure and upgrade existing office building to accommodate labs and classroom space for a new electrical apprenticeship program	\$116,554	\$116,554	Closed
2016-17	ProCure Bait Scents	2990 Portland Road NE	Equipment replacement	\$27,867	\$27,867	Closed
2016-17	Michael Whittaker - Phase II	1825-1845 Anunsen St NE	Renovate and expand parking area, replace sprinkler system, provide landscaping, building guard rails and replace carpeting.	\$33,772	\$33,772	Closed
2016-17	Watershed, LLC	2895 Valpak Road NE	Replace exterior windows, improve lighting, resurface and expand the parking area, paint the exterior of the building, rehabilitate the roof and replace HVAC system.	\$123,195	\$123,195	Closed
2016-17	Advanced Tower Components, LLC	1645 Salem Industrial Drive NE	Equipment purchase	\$300,000	\$468,803	Closed
2016-17	Vagabond Brewing	2195 Hyacinth St NE, Suite 172	Equipment purchase, restroom addition	\$210,377	\$210,377	Closed
2016-17	Western Construction Systems	3100 Blossom Drive NE	New construction	\$300,000	\$1,059,300	Closed
2016-17	Intrinsic Ventures, LLC	2195 Hyacinth	Renovate interior	\$122,000	\$220,223	Closed
2016-17	Mt West Investment Corp/Cornerstone	3350 Portland Road NE	New construction, affordable housing	\$849,000	\$13,100,841	Closed
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
2017-18	MJ Investments	3994 Portland Road NE	New construction	\$300,000	\$300,000	Committed **
2017-18	ZS Properties	1805 Silverton Road NE	Building remodel of Paniagua's Fruit Stand, new exterior, new roof, new frontage	\$265,000	\$265,000	Committed
2017-18	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	Committed
2017-18	Martin/Santiam Electric	3850 Mainline Drive NE	New construction	\$300,000	\$311,265	Committed
2017-18	Innovative Manufacturing & Design	1834 Beach Avenue NE	Equipment purchase	\$277,500	\$895,526	Closed
2018-19	Freeman Motors	3784 Portland Road NE	Building renovation - new car dealership and shop	\$300,000	\$517,751	Committed
2018-19	ZS Properties	1705-25 Silverton Road NE	Building renovation - add office space, restrooms, HVAC	\$298,961	\$298,971	Committed
2018-19	Ochoa Quesseria	3350 Portland Road NE	New construction - cheese manufacturing and store front	\$300,000	\$2,100,000	Committed
2018-19	Jet Industries	1834 Beach Street	Building renovation and equipment purchases	\$101,000	\$109,752	Committed
2018-19	Motge Inc	1920-1960 Lana Ave	Building renovations, replace existing sewer lines	\$272,974	\$272,974	Committed
2018-19	Intrinsic Ventures	2195 Hyacinth - North Building	Building renovation	\$300,000	\$300,000	Committed
2018-19	Watershed, LLC Ph II	2895 Valpak Road NE	Equipment purchase	\$27,702	\$27,702	Committed
2018-19	Western Professional	3460 Brady Curt NE	Building renovation/addition	\$258,986	\$258,986	Committed
2018-19	Vagabond Brewing Ph II	2195 Hyacinth St NE, Suite 172	Equipment purchase	\$89,620	\$89,620	Committed
2018-19	20/10 Products, Inc. Ph II	3025 Industrial Way NE	Equipment purchase	\$13,050	\$13,050	Committed
				\$6,468,585	\$23,347,101	

\$ 37,739 Funds Remaining - Grants

Pending Grant Applications

\$ 300,000 Lana Ave LLC (Adams)
 \$ 300,000 Sumco Wafer Manufacturing Co
 \$ 600,000

\$ (562,261) Funds Remaining - Grants

Maximum Indebtedness Remaining - \$3.9 M (\$3.5 M of debt issued in FY 2018-19)

\$ 363,040 Funds Remaining - Loans

** Extension granted

**NORTH GATEWAY URBAN RENEWAL AREA
DRAFT REVENUE AND EXPENDITURE PROJECTIONS**

	Adjusted FY 18-19	Projected FY 18-19	Projected FY 19-20
<u>CONSTRUCTION FUND</u>			
RESOURCES			
Beginning Fund Balance	11,603,062	11,603,062	9,274,194
Du Jour Proceeds	3,500,000	3,500,000	3,925,919
Principal and Interest on Commercial Loans	29,290	40,225	29,290
Revenue for Fisher Road Site	-	-	750,000
Rent Payment/Other Revenue	25,000	28,018	3,600
Total Resources	15,157,352	15,174,820	13,983,003
EXPENDITURES			
Project Coordination/Support	199,420	181,765	225,000
Indirect Cost Allocation Plan	37,190	37,190	38,900
Rehabilitation Grant Program - Rebudgeted	4,336,344	2,000,000	2,336,344
Rehabilitation Loan Program - Rebudgeted	363,540	-	363,540
Mountain West Grant - Off Site Improvements	-	-	-
CTEC Grant 1	479,036	479,036	-
Food Alternatives Analysis	-	-	-
Streetscape - Design/Construction	3,716,778	2,966,778	-
Cornerstone Grant - Affordable Housing	221,478	221,478	-
Acquisition - Withnell/Zamora Auto Site - rebudgeted	1,168,133	89,378	1,078,755
Acquisition - Fisher Road - rebudgeted	1,650,000	-	1,650,000
Bike/Ped Path (adjacent to Withnell/Zamora Auto site) - rebudgeted	300,000	-	300,000
Opportunity Fund for Food Hub/Maker Space/Flex Space - rebudgeted	500,000	-	500,000
CTEC Grant 2	-	-	400,000
Unspecified - To be Allocated	-	-	6,500,000
Total Expenditures	12,971,920	5,975,625	13,392,539
Ending Fund Balance at June 30 (current year)	2,185,433	9,199,194	590,464
Interest Earned	25,000	75,000	50,000
Beginning fund Balance at July 1 (following year)	2,210,433	9,274,194	640,464
Maximum Indebtedness (remaining capacity)	3,925,919	3,925,919	0

NGURA MI Projects

1. Grant Program Continuance

Amount: \$6 million

Purpose: A match grant program to assist property owners with renovation, new construction, infrastructure, and equipment needs for development projects within the NGURA

2. Development Infrastructure Assistance Program

Amount: \$1.5 million

Purpose: To coincide with the 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.

3. Affordable Housing Development Assistance Program

Amount: \$900,000

Purpose: To coincide with the grant program, but specifically targets providing financial assistance towards affordable housing projects.

4. Silverton Road/17th Street Left Turn Lane

Amount: \$2.6 million

Purpose: Establish a left turn lane from Silverton to 17th Street to improve traffic flow and safety at the intersection. A traffic signal would also be included.

5. Pine Street Redevelopment

Amount: \$2 million

Purpose: Costs associated with site preparation and potentially contributing to construction as it aligns with the goals of the URA for redevelopment of 2640 Portland Road NE and potentially other adjacent sites in the corridor.

6. Gateway Streetscape Enhancements

Amount: \$1 million

Purpose: Additional funding to continue enhancing the streetscape in order to complement future development including; lighting, sidewalks, landscaping, street furnishings, murals, sculptures, and other associated enhancements.

7. Property Acquisitions

Current Amount: \$4.25 million

Purpose: Potential acquisition of car dealership and Highway Fuel as part of a larger Pine Street Redevelopment Project. Also, provides funds for other opportunity sites which might arise.

8. Niles Avenue Infrastructure

Current Amount: \$2 million

Purpose: Provide full street improvements (lights, sidewalks), in addition to necessary upgrades to the water and storm systems along Niles Avenue. Project would be completed in conjunction with funding from Public Works.

9. Pine Street Realignment

Amount: \$4.7 million

Purpose: A significant amount of traffic turns via Portland Road to reach Pine Street and Silverton Road. The turns at Silverton Road and Portland Road are challenging due to the skewed angle of the intersection. A realignment of Silverton Road to align with Pine St. at Portland Rd. would have all turning traffic at 90 degree turns, which is safer.

10. Construction of Bike/Ped Alternative Path

Current Amount: \$2.7 million

Purpose: Alternative to Portland Road Underpass, could potentially be done in conjunction with other area development.

11. Environmental Clean-up

Current Amount: \$250,000

Purpose: Remediate any environmental contamination as associated with potential acquisitions and redevelopment.

12. Salem Industrial Drive Project

Amount Available: \$6.25M approximately

Salem Industrial Drive (*Cherry Avenue to Bill Frey Drive*)

Purpose: 4,000 ft. street improvement project including widening to accommodate one vehicle and one bike lane in each direction, sidewalks along both sides of the street, planter strips which would also provide storm water quality facilities.

Salem Industrial Drive Bike/Ped Path

Purpose: Construct 12 foot wide pedestrian-bicycle path

Salem Industrial Drive (*Hyacinth Street to Bill Frey Drive*)

Purpose: Construct new collector street, wider sidewalk on east side of street, bridge and/or fill over Claggett Creek.

Project Implementation Schedule

- Grant Program Funding: 2020, 2021, 2022, 2023, 2024, 2025
- Development Assistance Funding: 2020, 2021
- Affordable Housing Assistance: 2020, 2021, 2022
- Silverton Road/ 17th Street Left Turn Lane: 2022
- Pine Street Redevelopment: 2024, 2025
- Gateway Streetscape Enhancements: 2026, 2027
- Property Acquisitions: 2021, 2025
- Niles Avenue Infrastructure: 2023
- Pine Street Realignment: 2025, 2026
- Construction Bike/Ped Path: 2027
- Environmental Clean-Up: 2021
- Industrial Drive Projects: 2026/2027