



# URBAN RENEWAL AGENCY URBAN DEVELOPMENT DEPARTMENT

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

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## WEST SALEM REDEVELOPMENT ADVISORY BOARD

### Board Members

- Jeff Miller - Chair
- Mark May – Vice Chair
- Nicholas Bondaug-Winn
- Brandon Fahlman
- Kathy Goss
- John Hannam
- Alena Heidecke
- Dwayne Hilty
- Tim Klarr
- Mike Pennington
- Samantha Ross

### City Staff

- Tory Banford, Project Manager
- Annie Gorski, Economic Dev. Manager
- Therese Van Vleet, Staff Assistant

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

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

## MEETING AGENDA

Wednesday March 4, 2020 - 7:30 a.m.  
City of Salem Urban Development Department  
350 Commercial St NE

1. OPENING EXERCISES  
Call to Order, Roll Call, Introductions, and Announcements
2. APPROVAL OF ADDITIONS AND DELETIONS TO AGENDA
  - a. March 4, 2020
3. APPROVAL OF MINUTES
  - a. February 5, 2020 (mp3)
4. PUBLIC COMMENT  
Appearance of persons wishing to address the advisory board on any matter other than those which appear on this agenda.
5. ACTION ITEMS
  - a. Fiscal year 2020-2021 budget (Banford/Frazier/All – 20 min)
6. DISCUSSION/INFORMATION REPORTS
  - a. ODOT OR221: Michigan City Lane NW – Edgewater St NW (West Salem Wallace Rd NW Paving and Accessibility Project) (Banford/Carol Houk/All – 30 min)
  - b. Edgewater Partnership, West Salem Business Association, and West Salem Neighborhood Association updates (Hilty/Ross/All – 5 min)
  - c. Current events (All – 5 min)
  - d. April meeting topics (All – 5 min)
7. ADJOURN

**Next Meeting: April 1, 2020**



**ACTION AGENDA/MINUTES  
WEST SALEM REDEVELOPMENT  
ADVISORY BOARD**



Wednesday February 5, 2020, 7:30 a.m.  
Urban Development Office  
350 Commercial NE

<http://media.cityofsalem.net/meetings/audio/west-salem-redevelopment-advisory-board-audio-2020-02-05.mp3>

- 1. **OPENING EXERCISES** 7:30 a.m. 00:00:00  
**INTRODUCTIONS AND ROLL CALL:** Jeff Miller-Chair, Nicholas Bondaug-Winn (arrived 7:37), Brandon Fahlman, John Hannam, Alena Heidecke, Dwayne Hilty, Tim Klarr, Mark May-Vice Chair (arrived 8:12), Mike Pennington, Samantha Ross  
**MEMBERS ABSENT:** Kathy Goss  
**STAFF:** Tory Banford, Annie Gorski, Therese Van Vleet-UD  
**GUEST:** Tyler DuBois
- 2. **APPROVAL OF AGENDA** 00:04:20  
**Motion:** Move to approve the agenda for February 5, 2020, as presented.  
**Motion by:** Board Member Klarr  
**Seconded by:** Board Member Ross  
**Action:** Agenda for February 5, 2020, approved as presented.  
**Vote:** Aye: Unanimous **MOTION CARRIES**
- 3. **APPROVAL OF MINUTES** 00:04:55  
**Motion:** Move to approve the minutes for December 4, 2019, as presented.  
**Motion by:** Board Member Klarr  
**Seconded by:** Board Member Pennington  
**Action:** Approved the December 4, 2019, minutes as presented.  
**Vote:** Aye: Unanimous **MOTION CARRIES**
- 4. **APPEARANCE OF INTERESTED CITIZENS–PUBLIC COMMENT** 00:05:20  
None
- 5. **ACTION ITEMS** 00:05:25  
None
- 6. **DISCUSSION/INFORMATION ITEMS** 00:05:40  
**Fiscal Year 2020-2021 Budget (Banford/All – 20 min)**  
**Presented by:** Tory Banford  
**Discussion:** Banford, Klarr, Bondaug-Winn, Fahlman, Miller, Ross, Hilty, Hannam, May, Heidecke
- West Salem Redevelopment Grant Program Report** 01:11:20  
**Presented by:** Tory Banford  
**Discussion:** Banford, Miller, Ross, Bondaug-Winn, Pennington,
- 2020 Calendar Year Outlook** 01:16:45  
**Presented by:** Tory Banford  
**Discussion:** Banford, Ross
- Edgewater Partnership, West Salem Business Association, and West Salem Neighborhood Association Updates** 01:21:15  
**Presented by:** Dwayne Hilty, Samantha Ross, and Tim Klarr  
**Discussion:** Ross, Hilty, Klarr, Miller

**Next Meeting Topics**

**Presented by:** All

**Discussion:** Banford, Miller, Ross, Bondaug-Winn

01:27:45

**7. ADJOURNMENT:** 8:59:15 a.m.

**NEXT MEETING:** March 4, 2020

01:29:15

**Transcribed by:** Therese Van Vleet | **Reviewed by** Anita Sandoval | **Edited by:** Tory Banford

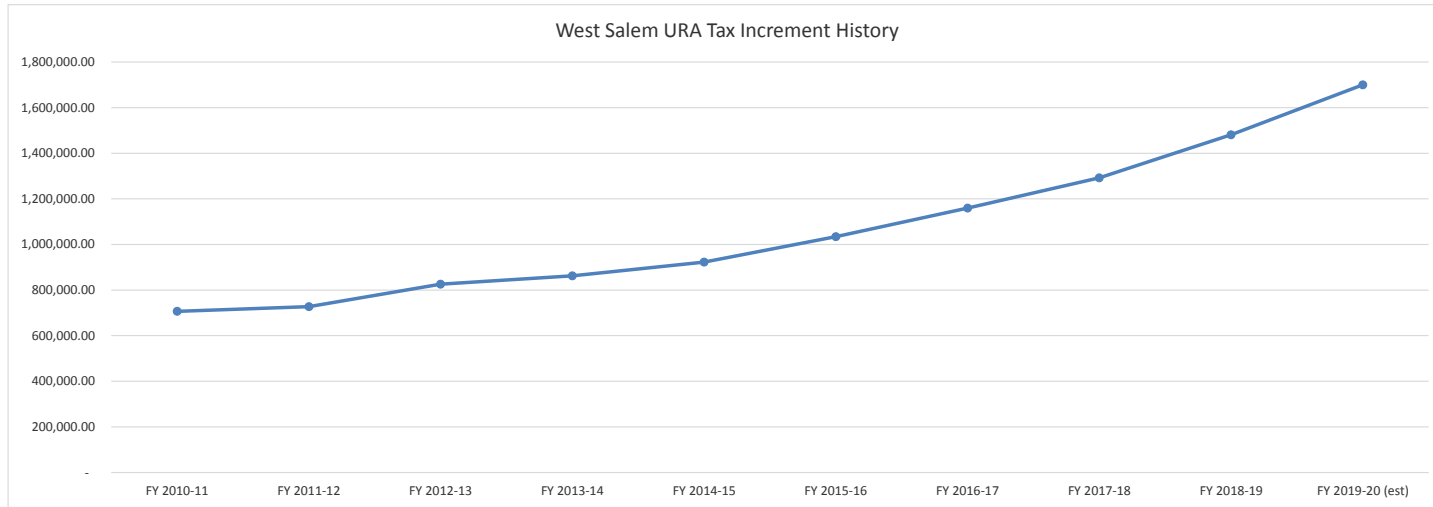
DRAFT

**TAX ALLOCATION IMPROVEMENT  
WEST SALEM URA  
DRAFT FY 2020-21 BUDGET  
(265-68-90-50-00)**

#	Project	Project No.	Description	Carry Over Funding	New Funding	Total Proposed Budget
1.	Project Coordination/Support	685000	West Salem program includes support to the West Salem Redevelopment Advisory Board and applicable subcommittees; increased efforts to seek grants and leveraging funds available to support projects in the WS URA	-	125,600	125,600
2.	Indirect Cost Allocation plan	685000	Provides funds to reimburse the City General Fund for the cost of providing City services to the West Salem urban renewal area.	-	8,550	8,550
3.	Grant Program	685008	Grant program for improvements to qualifying commercial and industrial properties within the West Salem Urban Renewal Area (\$200,000 new allocation, \$700,000 rebudgeted)	700,000	200,000	900,000
4.	Design and construct 2nd St NW	-	Design and set aside funds for construction. 2nd St NW phased from Gerth Av NW to Glen Creek Rd NW. Phase 1: Gerth Av NW to Wallace Rd NW (\$3 M rebudgeted, \$1 M new allocation).	3,000,000	1,000,000	4,000,000
5.	Opportunity Fund	-	Funds set aside for small projects, opportunity purchases, or redevelopment projects as they arise over the course of the FY (\$200,000 rebudgeted)	200,000	-	200,000
6.	Committed to Future Projects	-	Funds held in reserve for future projects specified in approved urban renewal plan for the West Salem Urban Renewal Area and that align with the West Salem Business District Study.	-	1,604,260	1,604,260
<b>TOTAL PROJECTS</b>				<b>3,900,000</b>	<b>2,938,410</b>	<b>6,838,410</b>

**SOURCES OF FUNDS**

Beginning fund balance	4,773,410
Short term bond proceeds	2,000,000
Interest	65,000
<b>TOTAL</b>	<b>6,838,410</b>
Less total projects	(6,838,410)
Unappropriated balance	-



	<u>FY 2010-11</u>	<u>FY 2011-12</u>	<u>FY 2012-13</u>	<u>FY 2013-14</u>	<u>FY 2014-15</u>	<u>FY 2015-16</u>	<u>FY 2016-17</u>	<u>FY 2017-18</u>	<u>FY 2018-19</u>	<u>FY 2019-20 (est)</u>
	706,716	727,734	825,743	862,675	922,530	1,034,116	1,159,440	1,292,307	1,480,894	1,700,000
Percentage Increase		2.97%	13.47%	4.47%	6.94%	12.10%	12.12%	11.46%	14.59%	14.80%
Revenue Increase		21,019	98,009	36,933	59,855	111,586	125,324	132,867	188,588	219,106











