



**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

MEMO

To: North Gateway Advisory Board

From: Sara Long, Urban Development Project Manager

Subject: Final Maximum Indebtedness Increase Options

As a follow up to the November Meeting, I have provided a revised estimate on projects and funding availability taking into account what can be done through both the confer and the concurrence methods. The confer method would require providing notice to the taxing districts prior to consideration by the City Council and Agency Board. The concurrence method would require 75% approval by the affected taxing districts prior to taking the proposal to the City County and Agency Board for consideration.

Staff have reviewed the list of proposed projects to determine where there could be cost savings. In addition, the implementation timeline has been modified in order to reduce the costs of inflation (future dollars) in order to find savings as associated with the smaller dollar threshold. Please note, the fiber infrastructure line item was combined into the development infrastructure assistance program.

Also, timeframes for collection of tax increment is an assumption the collection would end when the total dollar amount is reached, below is our best estimate as to when the maximum collection would be met.

Scenario 1: Increases the Maximum Indebtedness by \$55 million (approx.)

Projects Available to Fund: Everything on the project priority list would be funded at original amounts, except Salem Industrial Drive Full Street Improvements from Hyacinth to Bill Frey. The NGURA would only be able to fund approximately \$2.4 million of the \$9 million project.

Property Tax Collection: Would extend until approximately 2033 (15 years)

Method of approval: Concurrence by Taxing Districts

Scenario 2: Increases the Maximum Indebtedness by \$26 million (approx.)

Projects Available to Fund: Everything on the project priority list would be funded at revised amounts, except the three Salem Industrial Drive projects have been lumped into one project with a \$6 million contribution from the NGURA, the rest would need to come from Public Works or private development.

Property Tax Collection: Would extend until approximately 2026

Method of approval: Confer with Taxing Districts

No Amendment to Increase Maximum Indebtedness: Only collect remaining allotment of property taxes.

Total Amount of Collection Remaining: \$7.4 million (approx.)

Projects Available to Fund: Board could consider funding the top programs from the prioritization survey and one or two projects on list at most.

Property Tax Collection: Current collected expected to conclude after 2021

Next Steps

- Notice of proposed amendment will be mailed to all property owners within the City of Salem and affected taxing districts in early 2019.
- The Amendment will go to City Planning Commission in early 2019.
- The proposal will go to City Council for consideration in early 2019.
- The proposal will go the Agency Board for consideration in early 2019.

****As final dates for the public meetings are determined the board will be notified.***

NGURA MI Projects

1. Grant Program Continuance

Current/Time Adjusted Amount: \$14 million (\$7 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

Current Amount: \$1.5 million (no change)

Time Adjusted Amount: \$1,560,450

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

Current Amount: \$900,000 (no change)

Time Adjusted Amount: \$955,080

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

Current Amount: \$2.6 million (no change)

Time Adjusted Amount: \$2,841,020

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

Current Amount: \$2 million (no change)

Time Adjusted Amount: \$2,284,800 (\$2,353,400)

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

Current Amount: \$2 million (\$1 million)

Time Adjusted Amount: \$2,284,800 (\$1,248,350)

Purpose: Additional funding to continue enhancing the streetscape in order to complement future development.

7. Property Acquisitions

Current Amount: \$5.5 million (\$4.25 million)

Time Adjusted Amount: \$6,351,550 (\$4,741,925)

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: \$2.5 million (\$2 million)

Time Adjusted Amount: \$2,985,250 (\$2,251,000)

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

Current Amount: \$4.7 million (no change)

Time Adjusted Amount: \$5,953,960 (\$5,694,610)

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: \$3.2 million (\$2.7 million)

Time Adjusted Amount: \$4,300,480 (\$3,420,360)

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

11. Environmental Clean-up

Current Amount: \$500,000 (\$250,000)

Time Adjusted Amount: \$530,450 (\$265,225)

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*)

Current Amount: \$8.2 million

Time Adjusted Amount: \$11,690,740 (\$10,387,760)

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

Current Amount: \$2.3 million

Time Adjusted Amount: \$3,377,550 (\$2,913,640)

Purpose: Construct 12 foot wide pedestrian-bicycle path.

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

Current Amount: \$9 million

Time Adjusted Amount: \$3,648,249 million (\$11,401,200)

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