



NEN General Meeting Minutes
3/14/23

Call to order: 6:30 (via zoom)

Board attendance: Lynn Takata, Delana Beaton, Jacqueline Schindele, Ken Houghton, Ken Simila, Cindy Kimball, Jenna Otto, Joan Lloyd, LaLainya Kruger, Erin Grimm, Leslie Polson. Absent: Nick Cantonwine

City councilor: Virginia Stapleton

Salem Police Dept. guest speakers: Sergeant Gill

Guest speakers:

Tim Lawler, Green Light Development/Home First Development Partners
Jimmy Jones, Mid-Willamette Valley Community Action Agency
Kelly Thomas, Energy Analyst for State of Oregon
Marcia Weiss, Senior at Willamette University

Total in attendance: 39

Action: February NEN board minutes: Delana Beaton made motion to approve, Ken Houghton seconded. Unanimously approved.

Announcements:

1. Anyone interested in participating in the work with the mural at McRae Park, contact Lynn.
2. House located at 1575 Nebraska St NE is still being cleaned up

Sergeant Gill's report:

1. Salem Police Department is working to strengthen the public's trust and confidence with a new program called "Principled Polices in Action". This includes listening to neighborhoods, attending NA meetings and listening to concerns, reaching out to the homeless, bicycle patrols, a knock and talk approach. This approach is shown to strengthen social ties, build confidence in police, reduces reoffending, reducing crime and overall social disorder.
2. Reported on a "road rage" incident near Parrish Middle School

Councilor Stapleton's report:

1. Budget work session: April 5th
2. Current options to increase city revenue include:
 - a. Increase operation fee on citizen's utility bills. This requires only a vote by council to approve.

- b. City payroll tax. This would affect everyone who works in the city of Salem, including state employees. Requires voter approval.
- c. A levy on property taxes that would be renewed every 5 years. Requires voter approval.
- d. Transportation Tax/gas tax. Must be spent on roads, sidewalks, bridges, etc. Requires voter approval.

Tim Lawler, Green Light Development/Home First Development Partners

Green Light is a residential real estate developer in business for 15 years. They build mostly affordable homes and are currently constructing over 500 homes throughout Oregon. They are designing an apartment complex for the property located at 891 23rd Street NE, between D St and Center St. NE. Parcel is 10.6 acres. This is in the "preliminary stages". Development would include:

156 units, 3 stories tall, 268 parking spaces, basketball court, playground, dog run, community room, storage rooms, bike parking, green space, ADA accessible on first floor, walking and bike paths. Development will be Earth Advantage Gold Certified. Construction would begin in 2024 and go through 2025.

- 1 bedroom: 30 units. Estimate Rent at 60% AMI of Salem MSA: \$1,001.
- 2 bedrooms: 48 units Estimate Rent at 60% AMI of Salem MSA: \$1,201.
- 3 bedrooms: 63 units Estimate Rent at 60% AMI of Salem MSA: \$1,389.
- 4 bedrooms: 15 units Estimate Rent at 60% AMI of Salem MSA: \$1, 549.

Concerns from community included:

1. Loss of green space
2. Traffic impact on D and Center streets
3. Loss of big trees
4. Impact on local schools, overcrowding.
5. No buses service on D Street or on 17th. Limited bus service on Center Street.
6. Underground parking instead of so much asphalt.
7. Parking problems on 23rd street near the park.
8. Students walking to school on D Street. Could be more hazardous due to increased traffic on D.
9. This development will still be out of reach to those who live on SSI.

Green Light plans to:

1. Hire a "traffic company" to come and study the site and make recommendations on how to avoid traffic congestion.
2. Reach out to schools to confirm bus routes and overcrowding.
3. Reach out to Cherriots about additional bus routes.
4. Green Light is planning to own this development for a "long time" and they intend to "take care of the upkeep of apartments".
5. Buildings will be "solar ready" so if there is enough funding, this is an option.

Jimmy Jones, Mid-Willamette Valley Community Council

Jimmy has been involved in this project since the beginning. This project will help to prevent low income people from becoming homeless.

Kelly Thomas, Energy Analyst for State of Oregon

Kelly wrote the energy code for the development and encourages qualifying for energy star incentives when building.

Marcia Weiss, Student at Willamette University.

Discussed her interest in creating pocket park over near the State Fairgrounds. If anyone is interested in getting involved reach out to Marcia: mtweiss@willamette.edu

Announcements:

Jeremey Mills mentioned the Mill Creek Clean up on April 1, at 9 AM.

NEN's Adopt A Road Trash Clean up on April 1, meeting at Safeway on Center Street at 9 AM

Meeting adjourned: 8:30 PM

Respectfully submitted, Cindy Kimball 4/12/23