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**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: December 6, 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

November 1, 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. November 1, 2018
3. Approval of Minutes
 - a. October 4, 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. Final NGURA MI Proposal- Staff (20 minutes)
6. Informational Items
 - a. Container Development Concept Presentation- Staff (20 minutes)
 - b. Board Meeting Calendar December/January – Staff/Board (5 minutes)
 - c. 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, October 4, 2018, 8:00 a.m.
Center 50+ in Classroom A
2615 Portland Road NE**



<http://media.cityofsalem.net/meetings/audio/north-gateway-redevelopment-advisory-board-audio-2018-10-04.mp3>

1. CALL TO ORDER, ROLL CALL

00:00:20

Call to order: 8:01 a.m.

Roll Call: Jason Cox, Mike Alley, Barb Hacke Resch, Britni Davidson, Dwan Muller; Mark Adams; Nate Levin, Mike White, Jerod Martin, Dania Ballard

Absent: Pedro Mayoral

Staff: Annie Gorski, Chris D. Therese Van Vleet, Mark Becktel, Ralph Lambert, Brian Luse

Guests: Peter Dane, Katya Goloviznina, Kim Hanson, Chuck Lee, Genevieve Sheridan, Rick Adams

2. APPROVAL OF AGENDA

00:01:00

Motion: Approve the Action Agenda of October 4, 2018, as presented.

Motion by: Board Member Muller

Seconded by: Board Member Hake Resch

Action: Approved the October 4, 2018, Action Agenda as presented.

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

3. APPROVAL OF MINUTES

00:01:30

Motion: Move to approve the Minutes for September 6, 2018, as presented.

Motion by: Board Member Cox

Seconded by: Board Member Martin

Action: Approved September 6, 2018, Minutes as presented.

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

Motion: Switch order of Agenda items 5.b. and 5.c.

Motion by: Member Cox

Second: Member Muller

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

4. PUBLIC COMMENT

00:01:45

Guest: Pete Dane

Topic: Enjoy Salem Sign

Handout: Statesman Journal article about the sign (not enough for everyone)

Comments: Dane, Muller, Cox, Gorski

5. INFORMATION / ACTION ITEMS

Welcome to Salem Sign Project (Transient Occupancy & Tourism funds)

00:09:00

Presentation: Mark Becktel

Comments and Questions: Becktel, Ballard, Adams, Muller, Cox, Hake Resch, Ballard, Levin,

Motion: Move to have the Board recommend restoration of the existing sign.

Motion by: Board Member Levin

Seconded by: Board Member Martin

Action: Approved recommendation of sign restoration.

Discussion: Cox, Becktel

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

CTEC

00:25:05

Presentation: Chuck Lee and Kim Hanson

Comments and Questions: Lee, Hanson, Gorski, Levin, Ballard, Martin, Davidson, Alley, Rick Adams, Muller,

Motion: Move to make a recommendation to the Urban Development Board to approve the transfer of \$400,000 savings from the SHA project to CTEC. 01:05:15

Motion by: Member Levin

Second by: Member Adams

Abstentions: Members

Discussion: Ballard, Adams, White, Lee, Hanson, Gorski, Levin, Hake Resch, Muller, Alley, Cox

Action: Approve transfer of funds.

Vote: Aye: Members: Cox, Alley, Hacke Resch, Muller; Adams, Levin, White, Martin

Neigh: Members: Davidson and Ballard

Motion PASSED

Public Meetings, Public Records and Ethics

01:07:15

Presentation: Brian Luse

Comments and Questions: Luse, Gorski, Muller, Adams,

6. **ADJOURN** 9:28 a.m. **NEXT MEETING** November 1, 2018

01:26:00

Transcribed by: Therese Van Vleet | **Reviewed by:** Anita Sandoval | **Edited by:** Annie Gorski

MEMO

To: North Gateway Advisory Board

From: Sara Long, Urban Development Project Manager

Subject: Final Maximum Indebtedness Increase Options

Staff has finalized the financial analysis necessary to move ahead with the proposal to City Council and the Agency Board to increase the maximum indebtedness of the North Gateway Urban Renewal Area. Utilizing the project priority results from the NGRAB survey and feedback from Public Works, projects were budgeted into two scenarios which are outlined below. As a comparison, outlined below is also an overview of what it means if the maximum indebtedness of the NGURA is not increased.

Please note, the total collection dollar amount covers not only the cost of the projects, but also all related costs associated with the management of the URA.

Also, timeframes for collection of tax increment is an assumption the collection would end when the total dollar amount is reached, below is our best estimate as to when the maximum collection would be met.

Scenario 1: Increases the Maximum Indebtedness by \$55 million (approx.)

Projects Available to Fund: Everything on the project priority list would be funded, except Salem Industrial Drive Full Street Improvements from Hyacinth to Bill Frey. The NGURA would only be able to fund approximately \$2.4 million of the \$9 million project.

Property Tax Collection: Would extend until approximately 2033 (15 years)

Scenario 2: Increases the Maximum Indebtedness by \$35 million (approx.)

Projects Available to Fund: Everything on the project priority list would be funded, except the three Salem Industrial Drive projects have been lumped into one project with a \$3 million contribution from the NGURA, the rest would need to come from Public Works or private development.

Property Tax Collection: Would extend until approximately 2029

No Amendment to Increase Maximum Indebtedness: Only collect remaining allotment of property taxes.

Total Amount of Collection Remaining: \$7.4 million (approx.)

Projects Available to Fund: Board could consider funding the top programs from the prioritization survey and one or two projects on list at most.

Property Tax Collection: Current collected expected to conclude after 2021

Next Steps

- Staff will be meeting with affected taxing districts in early November.
 - Marion County
 - Salem Transit (*Cherriots*)
 - Salem Keizer School District
- Staff will provide an update to the North Gate Neighborhood Association on November 13.
- Notice of proposed amendment will be mailed to all property owners within the City of Salem via utility invoicing in early 2019.
- The Amendment will go to City Planning Commission in early 2019.
- The proposal will go to City Council for consideration in early 2019.
- The proposal will go the Agency Board for consideration in early 2019.

****As final dates for the public meetings are determined the board will be notified.***

NGURA MI Projects

1. Grant Program Continuance

Current/Time Adjusted Amount: \$14 million

Purpose: A match grant program to assist property owners with renovation, new construction, infrastructure, and equipment needs for development projects within the NGURA

2. Development Infrastructure Assistance Program

Current Amount: \$1 million

Time Adjusted Amount: \$1,045,450

Purpose: To coincide with the 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.

3. Affordable Housing Development Assistance Program

Current Amount: \$900,000

Time Adjusted Amount: \$955,080

Purpose: To coincide with the grant program, but specifically targets providing financial assistance towards affordable housing projects.

4. Fiber Infrastructure/Connections

Current Amount: \$500,000

Time Adjusted Amount: \$515,000

Purpose: to complete the necessary upgrades to the city's fiber infrastructure within the URA as identified by IT which are used for functions such as allowing remote versus on site traffic light control.

5. Silverton Road/17th Street Left Turn Lane

Current Amount: \$2.6 million

Time Adjusted Amount: \$2,841,020

Purpose: Establish a left turn lane from Silverton to 17th Street to improve traffic flow and safety at the intersection. A traffic signal would also be included.

6. Pine Street Redevelopment

Current Amount: \$2 million

Time Adjusted Amount: \$2,284,800

Purpose: Costs associated with site preparation and potentially contributing to construction as it aligns with the goals of the URA for redevelopment of 2640 Portland Road NE and potentially other adjacent sites in the corridor.

7. Gateway Streetscape Enhancements

Current Amount: \$2 million

Time Adjusted Amount: \$2, 284,800

Purpose: Additional funding to continue enhancing the streetscape in order to complement future development.

8. Property Acquisitions

Current Amount: \$5.5 million

Time Adjusted Amount: \$6,351,550

Purpose: Potential acquisition of car dealership and Highway Fuel as part of a larger Pine Street Redevelopment Project. Also, provides funds for other opportunity sites which might arise.

9. Niles Avenue Infrastructure

Current Amount: \$2.5 million

Time Adjusted Amount: \$2,985,250

Purpose: Provide full street improvements (lights, sidewalks), in addition to necessary upgrades to the water and storm systems along Niles Avenue. Project would be completed in conjunction with funding from Public Works.

10. Pine Street Realignment

Current Amount: \$4.7 million

Time Adjusted Amount: \$5,953,960

Purpose: A significant amount of traffic turns via Portland Road to reach Pine Street and Silverton Road. The turns at Silverton Road and Portland Road are challenging due to the skewed angle of the intersection. A realignment of Silverton Road to align with Pine St. at Portland Rd. would have all turning traffic at 90 degree turns, which is safer.

11. Construction of Bike/Ped Alternative Path

Current Amount: \$3.2 million

Time Adjusted Amount: \$4,300,480

Purpose: Alternative to Portland Road Underpass, could potentially be done in conjunction with other area development.

12. Environmental Clean-up

Current Amount: \$500,000

Time Adjusted Amount: \$530,450

Purpose: Remediate any environmental contamination as associated with potential acquisitions and redevelopment.

13. Salem Industrial Drive (*Cherry Avenue to Bill Frey Drive*)

Current Amount: \$8.2 million

Time Adjusted Amount: \$11,690,740

Purpose: 4,000 ft. street improvement project including widening to accommodate one vehicle and one bike lane in each direction, sidewalks along both sides of the street, planter strips which would also provide storm water quality facilities.

14. Salem Industrial Drive Bike/Ped Path

Current Amount: \$2.3 million

Time Adjusted Amount: \$3,377,550

Purpose: Construct 12 foot wide pedestrian-bicycle path.

15. Salem Industrial Drive (*Hyacinth Street to Bill Frey Drive*)

This Project would not be funded in Full

Current Amount: \$9 million

Time Adjusted Amount: \$3,648,249 million

Purpose: Construct new collector street, wider sidewalk on east side of street, bridge and/or fill over Claggett Creek.