



Urban Renewal Agency West Salem Redevelopment Advisory Board

December 6, 2023
7:30 – 9 a.m. Virtual

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

PARTICIPANTS

Board Members

Jason Staats (Chair); John Hannam (Vice Chair); Thomas Crozier; Jeremy Mackay; Ashley Morey; Samantha Ross; Mark Smith; *Open at-large; Open business/property owner RDURA; Open resident in the WSURA*

Staff

Tory Banford, Project Manager; Lynda Rose, Office Supervisor, Margarita Perez, Staff Assistant.

AGENDA

1. Welcome and call to order
2. Approval of agenda
3. Approval of the November 1, 2023, minutes
4. Public comment (appearance of persons wishing to address the Board on any matter other than those which appear on this agenda)
5. Action item
 - i. None
6. Discussion items
 - i. Initial budget discussions for FY 2024-25 (Tory Banford/All – 40 min)
 - ii. Latest from West Salem organizations (All – 10 min)
 - iii. Next meeting topics (All – 10 min)
7. Adjourn

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 on items not on the agenda, by 5 p.m. or earlier one day prior to the day of the meeting at wsrab@cityofselem.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, source of income and housing status, 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.

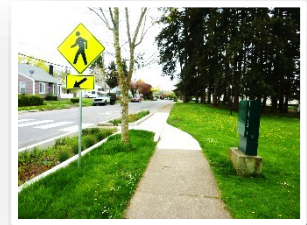
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MINUTES WEST SALEM REDEVELOPMENT ADVISORY BOARD

Wednesday, November 1, 2023, 7:30 a.m.

[YouTube](#)



1. CALL TO ORDER: 7:31 a.m.

2. OPENING EXERCISES

INTRODUCTIONS AND ROLL CALL: Jason Staats, Samantha Ross, Ashley Morey, John Hannam, Thomas Crozier, Jeremy MacKay and Mark Smith

Absent: None

Staff: Tory Banford, Brian Luse, Shelly Ehenger, Margarita Perez

3. APPROVAL OF AGENDA

Motion: Move to approve the agenda for November 1, 2023, as presented.

Motion by: Board member Ross

Seconded by: Board member Hannam

Action: Approved

Vote: Aye Unanimous **MOTION PASSED**

4. APPROVAL OF MINUTES

Motion: Move to approve the minutes for October 4, 2023, as presented.

Motion by: Board member Smith

Seconded by: Board member Ross

Action: Approved

Vote: Aye Unanimous **MOTION PASSED**

5. PUBLIC COMMENT

a. None

6. ACTION ITEMS

a. None

7. DISCUSSION ITEMS

a. **Ethics and public meetings updates: Tory Banford, Brian Luse**

Questions/Comments: Members Staats, MacKay, and Ross

b. **Public art in the Riverfront Downtown Urban Renewal Area updates: Tory Banford & Shelly Ehenger**

Comments/Questions: Member Ross

c. **Latest from West Salem organization updates:**

Comments/Questions: Members Ross, Staats

d. **Next meeting topics**

ADJOURN 8:21 a.m.

Next Meeting: December 6, 2023

TO: The West Salem Redevelopment Advisory Board (WSRAB)

FROM: Tory Banford, Project Manager

DATE: December 6, 2023

SUBJECT: **Priorities for the fiscal year (FY) 2024-2025 West Salem Urban Renewal Area (WSURA) Budget**

This memo is intended to serve as background for the December 6, 2023, WSRAB discussion about initial budget priorities for the upcoming FY.

Background: The West Salem Urban Renewal Plan (WSURA Plan) was established in 2001 and includes objectives, goals, and projects (Attachment 1). Multiple projects were completed from 2001 to 2015 (2nd Street NW, Edgewater Street NW accessibility, Wallace Marine Park multi-use path, etc). The West Salem Business District Action Plan was completed in 2015 and served as an analysis of the market and development conditions and provides near-term and long-term project recommendations that align with the WSURA Plan. Through the annual budget process, the Urban Renewal Agency Board (Agency) has approved the WSRAB recommendations to fund the design and construction of 2nd Street NW, vacation of 1st Street NW, capitalization of the WSURA Redevelopment Grant Program, and the Opportunity/Small Projects Fund. These items remain for FY 2024-2025, with additional details below.

1. **Path improvements to the Union Street Railroad Bridge:** \$1 million to design and construct a multi-use path north of Musgrave Avenue NW to the Union Street Railroad Bridge path. Project includes path improvements and safety and security enhancements from the Union Street Railroad Bridge under the Marion Street Bridge exit ramp into West Salem to Wallace Road NW.
2. **2nd Street NW:** Planned carryover funding from previous budget cycles to complete construction of full street improvements from Wallace Road NW to Gerth Avenue NW (\$1.5 million in FY 2018-2019, \$1.5 million in FY 2019-2020, \$1 million in FY 2020-2021, \$2 million in FY 2021-2022, \$2 million in FY 2022-2023, and 1.5 million in FY 2023-2024). Contract amount with Pacific Excavation is \$6.2 million. The recommended FY 2024-2025 budget lists the planned carryover of \$500,000 for this cost and any necessary change orders as construction progresses.
3. **1st Street NW vacation:** Planned carryover of \$4.900 to vacate some city right of way along Melinda Avenue NW and 1st Street NW to preserve a level of public connectivity and promote new development.

4. **Small projects fund:** \$200,000 carryover for public art, gateway enhancements, and any other small project opportunities.
5. **Redevelopment grant:** There are around two grant applications per fiscal year at an average grant amount of \$140,000 to average private investment of \$1.6 million. Large projects may qualify for the maximum grant amount of \$300,000. With existing grant commitments totaling around \$200,000, there may be a carryover of \$780,000 from FY 2023-2024. We are engaged in multiple discussions that may result in additional grant commitments before July 2024. The recommendation is to carry over remaining funds of \$780,000 for FY 2024-2025 and budget \$200,000 to allow for three large projects.

Projects in the WSURA Plan	Business District Action Plan	Proposed FY 2024-2025
Park improvements <ul style="list-style-type: none">Edgewater pedestrian plazaLighting and enhancements		Path improvements to the Union St Railroad Bridge <ul style="list-style-type: none">\$1 million
Streets, curb, and sidewalks <ul style="list-style-type: none">Assist in construction of new east-west streets (<i>see Business District</i>)2nd St NW (<i>see Business District</i>)	2nd St NW <ul style="list-style-type: none">Design and constructFeasibility studies FY 2015-2016 and 2016-2017	2nd St NW <ul style="list-style-type: none">\$500,000 carryover 1st St NW vacation <ul style="list-style-type: none">\$4,900 carryover
Streetscape improvements <ul style="list-style-type: none">Improvements in the vicinity of Edgewater St and 2nd StGateway monuments	Other <ul style="list-style-type: none">Local street improvementsFestival streetGateway enhancementConnect to river and parks	Small projects <ul style="list-style-type: none">\$200,000 carryover
Pedestrian, bike, and transit		
Public parking facilities		
Preserve, rehab, and redevelop	Zoning <ul style="list-style-type: none">Zoning clean-upCompleted FY 2017-2018	Redevelopment Grant <ul style="list-style-type: none">\$200,000 and \$780,000 carryover
Property acquisition		

Attachments:

1. West Salem URA Plan – project list

PART 1 - TEXT

WEST SALEM URBAN RENEWAL PLAN

Edgewater/Wallace Road Corridor

Salem, Oregon

Adopted By:

Salem City Council

August 27, 2001

Prepared By:

Urban Renewal Agency

Of the

City of Salem, Oregon

555 Liberty Street SE, Room 305

Salem, Oregon 97301

(503) 588-6713

Spencer and Kupper

Planning and Development Services

2510 NE Thompson Street

Portland, Oregon 97212

Corrected map and legal description

August 3, 2009

Amended

August 22, 2011 by Ordinance No. 25-11

RECORDED IN POLK COUNTY

Valerie Unger, County Clerk

2014-010266

12/10/2014 02:34:35 PM

REC-ORD Cnt=1 Stn=11 K. WILLIAMS

\$160.00 \$11.00 \$10.00 \$5.00

\$186.00

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Salem, OR 97301

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correct copy of the original

Audie Maest

City Recorder
City of Salem, Oregon

502. Plan and Design Review

The Urban Renewal Agency of the City of Salem shall be notified of any Comprehensive Plan/Zoning amendment application, building permit, conditional use or other development permits requested within the Area. Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 900 of this Plan.

600. OUTLINE OF DEVELOPMENT

The Urban Renewal Project consists of activities and actions which treat the causes of blight and deterioration in the West Salem Urban Renewal Area. Project activities to treat these conditions include:

- a. Assist in the improvement and construction of streets, curbs, sidewalks, and alleyways to encourage and serve new development in the project area;
- b. Provision of signalization, crosswalk, and other improvements to enhance pedestrian safety;
- c. Assist in the upgrading and development of basic water, storm, and sanitary sewer infrastructure to accommodate new development in the Renewal Area;
- d. Participation in activities to improve the visual appearance of the renewal area, and provide a safer, more attractive pedestrian environment, including:
 - Streetscaping and landscaping;
 - Public parks and open space; and
 - Undergrounding of utilities;
- e. Authorization to construct public parking facilities;
- f. Assist with rehabilitation and renovation of properties in the renewal Area;
- g. Provision of financial and technical assistance to public or private redevelopers;
- h. Acquisition and disposal of land for public improvements, rights-of-way, utility improvements, and private development consistent with the goals and objectives of the Urban Renewal Plan; and
- i. Administration of the Renewal Agency and Renewal Plan.

Section 700 provides further description of each urban renewal project to be undertaken within the West Salem Urban Renewal Area.

700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet renewal plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

701. Public Improvements

Public improvements include the construction, repair, or replacement of sidewalks, streets, parking, parks and open spaces, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public facilities necessary to carry out the goals and objectives of this plan.

702. Public Parks and Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of public spaces, or parks or public facilities within the urban renewal area. Projects to be undertaken include:

- A pedestrian plaza along Edgewater Drive;
- Construction of new parks within the renewal area;
- Improved lighting and enhancements for neighborhood parks;
- Improved lighting and enhancements for the Willamette Greenway;
- Expansion of the Greenway along Edgewater Street;
- Assist in relocation of T-Ball field; and
- Construct a pedestrian trail in Wallace Marine Park between the Willamette River and the Union Street Railroad Bridge. (ord 25-11)

703. Street, Curb, and Sidewalk Improvements,

Improvements within the renewal area will require the construction of new street, curb, and sidewalks within the project area. The Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Projects to be undertaken include:

- Assist in construction of new local streets east and west of Wallace Road in support of Wallace Road Local Access and Circulation Study recommendations;
- Reconstruction of Second Street west of Wallace Road for pedestrian and bicycle connectivity to the railroad bridge;
- Signalization and intersection improvements to Wallace Road/Edgewater Road/Highway 22 intersection;
- Assist improvements at Edgewater Street/Second Street/Rosemont Ave. intersection;
- Signalization and intersection improvements to Edgewater Street/Eola/Highway 22 Intersection;
- Assist local street improvements identified in Salem Capital Improvements Program (CIP); and
- Improvements to local alleyway system.

704. Water, Storm and Sanitary Sewers

The development proposed for the renewal area will require the replacement and construction of water, storm and sanitary sewer facilities. These improvements include:

- Sanitary sewer upgrades & replacements identified in Salem Capital Improvements Program;
- Water system upgrades & replacements identified in Salem Capital Improvements Program; and
- Storm water system upgrades & replacements identified in Salem Capital Improvements Program.

705. Streetscape Projects

This activity will enable the Renewal Agency to participate in activities improving the visual appearance of the project area. To carry out these objectives, the Renewal Agency will undertake a variety of improvements to the appearance of key locations within the urban renewal area. These improvements may include:

- Streetscape improvements, including accent paving, lighting, street trees, furnishings, curb at intersections. Anticipated streetscape improvements include:

- Edgewater Street reconstruction from Wallace to Rosemont;
- Second Street reconstruction from Patterson to Rosemont;
- Enhanced improvements along Wallace Road, and
- Streetscape enhancements and improvements including, but not limited to, decorative bollards, pavement markings, and public art located in the vicinity of Edgewater and Second Streets to encourage public gathering for farmers market, festivals, and other activities. (ord. 25-11)
- Street tree replacement program;
- Sidewalk repair program;
- Gateway monuments and landscape features;
- Undergrounding of utilities along Edgewater Street;
- Billboard phase out program; and
- Assist in creating a visual and sound buffer between the Willamette Greenway and Highway 22.

706. Pedestrian, Bike, and Transit Improvements

These activities will include pedestrian, bicycle and transit connections between the renewal project area and Salem's downtown core and residential areas. Activities may include bicycle parking and storage, transit stops, transit pullouts, and other related activities which will promote pedestrian, bicycle, and public transportation uses in the renewal area. These improvements include:

- Improve pedestrian linkage along the railroad tracks between Murlark and Wallace Road;
- Assist in the Union Street Railroad Bridge Conversion Project to ensure neighborhood connections and pedestrian and bicycle improvements and future transit enhancements within the Renewal Area; and
- Construct pedestrian connections to the River from the Edgewater Street Area; and
- Improve and enhance intermodal connectivity within the Renewal Area, and construct transit centers, park and ride lots and bus shelters as part of redevelopment projects undertaken by the Salem Urban Renewal Agency.

707. Public Parking Facilities

It is anticipated that development in the area will create demand for additional public parking within the renewal area. Accordingly, the Agency is authorized to participate in funding the acquisition and construction of new public parking facilities within the renewal area. The location and type of facilities will be decided by further study. These improvements include:

- Provide additional parking in the Edgewater/Second corridor; and
- Assist in developing a parking management program for joint-use parking facilities.

708. Other Public Facilities

To further redevelopment of the area, and renewal project objectives, the Agency may participate in development of public facilities including police and fire facilities, libraries, recreation centers, conference facilities, and community centers. Projects may include joint funding, construction, and uses with other governmental agencies. The extent of the Agency's participation in funding such facilities will be based upon an Agency finding on the benefit of that project to the renewal area, and the importance of the project in carrying out Plan objectives.

709. Preservation and Rehabilitation

This activity will enable the Renewal Agency to help improve the condition and appearance of buildings in the project area, and encourage infill and reuse in the project area. The Renewal Agency may

participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of residential and commercial buildings in the renewal area.

710. Development and Redevelopment

The Renewal Agency also is authorized to provide loans, or other forms of financial assistance to property owners wishing to develop or redevelop land or buildings within the renewal area, or to persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available, as it deems necessary, to achieve the objectives of this Plan. Projects receiving Agency assistance may include, but are not limited to:

- Preservation of the Old City Hall Building; and
- Redevelopment of the Old West Salem Elementary School

711. Property Acquisition and Disposition

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 800 and 900 of this Plan.

712. Below Market Interest Rate Loans and Incentives

The Agency, with funds available to it, may promulgate rules, guidelines and eligibility requirements for the purpose of establishing below-market or market rate loan programs, or other financial incentives to advance the goals and objectives of the West Salem Urban Renewal Plan. Loans or incentives may be made available to eligible property owners within the Urban Renewal Area, as determined by the Agency. Loans or incentives provided by the Agency may be used for voluntary rehabilitation of buildings, façade improvements, provision of amenities on private property in compliance with adopted design guidelines and standards, construction of new buildings, pre-development assistance, connecting to Agency-provided underground electrical and communication systems, or other activities approved by the Agency. Provided further, the Agency may provide financial assistance for the purpose of providing housing for low/moderate income households.

Eligible property owners within the Urban Renewal Area using loans or incentives made available by the Agency shall undertake activities consistent with all applicable provisions of this Renewal Plan as well as applicable codes, ordinances, policies, plans and procedures of the City of Salem.

At the termination of this Urban Renewal Plan, any outstanding loan payments due to the Agency shall be paid into a fund established by the City Council to be available at the City Council's discretion, to be recycled for the purpose of issuing additional financial assistance for the purposes stated above.

713. Plan Administration

It is the intent of this Renewal Plan to provide for effective administration, and to establish a framework for the various activities contained in this document. Tax increment funds may be utilized to pay indebtedness associated with preparation of the urban renewal plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the urban renewal plan. Technical studies may include technical assistance in cleanup of environmental hazards. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds