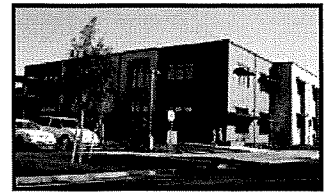




**ACTION AGENDA/MINUTES
NORTH GATEWAY
REDEVELOPMENT ADVISORY BOARD**
Thursday, February 6, 2020, 8:00 a.m.
Center 50+ in Classroom A
2615 Portland Road NE



1. CALL TO ORDER, ROLL CALL

Call to order: 8:16 a.m.

Roll Call: Jason Cox - Chair, Jerod Martin, Nate Levin, Mike Alley, Britni Davidson-Cruickshank, Mike White

Absent: Mark Adams, Barb Hacke Resch, Pedro Mayoral, Dania Ballard, Frank Pack

Staff: Sara Long, Annie Gorski, Darci Palmer, Renee Frazier

Guests: None

2. APPROVAL OF AGENDA

Motion: Approve the Action Agenda of February 6, 2020, as presented.

Motion by: Board Member Cox

Seconded by: Board Member Levin

Action: Approved the February 6, 2020, Action Agenda as presented.

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

3. APPROVAL OF MINUTES

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

Motion by: Board Member Cox

Seconded by: Board Member Levin

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

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

4. PUBLIC COMMENT

None

5. ACTION ITEMS

a. 2019 Officer Elections: Chair and Vice Chair

Nomination for Chair: Mike Alley Acceptance: No

Nominated by: Board Member Levin

Nomination for Chair: Jerod Martin Acceptance: Yes

Nominated by: Board Member Cox

Motion: Move to appoint Jerod Martin as NGRAB Chair for one year.

Action: Appointed Jerod Martin as NGRAB Chair for one year.

Vote: **Aye:** Unanimous

Nomination for Vice-Chair: Mike White Acceptance: Yes

Nominated by: Board Member Martin

Motion: Move to appoint Mike White as NGRAB Vice-Chair for one year

Action: Appointed Mike White as NGRAB Vice-Chair for one year

Vote: **Aye:** Unanimous

b. Discussion and Recommendations for FY 2019-2020 Budget Priorities

Presentation: Sara Long and Renee Frazier

Comments and Questions: Long, Frazier, Levin, Cox, Martin, Alley

Motion : Move to accept Draft Revenue and Expenditure Projections for Fiscal Year 2020-2021, except for Line 4

Motion by: Board Member Cox

Seconded by: Board Member Levin

Action: Approved Draft Revenue and Expenditure Projections for Fiscal Year 2020-2021, except for Line 4.

Vote: Aye **Unanimous Motion PASSED**

6. INFORMATION ITEMS:

What's Happening/Other Updates

Presentation: Sara Long

Comments and Questions: Long, Levin, Cox, Alley, Martin, Davidson-Cruikshank

7. ADJOURN 8:45 a.m. NEXT MEETING March 5, 2020 at 8:00 a.m

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

2019 Approved Project List and Updates

1. North Gateway Building Rehabilitation/Restoration Grant Program

Continuation of the NGURA Building Rehabilitation/Restoration Grant Program to encourage new construction and existing business and property owners to improve their properties.

Project Funding: One million dollars per year for six year, began in 2019/2020 Fiscal Year.

Status: Funds remaining in the FY 2019-2020 Budget, details to be provided in budget documents.

2. Development Infrastructure Assistance Program

This program is intended to coincide with 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.

Project Funding: \$750,00 for two years (FY 2019-20 and FY 2020-2021)

Status: Funds remaining in FY 2019-2020 Budget, details to be provided in budget documents.

3. Affordable Housing Development Assistance Program

This program is intended to coincide with Grant Program, but specifically target providing financial assistance towards affordable housing development projects.

Project Funding: \$300,000 for three years (FY 19-20, FY2020-21, FY2021-22)

Status: All funds were expended for FY19-20 and went to the Salem Housing Authority Fisher Road Housing First Project.

4. Silvertown Road/ 17th Street Left Turn Lane

Project will establish a left turn lane from Silvertown Road to 17th Street with the goal to improve traffic flow and safety at the intersection. The improvement would also include a traffic signal.

Project Funding: Estimated at \$2.8 million

Status: Currently scheduled to begin initial work on design in FY2021-22

5. Pine Street Redevelopment

Includes site preparation and potentially contributing some funds towards construction as it aligns with the goals of the NGURA to redevelop 2640 Portland Road NE and potentially other adjacent sites in the corridor.

Project Funding: Estimated at \$2 million

****Project Funding is based on today's dollars, not future dollars as in the Maximum Indebtedness Project Overview which takes inflation into account****

Status: Currently scheduled for FY2023-24 and FY2024-25. The site is still being held up by DEQ required processes and therefore it has yet to be purchased and is still being held via a lease agreement. Until site is secured nothing additional can be done.

6. Gateway Streetscape Enhancements

Funding to be directed at the continuance of enhancement of streetscape in order to complement future development. Funding would include items such as; lighting, sidewalks, landscaping, street furnishings, murals, sculptures, and other associated enhancements.

Project Funding: \$1 million

Status: Funds assigned for this in FY2025-26 and FY2026-27, however use would correlate with private development so adjustments could be made as development occurs with respect to the timing of funds (depending on funding availability).

7. Property Acquisitions

Funds being directed in this category to allow for the URA to take advantage of opportunities which might arise, such as potential acquisition of parcels as part of a larger Pine Street Redevelopment project.

Project Funding: \$4.5 million

Status: Funds were assigned to this item sporadically however, they would be utilized as opportunities arise and funding allows. Funds were assigned in FY2020-2021 and FY2024-25.

8. Niles Avenue Infrastructure

Provide full street improvements (lighting, sidewalks, etc.) in addition to necessary upgrades to the water, sewer and storm systems along Niles Avenue. This project would be completed in conjunction with funding from Public Works.

Project Funding: \$2 million

Status: Currently scheduled for FY2022-23 timing of project would be in conjunction with public works.

9. Pine Street Realignment

Realignment of Silverton Road to align with Pine Street at Portland Road, allowing for turning traffic to utilize 90 degree turns which are safer than the current street and turning alignments.

Project Funding: \$5 million

Status: Project relates to property acquisition as well, funds have been assigned in FY2024-25 and FY2025-2026.

10. Construction of Bike/Pedestrian Alternative Path

Construction of a bike/pedestrian path as an alternative to utilizing the Portland Road underpass.

Project Funding: \$3 million

Status: Currently scheduled for FY2026-2027, \$500,000 has already been allocated (separate of this amount) to begin design work once we know more about potential property acquisition.

11. Environmental Clean-Up

Remediate environmental contamination as associated with potential acquisition of property and redevelopment.

Project Funding: \$250,000

Status: Currently scheduled to be available beginning in FY2020-2021. There are options to acquire grant funds for this type of work as well so the hope is NGURA could supplement additional funding opportunities.

12. Salem Industrial Drive Improvements

Improvements to the Salem Industrial Drive corridor between Cherry Avenue and Hyacinth Street including; widening road to accommodate turn lane and bike lane, new sidewalks, planter strips, bike/pedestrian path, bridge and/or fill over Claggett Creek for additional access.

Project Funding: \$3.75 million

Status: Funds associated with these projects would be done in conjunction with public works as they would be the majority funder, the NGURA funds are assigned for FY 2027-28.

**North Gateway URA Capital Grant Program Commitments
February 2020 Report**

Fiscal Year	Owner/Business	Address	Grant Use	Grant Amount	Match Amount	Status
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	Closed
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	Closed
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	Closed
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	Closed
2018-19	ZS Properties	1705-25 Silverton Road NE	Building renovation - add office space, restrooms, HVAC	\$298,961	\$298,971	Closed
2018-19	Ochoa Queseria	3350 Portland Road NE	New construction - cheese manufacturing and store front	\$300,000	\$2,100,000	Closed
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	Closed
2018-19	Watershed, LLC Ph.II	2895 Valpak Road NE	Equipment purchase	\$27,702	\$27,702	Closed
2018-19	Western Professional	3460 Brady Curt NE	Building renovation/addition	\$300,000	\$732,448	Committed**
2018-19	Vagabond Brewing Ph II	2195 Hyacinth St NE, Suite 172	Equipment purchase	\$89,620	\$89,620	Closed
2018-19	20/10 Products, Inc. Ph II	3025 Industrial Way NE	Equipment purchase	\$13,050	\$13,050	Closed
2019-20	ZS Properties	1815-1825 Silverton Road NE	Building rehabilitation	\$217,700	\$217,840	Committed
2019-20	Redwood Crossings, LLC	4107 Fisher Road NE	Affordable Housing	\$300,000	\$2,500,000	Committed
				\$7,027,299	\$26,538,403	

Available Funds:

\$ 779,025 Rehab/Rehabilitation Grant Program
 \$ - Affordable Housing Grant Program
 \$ 750,000 Development Infrastructure Grant Program

 \$ 363,040 Loans

** Extension granted

**TAX ALLOCATION IMPROVEMENT
NORTH GATEWAY URA
PRELIMINARY DRAFT FY 2020-21
(265-68-90-40-00)**

#	Project	Project No.	Description	Carryover Projects	Proposed New Funding	Total Proposed	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.		\$ 185,000	\$ 185,000	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.		45,000	\$ 45,000	Northgate, Highland	5
3.	Rehabilitation Grant Program	684032	Commercial/industrial grant program to encourage new construction as well as incent existing business and property owners to improve properties.	1,269,700	1,000,000	\$ 2,269,700	Northgate, Highland	5
4.	Infrastructure Improvement Grant Program	-	Commercial/industrial grant program to assist properties in which development is a challenge due to lack of necessary city infrastructure, such as wate or sewer.	750,000	750,000	\$ 1,500,000	Northgate, Highland	5
5.	Affordable Housing Projects Grant Program	-	Commercial/industrial grant program to provide financial assistance to affordable housing development projects	-	300,000	\$ 300,000	Northgate, Highland	5
6.	Rehabilitation Loan Program	multiple	Commercial/industrial loan program to provide financial assistance to new construction or rehabilitation/redevelopmnt of existing properties (rebudgeted).	363,540	-	\$ 363,540	Northgate, Highland	5
7.	Portland Road Property Acquisition	684053	Acquisition of property at 2640 Portland Road NE (rebudgeted).	983,670	-	\$ 983,670	Northgate, Highland	5
8.	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	-	\$ 300,000	Northgate, Highland	5
9.	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	-	\$ 500,000	Northgate, Highland	5
10.	Property Acquisition	-	Funds set aside to allow for the Agency to take dvantage of opportunities that may arise, such as potential acquisition of parcels as part of a larger Pine Street Redevelopment project.	-	2,652,250	\$ 2,652,250	Northgate, Highland	5
11.	Environmental Clean Up	-	Remediate environmental contamination associated with potential acquisition of peroperty to allow for redevelopment to occur.	-	265,230	\$ 265,230	Northgate, Highland	5
12.	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.	-	4,011,140	\$ 4,011,140	Northgate, Highland	5
TOTAL PROJECTS				<u>\$ 4,166,910</u>	<u>\$ 9,208,620</u>	<u>\$ 13,375,530</u>		
SOURCES OF FUNDS								
Beginning fund balance				\$ 8,731,240				
Commercial loan collections				29,290				
Short term bond proceeds				4,500,000				
Land or building rent				15,000				
Interest earnings				100,000				
TOTAL				<u>\$ 13,375,530</u>				
Less total projects				<u>(13,375,530)</u>				
Unappropriated ending fund balance				<u>\$ -</u>				