

URBAN RENEWAL AGENCY
URBAN DEVELOPMENT DEPARTMENT

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

Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available by request. To request such an accommodation or interpretation, contact the ADA Liaison at 503.588.6178 Urbandev@cityofsalem.net at least **two (2) business days** before meeting; or TTD/TTY telephone 503.588.6439, is also available 24/7.

**NORTH GATEWAY REDEVELOPMENT
ADVISORY BOARD**

Board Members

Jason Cox-Chair
Mike Alley-Vice Chair
Mark Adams
Dania Ballard
Britni Davidson-Cruickshank
Barb Hacke Resch
Nate Levin
Jerod Martin
Pedro Mayoral
Alden Dwan Muller
Mike White

City Staff

Sara Long, Project Manager
Ralph Lambert, Project Manager
Therese Van Vleet, Staff Assistant

Next Meeting: October 4, 2018

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

♦ Reasonable accommodation and accessibility services will be provided upon request ♦

♦ Servicios razonables de alojamiento y accesibilidad se facilitarán por petición ♦

MEETING AGENDA

September 6, 2018, 8 a.m.

Location: Center 50+ in Classroom A
2615 Portland Road NE

1. Call to Order / Roll Call / Welcome
2. Approval of Agenda
 - a. September 6, 2018
3. Approval of Minutes
 - a. April 5, 2018
4. Public Comment
Appearance of persons wishing to address the Board on any matter other than those which appear on this Agenda.
5. Action Items
 - a. Increasing Maximum Indebtedness- Staff (25 minutes)
 - b. Reallocation of Funding for Grant Program- Staff (15 minutes)
6. Informational Items
 - a. What's Happening/Other Updates- Staff/Board (5 minutes)
7. Adjourn

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

2018

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**ACTION AGENDA/MINUTES
NORTH GATEWAY
REDEVELOPMENT ADVISORY BOARD**

Thursday, April; 5, 2018, 8:00 a.m.
Center 50+ in Classroom A
2615 Portland Road NE



1. CALL TO ORDER, ROLL CALL

00:00:10

Call to order: 8:01 a.m.

Roll Call: Jason Cox-Chair, Mike Alley-Vice Chair, Christopher Kriek, Nate Levin, Jerod Martin, Pedro Mayoral

Absent: Barbra Hacke Resch, Dwan Muller

Staff: Sara Long, Tory Banford, Annie Gorski, Therese Van Vleet-UD; Ralph Lambert-PW

Guests: Britni Davidson, Rick Adams, Pete Dane

2. APPROVAL OF AGENDA

00:00:45

Motion: Approve the Action Agenda of April 5, 2018, as presented.

Motion by: Board Member Kriek

Seconded by: Board Member Cox

Action: Approved the April 5, 2018, Action Agenda as presented.

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

3. APPROVAL OF MINUTES

00:01:15

Motion: Move to approve the Minutes for March 1, 2018, as presented.

Motion by: Board Member Alley

Seconded by: Board Member Cox

Action: Approved March 1, 2018, Minutes as presented.

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

4. PUBLIC COMMENT

00:01:50

None

5. INFORMATION ITEMS

00:01:55

West Salem Urban Renewal Area Update

Presentation: Tory Banford

Comments and Questions: Banford (Overview of the WS URA and projects); Gorski, Kriek, Dane
00:15:30

Mill Creek Corporate Center Urban Renewal Area Update

Presentation: Tory Banford

Comments and Questions: Banford (Overview of MCCC and projects), Gorski, Long, Cox, Dane
00:30:20

Grant Criteria Discussion

Presentation: Sara Long

Comments and Questions: Long, Cox, Alley, Adams, Levin, Martin, Kriek, Dane, Alley
00:55:30

What's Happening/Other Updates

Presentation: Sara Long

Comments and Questions: Dane, Cox, Long, Alley, Kriek, Van Vleet

7. ADJOURN 9:03 a.m. **NEXT MEETING May 3, 2017 Tour of SETAC**

01:02:50

Transcribed by: Therese Van Vleet | **Reviewed by:** Anita Sandoval | **Edited by:** Sara Long

MEMO

To: North Gateway Advisory Board

From: Sara Long, Urban Development Project Manager

Subject: NGURA Maximum Indebtedness Detailed Proposed Project/Budget List

As a follow up to the memo which was distributed as part of the August Meeting packet, I have outlined a detailed list of projects which are being proposed along with cost estimates based on conversations we have had with other City Departments. This list will serve two purposes:

1. Establish the amount to increase the maximum indebtedness.
2. To be incorporated into the Amendment which will be made to the NGURA Plan per requirements of the State Statutes.

Staff would like the input of NGRAB to ensure this list is comprehensive for the existing known needs of the area.

Proposed Programs/Projects and Estimated Costs

Amount of increase available: Approximately \$69 million

Estimated Ask: \$55 million

- Grant Program Continuance..... \$1-1.5 million per year
(\$10 Million)
- Affordable Housing Development Assistant Program..... \$900,000
- Development Infrastructure Assistance Program..... \$1 Million
- Niles Avenue Infrastructure* \$2.5 Million
Possible street, storm, and water upgrades
- Construction of Bike/Ped Alternative Path..... \$3.2 Million
Alternative to Railroad Underpass, potentially in conjunction with development in vicinity
- Pine Street Realignment..... \$4.7 Million
Realign Silverton Road to intersect with Portland Road at Pine Street, includes new crossing of Railroad.
- Salem Industrial Drive (Cherry Avenue to Bill Frey Drive).....\$8.2 Million
Full Street Improvements: curb to curb street, vehicle lane and bike lane in both directions, planter strips, sidewalks, and storm water facilities.
- Salem Industrial Drive (Hyacinth Street to Bill Frey Drive)..... \$9 Million
Full Street Improvements; wider sidewalk on east side, bridge or fill over Claggett Creek.
- Salem Industrial Drive Bike/Ped Path*\$2.3 Million
From Hyacinth Street to Bill Frey Drive 12 foot wide ped/bike path
- Silverton Road/17th Street Left Turn Lane* \$2.6 Million

- Fiber Infrastructure/Connections.....\$500,000
- Property Acquisitions.....\$5.5 Million
Car dealership acquisition, Highway Fuel Acquisition, additional opportunities
- Pine Street Redevelopment.....\$2 Million
Includes site prep and/or construction supporting goals of URA
- Environmental Clean Up.....\$500,000
Environmental contamination clean up as associated with potential acquisitions and redevelopment.
- Gateway Streetscape Enhancements.....\$2 Million

Total: \$54.9 Million

Items with asterisk are projects which will be added to the NGURA Plan

Next Steps:

September 10: Staff Report to Agency Board for direction to move ahead with the process to increase maximum indebtedness.

If the Agency Board Directs Staff to Move Forward

September: Draft URA Plan Amendment documents and develop the associated financial report required.

October: Outreach to North Gateway Neighborhood Association and Public Hearing with Planning Commission.

November: Staff Report to both City Council and Agency Board requesting consideration of the final plan amendment documents and authorization to increase maximum indebtedness.

December: Documents recorded with Marion County

MEMO

To: North Gateway Advisory Board

From: Sara Long, Urban Development Project Manager

Subject: Increase Grant Program Funding

As part of Fiscal Year 2018-19 budget process, the North Gateway Advisory Board recommended \$1 million in grant funds which was subsequently approved by the Agency Board. The funds became available on July 1, 2018, the high level of interest has created a situation in which the amount of applicants has exceeded the funds available for the entire fiscal year. Additional funding would be necessary to address pending applications and respond to future inquiries.

In addition, since adoption of the Fiscal Year 2018-19 budget, it has come to the attention of staff that the Early Learning Center project, which was allocated \$1 million, will not be moving forward at this time.

If the North Gateway Advisory Board is in favor of allocating additional funds to the Grant Program, staff would recommend the \$1 million budgeted for the Early Learning Center Project be reallocated to fund the Grant Program. Staff would then draft a staff report for the Agency Board to consider at their October 8, 2018 Meeting.

Included in the packet is an overview of the grant commitments and the approved budget for this fiscal year.

North Gateway URA Grant and Loan Commitments
August 2018 Report

Fiscal Year	Owner/Business	Address	Grant Use	Grant Amount	Match Amount	Status
2016-17	Brandt Home Place (former OR State Police facility)	3700-3710 Portland Road NE	Reconfigure and upgrade existing office building to accommodate labs and classroom space for a new electrical apprenticeship program	\$116,554	\$116,554	Closed
2016-17	ProCure Bait Scents	2990 Portland Road NE	Equipment replacement	\$27,867	\$27,867	Closed
2016-17	Michael Whittaker - Phase II	1825-1845 Anunsen St NE	Renovate and expand parking area, replace sprinkler system, provide landscaping, building guard rails and replace carpeting.	\$33,772	\$33,772	Closed
2016-17	Watershed, LLC	2895 Valpak Road NE	Replace exterior windows, improve lighting, resurface and expand the parking area, paint the exterior of the building, rehabilitate the roof and replace HVAC system.	\$123,195	\$123,195	Closed
2016-17	Advanced Tower Components, LLC	1645 Salem Industrial Drive NE	Equipment purchase	\$300,000	\$468,803	Closed
2016-17	Vagabond Brewing	2195 Hyacinth	Equipment purchase, restroom addition	\$210,377	\$210,377	Closed
2016-17	Western Construction Systems	3100 Blossom Drive NE	New construction	\$300,000	\$1,059,300	Committed **
2016-17	Intrinsic Ventures, LLC	2195 Hyacinth	Renovate interior	\$122,000	\$220,223	Closed
2016-17	Mt West Investment Corp/Cornerstone	3350 Portland Road NE	New construction, affordable housing	\$849,000	\$13,100,841	Committed
2017-18	20/10 Products, Inc.	3025 Industrial Way NE	Equipment purchase phase 1 and 2	\$277,161	\$277,161	Committed
2017-18	Jet Industries	1955 Silverton Road NE	Equipment purchase	\$31,025	\$31,025	Committed
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	Committed
2017-18	MJ Investments	3994 Portland Road NE	New construction	\$300,000	\$300,000	Committed
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	Committed
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	Committed
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	Committed
2018-19	ZS Properties	1705-25 Silverton Road NE	Building renovation - add office space, restrooms, HVAC	\$298,961	\$298,971	Committed
2018-19	Ochoa Queseria	3350 Portland Road NE	New construction - cheese manufacuting and store front	\$300,000	\$2,100,000	Committed
2018-19	Jet Industries	1834 Beach Street	Building renovation and equipment purchases	\$101,000	\$109,752	Committed
				\$4,506,292	\$19,358,295	

\$ 71 Funds Remaining - Grants

Pending Grant Applications

\$ 76,278 Watershed
\$ 300,000 Sumco
\$ 300,000 West Pro Lab
\$ 676,278

\$ (676,207) Funds Remaining - Grants

Maximum Indebtedness Remaining - \$7.4 M

\$ 363,040 Funds Remaining - Loans

**TAX ALLOCATION IMPROVEMENT
NORTH GATEWAY URA
FY 2018-19
(265-68-90-40-00)**

#	Project	Project	Description	Estimated	Neighborhood	Ward
		No.		Cost	Association	
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.	\$ 199,420	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.	37,190	Northgate, Highland	5
6.	Rehabilitation Grant Program	multiple	Commercial/industrial loan and grant program (new allocation).	1,000,000	Northgate, Highland	5
8.	Streetscape Improvements - Construction	-	Funding for construction of streetscape improvements on Portland Road between Bill Frey Drive and Hyacinth Street, including up to two pedestrian crosswalks with signals (rebudgeted).	5,000,000	Northgate, Highland	5
	Fisher Road Property Acquisition	-	Acquisition of property at 4075 and 4107 Fisher Road NE for affordable housing project (rebudgeted).	1,215,000	Northgate, Highland	5
	Portland Road Property Acquisition	-	Acquisition of property at 2640 Portland Road NE (rebudgeted).	1,200,000	Northgate, Highland	5
9.	Early Learning Center/Community Gathering Space	-	Grant fund to assist in creating a pre-k learning center and a community gathering space for use by the public.	1,000,000	Northgate, Highland	5
9.	Portland Road Bicycle/Pedestrian Path	-	Funding for initial design of an alternative bicycle/pedestrian path adjacent to Portland Road, as an alternative to the Portland Road underpass.	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.	500,000	Northgate, Highland	5
10.	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.	3,202,000	Northgate, Highland	5

TOTAL PROJECTS

\$ 13,653,610

SOURCES OF FUNDS

Beginning fund balance	\$ 10,099,320
Commercial loan collections	29,290
Short term bond proceeds	3,500,000
Interest earnings	25,000
TOTAL	\$ 13,653,610
Less total projects	(13,653,610)
Unappropriated ending fund balance	<u>\$ -</u>