



City of Salem North Gateway Redevelopment Advisory Board

August 3, 2023
8 – 9 AM Virtual

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

PARTICIPANTS

Board Members

Jerod Martin, Chair; Mark Adams, Vice-Chair; Nate Levin; Mike Alley; Scott Cantonwine; Deacon Lucas; Mike White

Staff

Sara Long; Lynda Rose

AGENDA

1. Welcome and Call to Order
2. Approval of Agenda
3. Approval of Minutes from April 6, 2023
4. Public Comment - Appearance of persons wishing to address the Board on any matter other than those which appear on this Agenda
5. Discussion/Information Reports
 - a. Homeless Policy Update: Gretchen Bennett, Staff
 - b. 2640 Portland Road Update: Sara Long, Staff
 - c. Salem Industrial Drive Rail Crossing Improvements (ODOT) Update: Sara Long, Staff
 - d. What's Happening/Other Updates
6. Adjourn

Next Meeting: |September 7, 2023

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, or pre-register to provide Public Comment, by 5 p.m. or earlier one day prior to the day of the meeting at NGRAB@cityofsalem.net.

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 503-540-2371 (711 for Relay) at least two business days in advance.

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 of Salem also fully complies with Title VI of the Civil Rights Act of 1964, Americans with Disabilities Act of 1990, and related statutes and regulations, in all programs and activities.



**MINUTES
NORTH GATEWAY
REDEVELOPMENT ADVISORY BOARD**
Thursday, April 6, 2023, 8 AM
Virtual Meeting



[You Tube](#)

1. CALL TO ORDER, ROLL CALL

Call to Order: 8:01 AM

Roll Call: Jerod Robert Martin (C), Mark Adams (VC), Mike Alley, Nathan Levin, Scott Cantonwine, Deacon Lucas

Absent: Mike White

Staff: Sara Long, Irma Rivera, Lynda Rose

2. APPROVAL OF AGENDA

Motion: Move to approve the Agenda for April 6, 2023, as presented

Motion by: Board Member Adams

Seconded by: Board Member Cantonwine

Action: Approved

Vote: Aye: Unanimous **Motion PASSED**

3. APPROVAL OF MINUTES

Motion: Move to approve the Minutes from February 2, 2023, as presented

Motion by: Board Member Adams

Seconded by: Board Member Cantonwine

Action: Approved

Vote: Aye: Unanimous **Motion PASSED**

4. PUBLIC COMMENT - NA

5. ACTION ITEMS - NA

6. DISCUSSION/INFORMATION ITEMS

a. North Gateway URA Bond Projects – Aaron Edelman

Comments/Questions: Martin, Long, Adams, Levine

b. What's Happening/Other Updates – Sara Long

Comments/Questions: Cantonwine, Long, Martin

7. ADJOURN 8:01 AM

NEXT MEETING: May 4, 2023

**North Gateway URA Capital Grant Program Commitments
August 2023 Report**

Fiscal Year	Owner/Business	Address	Grant Use	Grant Amount	Match Amount	Status
2017-18	20/10 Products, Inc.	3025 Industrial Way NE	Equipment purchase phase 1 and 2	\$277,161	\$277,161	Closed
2017-18	Jet Industries	1955 Silverton Road NE	Equipment purchase	\$31,025	\$31,025	Closed
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	Closed
2017-2018	MJ Investments	3994 Portland Road NE	New construction	\$300,000	\$300,000	Closed
2017-2018	ZS Properties	1805 Silverton Road NE	Building remodel of Fruit Stand, new exterior, new roof, new frontage	\$265,000	\$265,000	Closed
2017-2018	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	Closed
2017-2018	Martin/Santiam Electric	3850 Mainline Drive NE	New Construction	\$300,000	\$311,265	Closed
2017-2018	Innovative Manufacturing & Design	1834 Beach Avenue NE	Equipment Purchase	\$277,500	\$895,526	Closed
2018-2019	Freeman Motors	3784 Portland Road NE	Building renovation - new car dealership and shop	\$300,000	\$517,751	Closed
2018-2019	ZS Properties	1705-25 Silverton Road NE	Building renovation- add office space, restrooms, HVAC	\$298,961	\$298,961	Closed
2018-2019	Ochoa Queseria	3350 Portland Road NE	New Construction - cheese manufacturing and storefront	\$300,000	\$2,100,000	Closed
2018-2019	Jet Industries	1834 Beach Street	Building renovation and equipment purchases	\$101,000	\$109,752	Closed
2018-2019	Motge Inc.	1920-1960 Lana Ave.	Building renovations, replace existing sewer lines	\$132,074	\$132,074	Closed
2018-2019	Intrinsic Ventures	2195 Hyacinth - North Building	Building renovation	\$300,000	\$300,000	Closed
2018-2019	Watershed, LLC Ph II	2895 Valpak Road NE	Equipment purchase	\$27,702	\$27,702	Closed
2018-2019	Western Professional	3460 Brady Curt NE	Building renovation/addition	\$300,000	\$732,448	Closed
2018-2019	Vagabond Brewing Ph II	2195 Hyacinth St. NE, Suite 172	Equipment purchase	\$89,620	\$89,620	Closed
2018-2019	20/10 Products, Inc. Ph II	3025 Industrial Way NE	Equipment purchase	\$13,050	\$13,050	Closed
2019-2020	ZS Properties	1815-1825 Silverton Road NE	Building rehabilitation	\$217,700	\$217,840	Closed
2019-20	Redwood Crossings, LLC	4107 Fisher Road NE	Affordable Housing	\$300,000	\$2,500,000	Closed
2019-20	S&V Garcia	2385 Fairgrounds Road NE	New Building Construction	\$300,000	\$782,552	Closed
2020-21	20/10 Properties	1815-1821 Silverton Rd NE	Building Rehabilitation	\$38,933	\$41,067	Closed
2021-22	Zeeb Legacy	1793-1799 Silverton Rd NE	Building Rehabilitation	\$300,000	\$406,450	Closed
2021-22	Karina Rodriguez/Don Pedros	3560 Portland Rd NE	Building Rehabilitation	\$0	\$0	Expired
2021-22	20/10 Products	3049 Industrial Way NE	Equipment Purchase	\$261,070	\$301,955	Closed
2021-22	Freeman Motor	3772 Portland Road NE	Building Rehabilitation	\$247,183	\$464,522	Closed
2021-22	Capitol Cold Storage	1440 Salem Industrial Dr NE	Equipment & Building Rehab	\$286,850	\$573,700	Closed
2021-22	El Rodeo Meat Market & Taqueria	3590 Portland Rd NE	Equipment & Building Rehab	\$127,447	\$254,893	Expired
2022-23	Cantonwine	2860 Cherry Ave NE	Equipment & Building Rehab	\$114,421	\$114,421	Committed
2022-23	Zeeb Legacy	2990 Portland Rd NE	Building Rehabilitation	\$112,300	\$187,700	Closed
2022-23	Jack Fox	0 Brooks Ave NE	Infrastructure	\$254,014	\$254,014	Committed
2023-24	Russ Libby	2525 Hyacinth St NE	Equipment & Building Rehab	\$300,000	\$314,229	Committed
				\$6,722,966	\$14,425,574	

Available Funds:

\$2,409,217 Rehab/Rehabilitation Grant Program (\$1M added July 1st)
 \$300,000 Affordable Housing Grant Program
 \$750,000 Development Infrastructure Grant Program
 \$296,679 Strategic Project Grant Program (\$150k added July 1st)

**** Extension Granted**

North Gateway URA Strategic Project Program Commitments
August 2023 Report

Fiscal Year	Owner/Business	Address	Grant Use	Grant Amount	Total Project Cost	Status
2021-2022	DPJ Properties	1810 Lana Avenue NE	Fencing and Cameras	\$14,770	\$18,269	Completed
2021-2022	Lana Ave LLC	1870 Lana Avenue NE	Fencing with Gates	\$19,503	\$20,314	Completed
2021-2022	ZS Properties	1705 Silverton Road NE	Cameras and Ext. Lighting	\$20,000	\$25,170	Completed
2021-2022	Zeeb Legacies, LLC	1793 Silverton Road NE	Cameras and Ext. Lighting	\$12,232	\$14,321	Completed
2021-2022	ZS Properties	1805 Silverton Road NE	Cameras and Ext. Lighting	\$18,330	\$22,623	Completed
2021-2022	Zeeb Legacies, LLC	1935 Silverton Road NE	Cameras and Ext. Lighting	\$17,666	\$18,239	Completed
2021-2022	Zeeb Legacies, LLC	1955 Silverton Road NE	Cameras and Ext. Lighting	\$9,262	\$13,210	Completed
2021-2022	Zeeb Legacies, LLC	2990 Portland Road NE	Cameras and Ext. Lighting	\$14,309	\$17,430	Completed
2021-2022	Madras Holdings LLC	1331 Tandem Avenue NE	Cameras and Ext. Lighting	\$12,747	\$15,216	Completed
2022-2023	Ventura Foods LLC	3371 Portland Road	Fencing	\$8,502	\$8,551	Committed
2022-2023	Nut House LLC	2828 Cherry Avenue NE	Exterior Lighting	\$6,000	\$6,000	Committed
				\$153,321	\$179,343	

Available Funds:

\$296,679 Strategic Project Grant (\$150k added July 1st)