MINUTES

Downtown Advisory Board

Thursday, August 27, 2020-12:00 P.M.

Virtual Meeting YouTube

1. CALL TO ORDER

Call to Order and Roll Call: 12:00 PM

Roll Call: Tyson Giza; Joshua Kay; Hilary Holman- Kidd; Laurie Miller Linda Nishioka; Aaron Terpening;

Dana Vugteveen; Charles Weathers

Absent: Brad Compton; Vincenzo Meduri; Scott McLeod **Staff:** Anita Sandoval; Sheri Wahrgren; Rebecca Ziegler

APPROVAL OF AGENDA

Motion: Move to add an Update from the RFP Subcommittee

Motion by: Board Member Nishioka
Seconded by: Board Member Holman-Kidd

Action: Approved the addition of an agenda item **Vote:** Aye: Unanimous **Motion PASSES**

Motion: Move to approve the agenda for August 27, 2020, as amended

Motion by: Board Member Vugteveen Seconded by: Board Member Nishioka

Action: Approved the agenda for August 27, 2020, as amended.

Vote: Aye: Unanimous **Motion PASSES**

2. APPROVAL OF MINUTES

Motion: Move to approve the Minutes from June 25, 2020, as presented

Motion by: Board Member Nishioka
Seconded by: Board Member Weathers

Action: Approved the Minutes from June 25, 2020; as presented.

Vote: Aye: Unanimous **Motion PASSES**

3. ACTION ITEMS

a. Capital Improvement Grant Exception Criteria Revisions - Sheri Wahrgren

Comments/Questions: Terpening, Nishioka, Weathers, Kay, Vugetveen

Motion: Recommendation to table the discussion to a future meeting.

Motion by: Member Vugteveen Seconded by: Member Weathers

Action: Approved tabling the discussion to a future meeting.

Vote: Aye: Unanimous **Motion PASSES**

4. INFORMATION REPORTS

a. Downtown Café Dining Program – Sheri Wahrgren

Comments/Questions: Terpening, Kay

b. Our Salem Update - Sheri Wahrgren

Comments/Questions: None

c. Saffron/UGM RFP Subcommittee Update

Comments/Questions: Kay, Giza, Nishioka, Wahrgren, Terpening

The Board will review the Criteria options, rank, and return to staff by September 4 with more discussion planned for the September meeting.

5. "WHAT'S HAPPENING DOWNTOWN?"

- a. Staff will meet with new owners of the Nordstrom building
- **b.** Staff met with owners of vacant buildings to discuss any future plans
- c. Masonry is up on the Nishioka building
- **d.** New UGM building has begun construction
- e. Police station set for completion in October
- f. Maps Credit Union under construction
- g. SKEF building has sale pending
- **h.** Holman Hotel still moving forward with plans in for review
- i. Bike share program options have ceased
- **6. ADJOURN** 1:20 p.m. Next Meeting: September 24, 2020

Salem, OR 97301

Fax: 503.589.2054



MEMORANDUM

Urban Development Department

DATE: August 27, 2020

TO: Downtown Advisory Board

FROM: Sheri Wahrgren

SUBJECT: UGM/Saffron Redevelopment Opportunity RFP

At the June 25th Downtown Advisory Board Meeting, a sub-committee was created to develop a draft scope of goals/objectives for the proposed Request for Proposals to solicit redevelopment opportunities for the UGM/Saffron properties.

Since June, the sub-committee has had two meetings. The following are the highlights of those meetings:

- Overview of RFP, RFQ's from other projects
- Overview of CBD zoning
- Overview of salient facts on properties
- Discussions on elements to be considered for inclusion in an RFP

Attached is a list of items that the subcommittee would like the full Downtown Advisory Board to weigh in to determine the priorities for the properties as it moves forward with drafting a scope for an RFP that would be reviewed by the Agency Board.

UGM/Saffron Redevelopment Opportunity

Items to consider in RFP?

Ranking 1-5 (5 being highest)

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Design Creativity	
Alignment with goals/objectives of RDURA Plan	
Leverage of RDURA Funds to Private Investment	
SF Size of redevelopment (complete site, portion, additional properties)	
Type of uses (housing, commercial, retail)	
\$Amount, Number and Type of City incentives requested	
Experience/Qualifications of Development Team	
Relationship to surrounding uses	
Phased development versus all at once	
For Profit versus Non-Profit	
Timeline for Completion	
Job Creation	
Total Cost of Project	
Requirement of off-street parking –	
attachment to skybridge?	
Environmental responsibility- Green	
Building	
Other	
Other	

DVBK 61	I FM MON	ITHLY REPORT						
PARK 3A								
	as of Aug	gust 17, 2020						
	Pa	rking Resource Summary			Budget Summary	Actual	20-21 Budget	% of YTD**
		1,106		Liberty	\$38,919	\$255,470		
Free Customer Unlimited Time Parking Spaces		1,080		Chemeketa	\$16,761	\$165,270		
Free Customer 30-Minute Spaces		32		Marion	\$13,344	\$151,130		
Remaining spaces loading zone,ADA,motorcycle				Riverfront	\$860	\$15,300	6'	
			Total Free	Free spaces as a %		Permits		
		Total Parking Spaces	Customer Spaces	of total spaces	Total Number of Permits for Sale	Sold	Permits sold as a % of total permits	
iberty Pa		370		29%		295	68%	
Chemeketa Parkade* 619			45%			55%		
Marion Parkade* 1,052			50%					
Riverfront	Park	238	3 160	67%	104	24	23%	
*Daily per	mits are not fo	actored into total number o	f permits for sale.					
Daily Permits Sold Liberty			15 37					
Daily Permits Sold Chemeketa Daily Permits Sold Marion			2					
		Id at Riverfront Lot		2				
Daily peril	its are not so	id at Riverifolit Lot						
			Average Parking					
		Total Parking Spaces	Time	July Revenue	Approximate Fiscal Year Revenue			
Municiple Parking Lot 29								
			1					
			1					
			1					
			1			-		
						-		
			1					