



## NESCA MEETING MINUTES

January 16, 2024

**1. Welcome, Introductions, Announcements, Approval of Minutes:** Chair Stacey Vieyra-Braendle opened the ZOOM meeting at 7 PM. Everyone in attendance introduced themselves. A motion was made and seconded to approve the November meeting minutes as provided via email. (Note: No meeting was held in December.) Motion carried.

**2. Salem Police Officer Report: No report**

**3. City Councilors' Report: Virginia Stapleton**

Council Discussions:

- Approved the 2024 Priorities
  - Sustaining services/revenue
  - Engaging community
  - Planning for future
  - Responding to Homeless crisis
    - Virginia pointed out that this list is the same as the previous list, only inverted. This is necessary due to the tax measure not passing
- Revenue Task Force
  - Mayor Chris Hoy, Councilors Virginia Stapleton, Linda Nishioka, and Vanessa Nordyke were all on the Boards and Commissions Committee who appointed 25 from the 160 who applied. The slate of members will be going to the Council on Monday. If approved, we will move forward with their first meeting towards the end of the month.
  - Revenue Options
    - Due to required processes, there will likely be no new revenue information to voters for at least another two years, which means a lot of cuts will be needed in the meantime.
    - The Task Force will be working to determine a revenue option that voters will support.
- Budget Committee
  - Budget planning with needed cuts. Councilor Nishioka will be the Vice Chair for this committee.
- Legislative Committee:
  - Virginia and Linda are both on this committee.
  - Legislative Short Session begins next month.
- Library Hours:
  - Questions have been received as to why the library hours have already been cut. Reduced library hours cuts have been on the list for a long time. Due to staffing levels it was necessary to implement the cuts sooner than expected. Library staff provided an in-depth study of when the library was being used – hours and days. Thus, the changes, including eliminating Sunday service, are not random but rather data driven.

- Re upcoming union negotiations with the largest city union (which includes the library, public works, etc.), Virginia expressed concern that we may not be able to avoid a strike. The demands that are already on the table cannot be met without the failed payroll tax.
  - The West Salem Library property was donated to the City of Salem some years ago by the Roth family with the contract stipulation that it be used only for a working library for the duration of the contract. The concern is because there are new owners of the Roth's Markets (who are in Canada), if we close the library for any period of time, we might lose the building. The last time the library had to be closed (during the recession), the Roths still owned the building and were willing to forgo that contract stipulation. Discussions need to be held with the new owners to determine if they will provide some leniency with the necessary reductions to the hours due to the current revenue situation.
  - Question: Are library employees Union employees, getting shift differentials for weekends, etc.? Yes, they are, but Virginia does not know the details of their contract.
- Competitive Bidding Exemption for Geer Park
  - There have been questions raised why there will not be competitive bidding for the design and construction for the Geer Skate Park. The exemption only means that there will not be bids for the design work and an additional bid for the construction. Rather, there will be bids from contractors who are proficient in both fields since skate parks are a unique situation. It is still a competitive process with bidding from those contractors who are proficient in both design and construction of skate parks. This will actually save some money as there will only be one contractor rather than two.

### 3. City Councilors' Report: Linda Nishioka

- Library Staffing:
  - Even before the tax election, the library was six staff short. In addition, three more have left, making it impossible to maintain longer hours.
  - The West Salem Library does need to be open at least a few hours to maintain the original contract stating that the property must be a library.
  - Other city staff are also leaving for a variety of reasons, but some due to the uncertainty of employment due to the budget crisis. Some of the budget cuts will likely be attrition, which means that remaining staff will have to work harder.
- Legislative Committee
  - Linda will be an alternate on the Committee, but as someone is nearly always absent, she will probably be at most of the meetings. Items on that agenda are:
    - Recreational Immunity (important for potential lawsuits)
    - Mobile Home Park Rent Rates
      - Some parks have been increasing as much as 10% for the land leased for their home, making it difficult for seniors and low-income residents to keep their homes. This is important in order to keep more people from falling into homelessness. Hopefully, the state will limit the rate of increase that can be applied to the land in these parks.
    - Amendment for Measure 110
    - Capital projects for the airport
    - Support and funding for the homeless
    - P.I.L.O.T – Payment in Lieu of Taxes
      - Most capital cities receive funding from the state due to lack of revenue from the various state-owned properties.
      - Representative Andersen has been working hard on this issue and requested \$7.2m from the State to replace the lost property tax revenue that would be received on the state property in Salem. The City has been trying to get PILOT since Measures 5 and 50 passed, but nothing has ever happened. However, it now appears some help may be forthcoming.
        - The Governor has offered \$2.6m/year, which is a good starting place.
      - Mayor Hoy, along with seven other Oregon mayors, are working together to bring awareness of this problem. Salem is not the only city affected by having state property

which lessens the revenue from taxes. However, Salem is affected the most due to the high number of state properties in our city.

- Geer Park Exemption for Competitive Bidding
  - As building skate parks is a niche market, it was determined it best to keep the bidding between companies who can design and also build the park. There will be competitive bidding between companies who are able to do both aspects. Companies who only do one or the other will not be invited to participate in the bidding process. It still maintains all the usual requirements of a certain percentage of local and minority businesses being used to construct the park. It ends up saving the City money and the project will be completed quicker.
- Linda provided written comments to NESCA. Those comments are added to the end of these minutes.

#### **4. Guest Speaker: Tim Lawler Development Manager, Greenlight Development**

Tim is with the development company who will be building the affordable housing apartments on the Salem Health property at Center and 23<sup>rd</sup> Streets NE (891 23<sup>rd</sup> Street NE). called "Salem Apartments." Income guidelines will follow the 30%/60% AMI determined by the Federal Government based on county income. Currently that would mean a one-bedroom room would run about \$942, going up to \$1,450 for the four-bedroom. That is the max, but they can be adjusted depending on several factors. Greenlight Development will be partnering with Home First Development Partners who worked on the YMCA Veterans project and others in the Salem area. The focus is affordable housing units. This complex will be 3-story walk-up buildings and will include one-, two-, three-, and four-bedroom units. Phase 1 will include 120 units, Phase 2 will include 84 units, and Phase 3 is planned to include a day care center for residents as well as others in the community. They have a preliminary design for Phase 2, but it might change slightly from the plan shown tonight. All units will have air conditioning, washers/dryers, stainless steel appliances, laminated vinyl plank flooring, etc. Phase 1 will include parking for 189 cars, about 1.6 cars per unit. That can change based on City mandates, etc. All projects Greenlight Development projects are designed to earn the Earth Advantage Gold Certification, which takes in all climate goals (energy efficiency, water efficiency, air quality, window types and materials, etc.). They are beginning to include solar panels in most new construction. The project is currently in the Land-Use Process, hoping to break ground this coming fall. They will be upgrading Medical Center Drive with a 10' walk/bike path and are in discussions with the City regarding a crosswalk on D Street. Tim was asked if the large cedar tree (on the north end of the property) will be saved. He said it is planned to be kept and the layout design of the buildings were with that tree in mind and were moved quite a way away from it. It will ultimately depend on what the City says, however.

Tim said the company is talking to the City, trying to determine if it might be possible to add a crosswalk across D Street at Medical Center Drive and across D at 23<sup>rd</sup>. Questions/comments were discussed about the lack of sidewalks west of the Childhood Health Associations and along the cemetery on D Street. Tim said they have not considered doing any sidewalk construction in that area because it is not required since their development does not abut D street. Ian said the City of Salem recently mentioned bike and pedestrian improvements and asked for comments. This might be a good opportunity for those interested in pedestrian and bike safety to submit thoughts as well as for other improvement suggestions in the neighborhood.

#### **5. Committee Reports:**

- |                    |                      |                              |
|--------------------|----------------------|------------------------------|
| a. Land Use        | <i>Ian Johnson</i>   | No report                    |
| b. Transportation: | <i>Mai Vang</i>      | No report – unable to attend |
| c. Parks           | <i>Mike Beringer</i> | No report                    |
| d. Hoover School   | <i>Teri Lupoli</i>   | No report                    |
| e. Watershed       | <i>Gary Pullman</i>  |                              |
- 30 trees were planted at Lansing Park.

#### **6. Other Business: Old Business**

- In person/hybrid NESCA Meetings

- Stacey has not heard back from Nicole Utz about using the community room at Yaquina Hall. She will be talking to Irma Coleman for possible assistance in locating a space. Annie Andersen at The Jory will also be contacted about possibly using their community room.
- Enlace
  - Amador Aquilar attended tonight's meeting to say hello. NESCA and Enlace have not had a lot of interaction for a while but, as Amador pointed out, the language barrier is the main challenge. Some of the language associated with running a meeting does not always have a clear translation. He suggested creating a list of those words which are confusing with translation. He pointed out that people will usually come when there are specific actions they want or have questions/needs. What needs to be determined is what is a unique reason for the Enlace community to attend NESCA meetings. Amador and Stacey will be having conversations to see how NESCA meetings can be made more accessible, despite preferred/home language, and how we might find more opportunities for mutual group gatherings.

## 6. Other Business: New Business

- Consent Agenda for Committee Reports
  - Other groups often split off "usual" reports – such as committee reports into a separate portion of the meeting. There are several ways to run our meetings, but it depends on how we want to balance our time. It would be possible, with more community members, to have special committees to deal with "passion projects" to lessen conversations during the meeting. These committees could then provide recommendations to the larger group. We do have the ability per our By-Laws to use a Consent Agenda. Committee members would submit their reports in writing prior to the meeting and anyone with questions can then ask them. If there are no comments, the reports would be included in a Consent Agenda without discussion during a meeting. Stacey thought the idea of a Consent Agenda might be a promising idea. The plan will be for Stacey to begin gathering committee information ahead of the meeting. Reports will be added to the Agenda and then added to the minutes. More conversation will take place to work out the details so everyone has information that will be helpful to the secretary as well as for Irma. Stacey will send out more information on this.
- Community Get Together
  - It has been suggested NESCA work toward holding community "Open House" type event, possibly at The Jory if it can be arranged. All new neighbors at The Jory and the new homes would be invited, along with anyone else from the neighborhood who would like to come. The idea would be to introduce NESCA to create interest in attending the meetings and becoming active participants. It was suggested we might have a representative from Code Enforcement, Salem Police Department, Fresh Start Market, our City Councilors, and the Mayor for a "meet and greet" and to answer community questions. More discussion will be held at an upcoming meeting.
  - Ian suggested that often what drives people to meetings is "urgencies" and major concerns within their neighborhood. NESCA can have an impact by putting together recommendations on our letterhead and forwarding them to the proper agencies to help in those situations. The service and assistance we can provide to neighbors in their times of need shows the value of NESCA and is what drives increased attendance.
  - Stacey has suggested a get-together, not in an official capacity, but as neighbors gathering for coffee and donuts (or lunch) just to get better acquainted. More to follow on this.

## 7. Discussion/Questions/Comments

There being no further business and no announcements, Stacey thanked everyone for their attendance. The meeting was adjourned at 8:25 PM. **The next scheduled NESCA meeting will be held via ZOOM on January 20<sup>th</sup> at 7 PM. (If a physical location for in-person meeting is available, it will be announced on the February Agenda. The ZOOM meeting link will be provided to those on the NESCA email distribution list prior to the meeting.** The link will also be available

on the city website. Next month's Guest Speaker will be Elizabeth Thorley, City of Salem Public Works, to discuss pedestrian safety and improvement projects.

Submitted by: Teri Lupoli  
NESCA Secretary/Treasurer

Attending:

Stacey Veyra-Braendle\*, Marilyn Moritz\*, Teri Lupoli\*, Lynn Cardiff\*, Gary Pullman\*, Mike Beringer\*, Ian Johnson, Mike Lee, Amador Aquilara Enlace, Lynn Takata, Jim Lupoli, Virginia Stapleton Salem City Council, Linda Nishioka Salem City Council, Tim Lawler, Greenlight Development

\*NESCA Board Members

- **Other Website Information:**

- To report homeless camping: <https://form.cityofsalem.net/s3/homeless-camping-complaint>
- To Contact the SOS Team: <https://www.cityofsalem.net/Home/Components/News/News/399/>
- To report homeless concerns: <https://www.cityofsalemn.net/government/shaping-salem-s-future/housing-shelter/help-with-problem-properties/report/concerns-about-homelessness>
- To sign up for weekly updates regarding homeless: <https://www.cityofsalem.net/pages/tracking-progress-on-homelessness-efforts.aspx>
- To report graffiti: <https://www.cityofsalem.net/pages/report-graffiti.aspx>
  - [503-371-4262 Graffiti Response team](https://www.cityofsalem.net/pages/report-graffiti.aspx)
- The link for the crime statistics: [www.cityofsalem.net/crime-stats](http://www.cityofsalem.net/crime-stats)

## Councilor Nishioka Updates for January 2024

### Council Priorities for 2024:

- **Sustaining infrastructure and services**
  - Expand housing options to include middle housing
  - Continue to support more affordable housing
  - Protect mobile homeowners with land rate increases
  - Preserve public services
- **Engaging our community**
  - Expand civic engagement
  - Remove barriers to participation, bring more voices to the table
  - Review Boards and Commissions encourage public participation
- **Planning for our future**
  - Salem in Motion
  - Transportation Plan
  - Continued Livability Bond Projects
- **Responding to our sheltering crisis**
  - Bring partners together to the table
    - Merge accountability and compassion into strategies
    - What is working and what is not working
  - Preserve the SOS Team

### City Council Agenda Items:

- **The Vision Zero** program receives a \$2.8 million grant to increase safety on Salem streets.
  - The U.S. Department of Transportation awarded the grant to help guide future investments for walking, biking, or driving in Salem.
  - The project includes installing 20-mph signs on residential streets, acquiring speed radar devices, and educating the public.
  - [Vision Zero](#) is a national and international movement to reduce or eliminate pedestrian deaths and serious injuries.
- **Acquisition of Property for the 2022 Safety and Livability Bond Bridge Rehabilitation Projects**
  - Northeast Neighbors (NEN), Central Area Neighborhood Development Organization (CAN-DO), and South-Central Association of Neighbors (SCAN)
  - See the attached map of locations.
- **Lease with Mid-Willamette Valley Community Action Agency, Inc. for the Navigation Center property.**
- **Exemption from Competitive Bidding Process and Authorization of an Alternative Contracting Method for the Geer Park Skate Park.** This will help with the design and construction process.
- **Exemption from Competitive Bidding Process and Authorization of an Alternative Contracting Method for the Salem Civic Center Improvement Project.**
- **City Council Rule Committee report and recommendations to modify City Council Rules**
  - These rule changes are to streamline many things.
  - These changes were necessary to comply with state rules.

#### **Budget and Revenue:**

- We had 160 applicants for the Revenue Task Force.
  - Each councilor recommended two individuals from their Wards. The mayor recommended two citywide. The Boards and Commissions Committee reviewed applicants, adding additional names to the recommended for the 25 task force members with two alternates, providing a diverse group. These recommendations will be brought to Council on January 22. The first meeting of the Revenue Task Force will be on January 30. The entire process is expected to go through August.
  - There will be Town Halls and Focus Groups to add to the voices for acceptable revenue options.
- The Citizens Budget Committee had its first meeting on January 10<sup>th</sup>.
  - Initial reductions in the budget will begin with removing city staff positions that have not been filled but leaving some openings as there is continuous attrition due to retirement and loss of staff to other cities or private sectors.
  - We will have to cut the budget until new revenue is in place

#### **Committee Updates:**

- The Legislative Committee met Friday and had a large agenda for this short session.
  - Recreational immunity
  - Mobile Home Parks (land rent rates)
  - Measure 110 amendments
  - Capital projects for the airport
  - Housing and homeless funding
  - Local Revenue Options
    - PILOT
    - Property Tax Reform: Measures 5 & 50
      - Other cities are fighting for this too