



## City of Salem Downtown Advisory Board

May 23, 2024  
Noon -1:30 PM In-Person  
350 Commercial St. NE

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

### **PARTICIPANTS**

#### Board Members

Joshua Kay, Chair; Kirk Sund; Allan Pollock; Charles Weathers, Vice-Chair; Rory McManus; Rian Fachtel; Sara Ngo; Kiana Chase; Laurie Miller; Ernesto Toskovic

#### Staff

Sheri Wahrgren, Shelly Ehenger, Lynda Rose, Margarita Perez

### **AGENDA**

1. Welcome
2. Call to Order
3. Approval of Agenda
4. Approval of Minutes from April 25, 2024
5. Public Comment
6. Action Items
  - a. Does the Downtown Advisory Board recommend the redevelopment goals to the Urban Renewal Agency for North Block 45?
  - b. Does the Downtown Advisory Board recommend the criteria for Opportunity Purchases in the Riverfront-Downtown Urban Renewal Area?
7. Information Reports
  1. The Forge Building – project overview, AJ Nash, Tradition RE Partner
  2. Update – Budget 2025 Budget
8. Adjourn

### **Next Meeting: June 27, 2024**

This meeting is being conducted In-Person only. No virtual participation is possible. Interested persons may view the meeting online on [YouTube](#), and the public may attend in person. Please submit any written comments on agenda items no later than 5 p.m. one day prior to the day of the meeting at [DAB@cityofsalem.net](mailto:DAB@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 (TTD/TTY 503-588-6439) 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**  
**Downtown Advisory Board**  
Thursday, April 25, 2024 @ Noon  
350 Commercial St. NE  
[YouTube](#)

**1. CALL TO ORDER AND ROLL CALL: 12:02 p.m.**

**2. Roll Call:** Joshua Kay, Kirk Sund, Allan Pollock, Rian Fechtel, Laurie Miller, Charles Weathers, Rory McManus

**Excused:** Sara Ngo, Ernesto Toskovic & Kiana Chase

**Staff:** Sheri Wahrgren, Shelly Ehenger, Tory Banford, Margarita Perez

**Guests:** Councilor Nishioka

**3. APPROVAL OF AGENDA**

**Motion:** Move to approve the agenda for April 25, 2024, as presented.

**Motion By:** Board Member Sund

**Seconded by:** Board Member Miller

**Action:** Approved

**Vote:** *Aye:* Unanimous      **Motion PASSES**

**4. APPROVAL OF MINUTES**

**Motion:** Move to approve the Minutes from February 8, 2024, as presented.

**Motion by:** Board Member Weathers

**Seconded by:** Board Member McManus

**Action:** Approved

**Vote:** *Aye:* Unanimous      **Motion PASSES**

**5. PUBLIC COMMENT**

a. None.

**6. ACTION ITEMS**

a. None

**7. INFORMATION REPORTS**

1. DAB North Block 45 Sub-Committee Report update: Tory Banford, Laurie Miller  
Questions/Comments: Councilor Nishioka, Kay, Sund, Fechtel, Weathers, & Banford

2. DAB Opportunity Purchases Sub-Committee Report update: Shelly Ehenger, Charles Weathers

Questions/Comments: Councilor Nishioka, Kay, Miller, Fechtel, Sund, Weathers, Wahrgren, & Ehenger

3. Downtown Art Pedestal, Sheri Wahrgren

Questions/Comments: Weathers, Kay, Miller, McManus, Fechtel, Banford

4. Updates – The Forge Grant, New North Waterfront URA, Streetscape Phase Information:  
All

Questions/Comments: Councilor Nishioka, Kay, Weathers, Wahrgren, Sund, McManus

**ADJOURN @ 1:32 p.m.**

**Next Meeting: May 23, 2024**

**TO:** Downtown Advisory Board  
**FROM:** Tory Banford, Sheri Wahrgren  
**DATE:** May 23, 2024  
**SUBJECT:** North Block 45 Development Goals

Should the Downtown Advisory Board (DAB) recommend the Urban Renewal Agency incorporate the following development goals for the North Block 45 site 1) develop with intent for property to be private for-profit mixed-use to serve the community and add property tax benefit to the South Waterfront and Downtown Riverfront Urban Renewal Areas, 2) purposeful design that considers the relationship (views and access) to Riverfront Park, 3) serve as a model for creative design given the lot size, configuration, and constraints, as well as the context of Pringle Creek, waterfront, and historic downtown?

#### Background

On April 10, 2023, the Urban Renewal Agency (Agency) authorized the acquisition of the North Block 45 property located at 295 Commercial Street SE. The DAB formed the North Block 45 subcommittee on February 8, 2024. The subcommittee discussed the site and provided 12 development priorities for DAB to rank. On March 11, Sheri Wahrgren provided the memo update to DAB and requested they respond with feedback and rankings. On April 25, there was a follow up memo showing the results provided below in order from largest number of votes to lowest. The information was also provided and discussed at the DAB meeting on April 25.

#### Next Steps

If the DAB advances the recommendation to the Agency for consideration, staff will share the redevelopment goals for the site, which will be marketed through a solicitation process and disposition and development agreement similar to Block 50.

The solicitation process would include the development objective recommendations of DAB:

- 1) For-profit developer
- 2) Design creativity
- 3) Relationship to Riverfront Park
- 4) Mix of uses
- 5) Proximity to water

- 6) Encourage connections to surrounding amenities
- 7) One-phase development
- 8) Housing (affordable vs market rate)
- 9) Encourage green building
- 10) Nature
- 11) Other: entertainment
- 12) Other: historic design elements

Development proposals would need to have a demonstrated ability to successfully carry out a real estate development and construction project. Staff will be developing a timeline and bring it back to DAB when it is available.



## **MEMORANDUM**

### ***Urban Development Department***

**DATE:** May 13, 2024  
**TO:** Downtown Advisory Board  
**FROM:** Shelly Ehenger, Program Manager III  
**SUBJECT:** Action item - Opportunity Purchases

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At the April 25, 2024, Downtown Advisory Board Meeting, the Opportunity Purchase Subcommittee presented for board consideration a draft scope of goals/objectives to be considered when identifying potential acquisition of privately owned lands/buildings within the Riverfront – Downtown Urban Renewal Area (RDURA).

The following guiding principles are designed to assist DAB and staff in evaluating acquisitions prior to submitting recommendations for Agency Board consideration. Each characteristic carries the same standing, is site specific and are not intended to be all-inclusive.

#### **Preferred Acquisition Characteristics:**

- Underutilized/noncontributing land/buildings in the URA
- Opportunity to develop a mix of uses (housing/entertainment/retail/office)
- Build upon existing URA/City investment(s)
- Location to other improvements/services
- Positive impact on Tax Increment
- New construction
- Redevelopment challenges (environmental, RR track, etc.)
- Focus on North Downtown
- Doesn't contribute to economic vibrancy, beautification
- Focus on Central Business District
- Alley Improvements (access to utilities/infrastructure)
- Size of property / Sufficient Scale to be Impactful
- Development Initiative Timeline

DAB also discussed that URA acquisitions contemplate private sector interest and/or ability to achieve redevelopment goals/objectives prior to URA intervention.

