



**URBAN RENEWAL AGENCY  
URBAN DEVELOPMENT DEPARTMENT**

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

Special accommodations are available, upon request, for persons with disabilities or those needing sign language interpretation, or languages other than English. To request accommodations or services, please call 503.588.6178 (TTD/TTY 503-588-6439) at least two business days in advance.

**WEST SALEM REDEVELOPMENT  
ADVISORY BOARD**

Board Members

- Jeff Miller - Chair
- Mark May – Vice Chair
- Britni Davidson-Cruikshank
- Brandon Fahlman
- Kathy Goss
- John Hannam
- Tyler Jackson
- Samantha Ross
- Michael Ryan
- Chris Wilhelm
- Open – Resident in WSURA*

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 February 3, 2021 - 7:30 a.m.  
Virtual Meeting

**\*\*Due to the COVID-19 Pandemic, this meeting is being conducted virtually, with remote attendance by the governing body. No in-person attendance is possible. Interested persons may view the meeting online on [YouTube](#). Please submit written comments on agenda items by 5:00 p.m., or earlier, one day prior to the day of the meeting at [WSRAB@cityofsalem.net](mailto:WSRAB@cityofsalem.net).**

1. OPENING EXERCISES  
Call to order, roll call, welcome new members and visitors, introductions, and announcements
2. APPROVAL OF ADDITIONS AND DELETIONS TO AGENDA
  - a. February 3, 2021
3. APPROVAL OF MINUTES
  - a. January 6, 2021 (mp3)
4. ACTION ITEMS
  - a. None
5. DISCUSSION/INFORMATION REPORTS
  - a. Fiscal year 2021-2022 budget (Banford/All – 20 min)
  - b. WSURA redevelopment grant program report (Banford/All – 10 min)
  - c. 2021 calendar year outlook (Banford/All – 10 min)
  - d. Edgewater Partnership, West Salem Business Association, West Salem Neighborhood Association, Salem-Keizer School District updates (Banford/Ross/Goss/All – 10 min)
  - e. February meeting topics (All – 5 min)

**March**
6. ADJOURN

**Next Meeting: March 3, 2021**



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



Wednesday January 6, 2021, 7:45 a.m.  
Virtual – [YouTube](#) - Online

<http://media.cityofsalem.net/meetings/audio/west-salem-redevelopment-advisory-board-audio-2021-01-06.mp3>  
[YouTube channel](#) - [https://www.youtube.com/watch?v=yo\\_0g1R\\_Z5A&t=69s](https://www.youtube.com/watch?v=yo_0g1R_Z5A&t=69s)

1. **OPENING EXERCISES** 7:45 a.m. 00:00:00  
**INTRODUCTIONS AND ROLL CALL:** Jeff Miller-Chair, Mark May-Vice-Chair, Britni Davidson-Cruickshank, Brandon Fahlman, Kathy Goss, Michael Ryan  
**MEMBERS ABSENT:** John Hannam, Tyler Jackson, Samantha Ross, Chris Wilhelm  
**STAFF:** Tory Banford, Therese Van Vleet-UD; Eunice Kim  
**GUEST:** N/A - Virtual meeting
  
2. **APPROVAL OF AGENDA** 00:01:00:  
**Motion:** Move to approve the agenda for January 6, 2021, as presented.  
**Motion by:** Board Member May  
**Seconded by:** Board Member Goss  
**Action:** Agenda for January 6, 2021, approved as presented.  
**Vote: Aye:** Unanimous **MOTION CARRIES**
  
3. **APPROVAL OF MINUTES** 00:01:45  
**Motion:** Move to approve the minutes for December 2, 2020, as presented.  
**Motion by:** Board Member Davidson-Cruickshank  
**Seconded by:** Board Member Goss  
**Action:** Approved the December 2, 2020, minutes as presented.  
**Vote: Aye:** Unanimous **MOTION CARRIES**
  
4. **ACTION ITEMS** 00:02:20  
N/A
  
5. **DISCUSSION/INFORMATION ITEMS**
  - Our Salem Project** 00:02:25  
**Presented by:** Eunice Kim  
**Discussion:** Kim, Fahlman, May, Miller
  
  - Edgewater Partnership, West Salem Business Association, and West Salem Neighborhood Association updates and the School District. Grant Updates.** 00:17:45  
**Presented by:** All  
**Discussion:** Britni Davidson-Cruickshank, Miller, Goss, Banford, Ryan, May
  
  - Next Meeting Topics** 00:31:50  
**Presented by:** All  
**Topics:** *Trash pick-up underpasses; Gateway Enhancement; Park Connections; Recreational Park Amenities; and the Updated Our Salem Project Map*  
**Discussion:** Miller, Banford, Fahlman
  
6. **ADJOURNMENT:** 8:21 a.m. **NEXT MEETING:** February 3, 2021 00:37:20

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

**TO:** The West Salem Redevelopment Advisory Board (WSRAB)  
**FROM:** Tory Banford, WSRAB staff liaison  
**DATE:** February 3, 2021  
**SUBJECT:** **Priorities for the FY 2021-2022 West Salem URA Budget**

This memo is intended to serve as background for the February 3, 2021, WSRAB discussion about initial budget priorities for the upcoming fiscal year.

**Background:** The West Salem Urban Renewal Plan (WSURA Plan) was established in 2001 and includes objectives, goals, and projects (Attachment 1). Multiple projects were completed from 2001 to 2015 (2<sup>nd</sup> St NW, Edgewater St NW accessibility, Wallace Marine Park multi-use path, etc). The West Salem Business District Action Plan was completed in 2015 and served as an analysis of the market and development conditions and provides near-term and long-term project recommendations that align with the WSURA Plan. Through the annual budget process, the Urban Renewal Agency Board (Agency) has approved the WSRAB recommendations to reserve funds for the design and construction of 2<sup>nd</sup> Street NW, capitalization of the WSURA Redevelopment Grant Program, and the Opportunity Fund. These items remain for FY 2021-2022, with additional details below.

1. **2<sup>nd</sup> St NW:** \$4 million saved (\$1.5 million in FY 2018-2019, \$1.5 million in FY 2019-2020, and \$1 million in FY 2020-2021) and continue to reserve the necessary funds for construction. The draft FY 2021-2022 budget includes \$2 million for this purpose. Public Works Department refined engineering estimate has the cost to design 2<sup>nd</sup> St NW from Wallace Rd NW to Gerth Ave at \$925,000 and construction cost at \$7.6 million.
2. **Redevelopment Grant:** There are around three grant applications per fiscal year at an average grant amount of \$138,000 to average private investment of \$1.7 million (Attachment 2). Large projects may qualify for the maximum grant amount of \$300,000. There may be a carryover of \$200,000 from FY 2020-2021, however, we are engaged in multiple discussions that may progress to a grant commitment before July. The recommendation is to fund the program by allocating \$900,000 for FY 2021-2022 to accommodate three large projects.
3. **Opportunity Fund:** Carryover the \$200,000 reserved from FY 2018-2019 and 2019-2020 for small projects, opportunity purchases, or redevelopment projects.

Projects in the URA Plan (see attached for full list)	Business District Action Plan	Proposed FY 2021-2022
<b>Park improvements</b> <ul style="list-style-type: none"> <li>• Edgewater pedestrian plaza</li> <li>• Lighting and enhancements</li> </ul>	<b>Zoning</b> <ul style="list-style-type: none"> <li>• Zoning clean-up</li> <li>• Completed FY 2017-2018</li> </ul>	<b>2<sup>nd</sup> St NW</b> <ul style="list-style-type: none"> <li>• \$2,000,000</li> </ul>
<b>Streets, curb, and sidewalks</b> <ul style="list-style-type: none"> <li>• Assist in construction of new east-west streets (<i>see Business District</i>)</li> <li>• 2<sup>nd</sup> St NW (<i>see Business District</i>)</li> </ul>	<b>2<sup>nd</sup> St NW</b> <ul style="list-style-type: none"> <li>• Design and construct</li> <li>• Feasibility studies FY 2015-2016 and 2016-2017</li> </ul>	<b>Redevelopment Grant</b> <ul style="list-style-type: none"> <li>• \$900,000</li> </ul>
<b>Streetscape improvements</b> <ul style="list-style-type: none"> <li>• Improvements in the vicinity of Edgewater St and 2<sup>nd</sup> St</li> <li>• Gateway monuments</li> </ul>	<b>Other</b> <ul style="list-style-type: none"> <li>• Local street improvements</li> <li>• Festival street</li> <li>• Gateway enhancement</li> <li>• Connect to river and parks</li> </ul>	
<b>Pedestrian, bike, and transit</b>		
<b>Public Parking Facilities</b>		
<b>Property Acquisition</b>		

**Attachments:**

1. West Salem URA Plan – project list
2. WSURA Redevelopment Grant Tracking

PART 1 - TEXT

WEST SALEM URBAN RENEWAL PLAN  
Edgewater/Wallace Road Corridor  
Salem, Oregon

Adopted By:  
Salem City Council

August 27, 2001

Prepared By:

Urban Renewal Agency  
Of the  
City of Salem, Oregon  
555 Liberty Street SE, Room 305  
Salem, Oregon 97301  
(503) 588-6713

Spencer and Kupper  
Planning and Development Services  
2510 NE Thompson Street  
Portland, Oregon 97212

Corrected map and legal description  
August 3, 2009

Amended  
August 22, 2011 by Ordinance No. 25-11

RECORDED IN POLK COUNTY	<b>2014-010266</b>
Valerie Unger, County Clerk	12/10/2014 02:34:35 PM
REC-ORD      Cnt=1 Stn=11 K. WILLIAMS	\$186.00
\$160.00 \$11.00 \$10.00 \$5.00	

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11/14/2006

City of Salem  
Real Property Services  
350 Commercial St NE  
Salem, OR 97301

Certified to be a true and correct copy of the original

*Julie M. ...*  
City Recorder  
City of Salem, Oregon

### **502. Plan and Design Review**

The Urban Renewal Agency of the City of Salem shall be notified of any Comprehensive Plan/Zoning amendment application, building permit, conditional use or other development permits requested within the Area. Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 900 of this Plan.

### **600. OUTLINE OF DEVELOPMENT**

The Urban Renewal Project consists of activities and actions which treat the causes of blight and deterioration in the West Salem Urban Renewal Area. Project activities to treat these conditions include:

- a. Assist in the improvement and construction of streets, curbs, sidewalks, and alleyways to encourage and serve new development in the project area;
- b. Provision of signalization, crosswalk, and other improvements to enhance pedestrian safety;
- c. Assist in the upgrading and development of basic water, storm, and sanitary sewer infrastructure to accommodate new development in the Renewal Area;
- d. Participation in activities to improve the visual appearance of the renewal area, and provide a safer, more attractive pedestrian environment, including:
  - Streetscaping and landscaping;
  - Public parks and open space; and
  - Undergrounding of utilities;
- e. Authorization to construct public parking facilities;
- f. Assist with rehabilitation and renovation of properties in the renewal Area;
- g. Provision of financial and technical assistance to public or private redevelopers;
- h. Acquisition and disposal of land for public improvements, rights-of-way, utility improvements, and private development consistent with the goals and objectives of the Urban Renewal Plan; and
- i. Administration of the Renewal Agency and Renewal Plan.

Section 700 provides further description of each urban renewal project to be undertaken within the West Salem Urban Renewal Area.

### **700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN**

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet renewal plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

### **701. Public Improvements**

Public improvements include the construction, repair, or replacement of sidewalks, streets, parking, parks and open spaces, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public facilities necessary to carry out the goals and objectives of this plan.

#### **702. Public Parks and Open Spaces**

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of public spaces, or parks or public facilities within the urban renewal area. Projects to be undertaken include:

- A pedestrian plaza along Edgewater Drive;
- Construction of new parks within the renewal area;
- Improved lighting and enhancements for neighborhood parks;
- Improved lighting and enhancements for the Willamette Greenway;
- Expansion of the Greenway along Edgewater Street;
- Assist in relocation of T-Ball field; and
- Construct a pedestrian trail in Wallace Marine Park between the Willamette River and the Union Street Railroad Bridge. (ord 25-11)

#### **703. Street, Curb, and Sidewalk Improvements,**

Improvements within the renewal area will require the construction of new street, curb, and sidewalks within the project area. The Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Projects to be undertaken include:

- Assist in construction of new local streets east and west of Wallace Road in support of Wallace Road Local Access and Circulation Study recommendations;
- Reconstruction of Second Street west of Wallace Road for pedestrian and bicycle connectivity to the railroad bridge;
- Signalization and intersection improvements to Wallace Road/Edgewater Road/Highway 22 intersection;
- Assist improvements at Edgewater Street/Second Street/Rosemont Ave. intersection;
- Signalization and intersection improvements to Edgewater Street/Eola/Highway 22 Intersection;
- Assist local street improvements identified in Salem Capital Improvements Program (CIP); and
- Improvements to local alleyway system.

#### **704. Water, Storm and Sanitary Sewers**

The development proposed for the renewal area will require the replacement and construction of water, storm and sanitary sewer facilities. These improvements include:

- Sanitary sewer upgrades & replacements identified in Salem Capital Improvements Program;
- Water system upgrades & replacements identified in Salem Capital Improvements Program; and
- Storm water system upgrades & replacements identified in Salem Capital Improvements Program.

#### **705. Streetscape Projects**

This activity will enable the Renewal Agency to participate in activities improving the visual appearance of the project area. To carry out these objectives, the Renewal Agency will undertake a variety of improvements to the appearance of key locations within the urban renewal area. These improvements may include:

- Streetscape improvements, including accent paving, lighting, street trees, furnishings, curb at intersections. Anticipated streetscape improvements include:

- Edgewater Street reconstruction from Wallace to Rosemont;
- Second Street reconstruction from Patterson to Rosemont;
- Enhanced improvements along Wallace Road, and
- Streetscape enhancements and improvements including, but not limited to, decorative bollards, pavement markings, and public art located in the vicinity of Edgewater and Second Streets to encourage public gathering for farmers market, festivals, and other activities. (ord. 25-11)
- Street tree replacement program;
- Sidewalk repair program;
- Gateway monuments and landscape features;
- Undergrounding of utilities along Edgewater Street;
- Billboard phase out program; and
- Assist in creating a visual and sound buffer between the Willamette Greenway and Highway 22.

#### **706. Pedestrian, Bike, and Transit Improvements**

These activities will include pedestrian, bicycle and transit connections between the renewal project area and Salem's downtown core and residential areas. Activities may include bicycle parking and storage, transit stops, transit pullouts, and other related activities which will promote pedestrian, bicycle, and public transportation uses in the renewal area. These improvements include:

- Improve pedestrian linkage along the railroad tracks between Murlark and Wallace Road;
- Assist in the Union Street Railroad Bridge Conversion Project to ensure neighborhood connections and pedestrian and bicycle improvements and future transit enhancements within the Renewal Area; and
- Construct pedestrian connections to the River from the Edgewater Street Area; and
- Improve and enhance intermodal connectivity within the Renewal Area, and construct transit centers, park and ride lots and bus shelters as part of redevelopment projects undertaken by the Salem Urban Renewal Agency.

#### **707. Public Parking Facilities**

It is anticipated that development in the area will create demand for additional public parking within the renewal area. Accordingly, the Agency is authorized to participate in funding the acquisition and construction of new public parking facilities within the renewal area. The location and type of facilities will be decided by further study. These improvements include:

- Provide additional parking in the Edgewater/Second corridor; and
- Assist in developing a parking management program for joint-use parking facilities.

#### **708. Other Public Facilities**

To further redevelopment of the area, and renewal project objectives, the Agency may participate in development of public facilities including police and fire facilities, libraries, recreation centers, conference facilities, and community centers. Projects may include joint funding, construction, and uses with other governmental agencies. The extent of the Agency's participation in funding such facilities will be based upon an Agency finding on the benefit of that project to the renewal area, and the importance of the project in carrying out Plan objectives.

#### **709. Preservation and Rehabilitation**

This activity will enable the Renewal Agency to help improve the condition and appearance of buildings in the project area, and encourage infill and reuse in the project area. The Renewal Agency may



participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of residential and commercial buildings in the renewal area.

#### **710. Development and Redevelopment**

The Renewal Agency also is authorized to provide loans, or other forms of financial assistance to property owners wishing to develop or redevelop land or buildings within the renewal area, or to persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available, as it deems necessary, to achieve the objectives of this Plan. Projects receiving Agency assistance may include, but are not limited to:

- Preservation of the Old City Hall Building; and
- Redevelopment of the Old West Salem Elementary School

#### **711. Property Acquisition and Disposition**

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 800 and 900 of this Plan.

#### **712. Below Market Interest Rate Loans and Incentives**

The Agency, with funds available to it, may promulgate rules, guidelines and eligibility requirements for the purpose of establishing below-market or market rate loan programs, or other financial incentives to advance the goals and objectives of the West Salem Urban Renewal Plan. Loans or incentives may be made available to eligible property owners within the Urban Renewal Area, as determined by the Agency. Loans or incentives provided by the Agency may be used for voluntary rehabilitation of buildings, façade improvements, provision of amenities on private property in compliance with adopted design guidelines and standards, construction of new buildings, pre-development assistance, connecting to Agency-provided underground electrical and communication systems, or other activities approved by the Agency. Provided further, the Agency may provide financial assistance for the purpose of providing housing for low/moderate income households.

Eligible property owners within the Urban Renewal Area using loans or incentives made available by the Agency shall undertake activities consistent with all applicable provisions of this Renewal Plan as well as applicable codes, ordinances, policies, plans and procedures of the City of Salem.

At the termination of this Urban Renewal Plan, any outstanding loan payments due to the Agency shall be paid into a fund established by the City Council to be available at the City Council's discretion, to be recycled for the purpose of issuing additional financial assistance for the purposes stated above.

#### **713. Plan Administration**

It is the intent of this Renewal Plan to provide for effective administration, and to establish a framework for the various activities contained in this document. Tax increment funds may be utilized to pay indebtedness associated with preparation of the urban renewal plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the urban renewal plan. Technical studies may include technical assistance in cleanup of environmental hazards. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds

ATTACHMENT 2 - WEST SALEM REDEVELOPMENT GRANT PROGRAM

DATE	ADDRESS	PROJECT TYPE	RECIPIENT	PROJECT COSTS	GRANT ELIGIBLE PROJECT COSTS	GRANT AMT	ESTIMATED JOBS
5/23/16	1395 EDGEWATER ST NW	NEW CONSTRUCTION	VICTOR	\$555,066	\$401,260	\$80,260	25
8/23/16	820 WALLACE RD NW	EXPANSION	MACKAY	\$662,332	\$423,872	\$94,775	4
1/12/17	576 PATTERSON ST NW	MANUFACTURING	BLACKBURN	\$506,692	\$355,677	\$81,135	5
5/24/17	576 PATTERSON ST NW	ENV CLEAN UP	BLACKBURN	\$718,615	\$458,500	\$96,700	0
5/19/17	440 VEAL LN NW	NEW CONSTRUCTION	TARTER	\$563,029	\$442,667	\$98,533	5
6/26/17	295 PATTERSON ST NW	NEW CONSTRUCTION	FAHLMAN	\$227,015	\$152,670	\$40,534	1
4/11/18	525 9th ST NW	NEW CONSTRUCTION	SNOOK	\$12,732,342	\$3,537,606	\$300,000	70
7/13/18	665 MURLARK AVE NW 1	MANUFACTURING	LYMAN	\$863,895	\$810,364	\$167,073	4
10/18/18	245 PATTERSON ST NW	NEW CONSTRUCTION	STUDER	\$3,419,858	\$2,128,250	\$300,000	26
10/25/19	1032 3RD ST NW	NEW CONSTRUCTION	HANSEN	\$500,000	\$193,000	\$48,600	6
11/20/19	556 MURLARK AVE NW 1	NEW CONSTRUCTION	GEYER	\$640,913	\$565,813	\$123,163	0
9/14/20	556 MURLARK AVE NW 2	MANUFACTURING	GEYER	\$1,287,454	\$1,004,525	\$210,905	25
12/21/20	665 MURLARK AVE NW 2	MANUFACTURING	RUMRILL	\$850,000	\$779,526	\$165,905	77
1/23/21	570 PATTERSON ST NW	NEW CONSTRUCTION	DAVIS	\$934,390	\$624,780	\$134,956	0
Totals				\$24,461,601	\$11,878,510	\$1,942,539	248

## West Salem Redevelopment Advisory Board

### 2021 Meetings (fiscal year is July 2021 to July 2022)

Jan 6	Feb 3	Mar 3
Apr 7	May 5	Jun 2
Jul 7 – Cancel?	Aug 4	Sep 1
Oct 6	Nov 3	Dec 1

### Plans and References

URA Plan  
WSRAB bylaws  
Action plan

### Budget

Feb 2021: Calendar year plan and budget items  
(maintain grant at \$900,000, design of 2<sup>nd</sup> St NW)  
Mar 2021: Action

### Actions

Mar: FY 2021-2022 budget  
Aug: Chair and Vice Chair  
Other: Opportunity projects and follow up on action plan and congestion relief priorities

### Updates

Jan: Our Salem  
February: Calendar year, budget  
Mar: Budget, City COVID-19 business support, grant recipients  
April: ODOT Wallace Rd NW paving project, WSNA update  
June: Polk County Commissioner update  
Aug: 2<sup>nd</sup> St NW progress  
Sept: PW congestion relief and projects  
Nov: Our Salem  
Dec: Other items?