



**ACTION AGENDA/MINUTES
NORTH GATEWAY
REDEVELOPMENT ADVISORY BOARD**
Thursday, June 6, 2019, 8:00 a.m.
Center 50+ in Classroom A
2615 Portland Road NE



1. CALL TO ORDER, ROLL CALL

Call to order: 8:02 a.m.

Roll Call: Mark Adams – Vice-Chair, Barb Hacke Resch, Jerod Martin, Britni Davidson-Cruickshank, Mike White, Mike Alley, Frank Pack

Absent: Jason Cox - Chair, Nate Levin, Pedro Mayoral, Dania Ballard

Staff: Sara Long, Darci Palmer

Guests: None

2. APPROVAL OF AGENDA

Motion: Approve the Action Agenda of June 6, 2019, as presented.

Motion by: Board Member Adams

Seconded by: Board Member Martin

Action: Approved the June 6, 2019, Action Agenda as presented.

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

3. APPROVAL OF MINUTES

Motion: Move to approve the Minutes for March 7, 2019, as presented.

Motion by: Board Member Martin

Seconded by: Board Member Hacke-Resch

Action: Approved March 7, 2019, Minutes as presented.

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

4. PUBLIC COMMENT

None.

5. ACTION ITEMS

a. Amendment to FY 2019-2020 Budget

Motion: Motion to approve FY 2019-2020 Budget

Motion by: Board Member Adams

Seconded by: Board Member Martin

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

.....b. Integration of Development Infrastructure and Affordable Housing Specific Funding to Grant

Motion: Motion to approve Integration of Development Infrastructure and Affordable Housing Specific Funding to Grant

Motion by: Board Member Davidson-Cruickshank

Seconded by: Board Member Alley

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

6. INFORMATION ITEMS:

What's Happening/Other Updates

Comments and Questions: Long, Adams, Martin, White, Pack

7. ADJOURN 8:53 a.m. NEXT MEETING August 1, 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: Amended Budget Proposal

As previously discussed during budget conversations, because the proposed increase in maximum indebtedness was approved by both the Urban Renewal Agency and City Council, we now have the opportunity to add funding to the budget towards priority projects.

Attached is the budget recommended by NGRAB this past spring. Amendments to the budget are outlined below and match what was proposed within the financial report developed as part of the maximum indebtedness process. If the proposed modifications are approved \$5,167,030 will remain available for future projects.

The funds added include:

- Grant Program: \$1 million
- Development Infrastructure Assistance: \$750,000
- Affordable Housing Assistance: \$300,000

MEMO

To: North Gateway Advisory Board

From: Sara Long, Urban Development Project Manager

Subject: Additional Grant Programs

As part of the increase in maximum indebtedness the board directed funds during the first few years to specific uses: Development Infrastructure Assistance and Affordable Housing Assistance. The conversation for these funds was the result of high demand for the grant program over the past two years and a desire to make a conscience effort to both diversify the types of projects being able to be funded and meet the goals of the URA/City as well.

Staff is proposing to put both the new grant categories under the existing program, meaning they would be administered the exact same as the current grant program. Language would be added to the website explaining what these new grant categories can fund and although there would be a separate grant application, minus small tweaks, it would be the exact same as the application currently completed for the existing grant program.

Based on how administration of the program goes and the demand for funds, we would then come back to the board during the next budget conversation to discuss if any changes need to be made.

The maximum grant award amount would remain at \$300,000, this would be for total grant funds. Therefore, if someone wanted a total of more than \$300,000 using multiple grant funding categories it would be considered an exemption and would have to go to the Urban Renewal Agency for approval.

Program Goals/Definitions for Eligibility

Affordable Housing Grant: Funding assistance for the purposes of capital improvements of existing multi-family housing units to Housing Quality Standards and/or development of new multi-family housing units. For the purposes of this funding source “affordable” is defined as being no more than x%* above the annual rates published HUD (*Housing and Urban Development*).

Development Infrastructure Grant: Target providing financial assistance to those properties in which development is a challenge due to lack of necessary city infrastructure including; water, sewer, fiber, gas/electric service to site.

**Percentage to be provided by the Salem Housing Authority Interim Director.*

***As previously discussed, the activities listed above were/are eligible within the standard grant program. However, this delineation of funds would ensure available funding for these activities and would assist in providing for a balanced issuance of grant funds.*

**TAX ALLOCATION IMPROVEMENT
NORTH GATEWAY URA
FY 2019-20
(265-68-90-40-00)**

#	Project	Project No.	Description	Estimated Cost	Neighborhood Association	Ward
1.	Project Coordination/Support	684000	North Gateway program includes support to the North Gateway Redevelopment Advisory Board and applicable subcommittees for the planning/implementation of development projects within the renewal area.	\$ 144,920	Northgate, Highland	5
2.	Indirect Cost Allocation Plan	684000	Provides funds to reimburse the City General Fund for the cost of providing City services to the North Gateway urban renewal area.	38,900	Northgate, Highland	5
3.	Rehabilitation Grant Program	multiple	Commercial/industrial loan and grant program (rebudgeted, all funds currently committed to projects)	2,736,340	Northgate, Highland	5
4.	Rehabilitation Loan Program	multiple	Commercial/industrial loan and grant program (rebudgeted).	363,540	Northgate, Highland	5
5.	Portland Road Property Acquisition	684053	Acquisition of property at 2640 Portland Road NE (rebudgeted).	1,078,760	Northgate, Highland	5
6.	Portland Road Bicycle/Pedestrian Path	-	Funding for initial design of a bicycle/pedestrian path adjacent to Portland Road, as an alternative to the Portland Road underpass (rebudgeted).	300,000	Northgate, Highland	5
7.	Opportunity Fund	-	Funding for continued work and potential development of a food hub, maker space, or incubator style project at 2640 Portland Road (rebudgeted).	500,000	Northgate, Highland	5
8.	Committed to Future Projects	-	Funds committed to future projects specified in the approved urban renewal plan for the North Gateway Urban Renewal Area and that align with the Portland Road Corridor Action Plan.	7,217,030	Northgate, Highland	5
TOTAL PROJECTS				\$ 12,379,490		
SOURCES OF FUNDS						
Beginning fund balance				\$ 8,370,680		
Commercial loan collections				29,290		
Short term bond proceeds				3,925,920		
Land or building rent				3,600		
Interest earnings				50,000		
TOTAL				\$ 12,379,490		
Less total projects				(12,379,490)		
Unappropriated ending fund balance				\$ -		