



CITY OF SALEM

585 Liberty St SE
Salem, OR 97301

Meeting Agenda

Urban Renewal Agency

Monday, February 23, 2026

6:00 PM

**Loucks Auditorium /
Salem Public Library**

This meeting is being conducted both in-person and remotely and allows remote attendance by the governing body, when requested. Interested persons may attend the meeting in Loucks Auditorium at Salem Public Library or view the meeting in real-time on the City of Salem YouTube Channel, thanks to a partnership with CC:Media. Comcast Cable subscribers can watch on CC:Media Channel 21. Please submit comments on agenda items by 5:00 p.m., or earlier, on the day of the meeting at cityrecorder@cityofsalem.net. If attending the meeting remotely, public comment and testimony may be provided during the meeting via Zoom. Remote attendees must pre-register between 8:00 a.m. and 3:00 p.m. on the day of the meeting using this link: <https://www.cityofsalem.net/comment-at-council>

1. OPENING EXERCISES:

(Includes call to order, roll call, pledge of allegiance, announcements, ceremonial presentations, and reports from boards, commissions, or committees)

Call to Order

Roll Call

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

2. PUBLIC COMMENT

3. CONSENT CALENDAR:

(Includes approval of minutes, adoption of routine resolutions, and items of business requiring Board action)

3.1 MINUTES:

3.1a. [26-37](#) January 26, 2026, Draft Urban Renewal Agency Minutes

Attachments: [01-26-26 Draft URA Minutes.pdf](#)

3.2 RESOLUTIONS:

3.2a. [26-34](#) Authorizing the Issuance and Negotiated Sale of the Jory

Apartments TIF District Short-Term Subordinate Urban Renewal Bond, Series 2026.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

Recommendation:

Adopt Resolution No. 26-01 URA authorizing the issuance of a short-term bond in an amount not to exceed \$360,000 to pay for the costs of the urban renewal projects in the Jory Apartments TIF District Urban Renewal Area.

Summary:

The use of tax increment revenue collected by the Urban Renewal Agency (URA) through property taxes is limited by State statute to debt repayments. The URA utilizes both long-term and short-term (du jour) debt issuances to finance projects identified in an urban renewal area plan. Du jour loans are generally used to fund smaller capital projects, projects with a short completion schedule and annual operating costs.

Attachments: [Resolution No. 26-01 URA](#)

3.2b. [26-35](#)

Authorizing the Issuance and Negotiated Sale of the North Gateway Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2026.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

Recommendation:

Adopt Resolution No. 26-02 URA authorizing the issuance of a short-term bond in an amount not to exceed \$4,199,999 to pay for the costs of urban renewal project in the North Gateway Urban Renewal Area.

Summary:

The use of tax increment revenue collected by the Urban Renewal Agency (URA) through property taxes is limited by State statute to debt repayment. The Urban Renewal Agency utilizes both long-term and short-term (du jour) debt issuances to finance projects identified in an urban renewal area plan. Du jour loans are generally used to fund smaller capital projects, projects with a short

completion schedule, and annual operating costs.

Attachments: [Resolution No. 26-02 URA](#)

3.2c. [26-40](#)

Authorizing the Issuance and Negotiated Sale of the Riverfront/Downtown Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2026.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

Recommendation:

Adopt Resolution No. 26-03 URA authorizing the issuance of a short-term bond in an amount not to exceed \$6,000,000 to pay for the costs of urban renewal projects in the Riverfront/Downtown Urban Renewal Area.

Summary:

The use of tax increment revenue collected by the Urban Renewal Agency (URA) through property taxes is limited by State statute to debt repayment. The Urban Renewal Agency utilizes both long-term and short-term (du jour) debt issuances to finance projects identified in an urban renewal area plan. Du jour loans are generally used to fund smaller capital projects, projects with a short completion schedule, and annual operating costs.

Attachments: [Resolution No. 26-03 URA](#)

3.2d. [26-42](#)

Authorizing the Issuance and Negotiated Sale of the South Waterfront Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2026.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

Recommendation:

Adopt Resolution No. 26-04 URA authorizing the issuance of a short-term bond in an amount not to exceed \$500,000 to pay for the costs of urban renewal projects in the South Waterfront Urban Renewal Area.

Summary:

The use of tax increment revenue collected by the Urban Renewal Agency (URA) through property taxes is limited by State statute to

debt repayment. The Urban Renewal Agency (Agency) utilizes both long-term and short-term (du jour) debt issuance to finance projects identified in an urban renewal area plan. Du jour loans are generally used to fund smaller capital projects, projects with a short completion schedule, and annual operating costs.

Attachments: [Resolution No. 26-04 URA](#)

- 3.2e.** [26-43](#) Authorizing the Issuance and Negotiation Sale of the West Salem Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2026

Ward(s): All Wards
Councilor(s): All Board Members
Neighborhood(s): All Neighborhoods
Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

Recommendation:

Adopt Resolution No. 26-05 URA authorizing the issuance of a short-term bond in an amount not to exceed \$2,240,000 to pay for the costs of urban renewal projects in the West Salem Urban Renewal Area.

Summary:

The use of tax increment revenue collected by the Urban Renewal Agency (URA) through property taxes is limited by State statute to debt repayment. The Urban Renewal Agency (URA) utilizes both long-term and short-term (du jour) debt issuances to finance projects identified in an urban renewal area plan. Du jour loans are generally used to fund smaller capital projects, projects with a short completion schedule, and annual operating costs.

Attachments: [Resolution No. 26-05 URA](#)

- 3.2f.** [26-59](#) Supplemental Budget 1 for the FY 2026 Urban Renewal Agency Budget to move budget appropriation between categories

Ward(s): All Wards
Councilor(s): All Board Members
Neighborhood(s): All Neighborhoods
Result Area(s): Good Governance

Recommendation:

Adopt Resolution No. 26-06 URA, Supplemental Budget 1 URA, transferring budget appropriations between expenditure categories in the FY 2026 budget.

Summary:

During budget adoption, the exhibit to the Urban Renewal Agency

(URA) budget resolution reflected budget authority in the contingency category that should have been included in the program budget category. This display on the exhibit was incorrect as there was no contingency included in the FY 2026 URA budget. Adoption of Supplemental Budget 1 URA will correct the budget appropriation categories to reflect what was intended.

Attachments: [Resolution No. 26-06 URA](#)
[Resolution No. 26-06 URA, Exhibit A](#)
[Resolution No 26-06 URA, Exhibit B](#)

3.3 ACTION ITEMS:

- 3.3a. [26-51](#) Fiscal Year (FY) 2025 Urban Renewal Agency (URA) Annual Financial Report.

Ward(s): All Wards
Councilor(s): All Board Members
Neighborhood(s): All Neighborhoods
Result Area(s): Good Governance

Recommendation:

Approve and forward to City Council the Urban Renewal Agency Financial Report for FY 2025, as required under ORS 457.460.

Summary:

Under Oregon Revised Statutes (ORS) 457.460, each year an urban renewal agency must prepare a report on its finances and file that report with the governing body of the municipality where the agency is located.

Attachments: [Independent Auditors Report - FY 2025 Salem Urban Renewal Agency](#)

- 3.3b. [26-57](#) Amend the West Salem Urban Renewal Area grant program guidelines for increased flexibility and to be consistent with other urban renewal grant programs.

Ward(s): Ward 1
Board Member(s): Member Tigan
Neighborhood(s): WSNA
Result Area(s): Strong and Diverse Economy; Welcoming and Livable Community.

Recommendation:

Adopt amendments to the WSURA grant program to encourage grant activity in private investment and improve consistency with other Salem urban renewal grant programs.

Summary:

The Urban Renewal Agency (Agency) established the West Salem Urban Renewal Area (WSURA) grant program in 2014, around the same time that other Salem urban renewal area grant programs were created. All the programs have been amended over the years to increase efficacy. The proposed changes to the WSURA grant program are intended to align the program with other Salem grant programs and improve grant utilization.

Attachments: [Amended WSURA Grant Program Guidelines.pdf](#)

4. PUBLIC HEARINGS:

5. SPECIAL ORDERS OF BUSINESS

(includes consideration of items deferred from the consent calendar, unfinished business from a previous meeting, and any action item which requires a selection among options, consideration of matters of special importance to the Board, new business, and management reports)

6. INFORMATION REPORTS:

(items that require no Board action)

- 6.a. [26-22](#) Purchases approved administratively from December 1, 2025 through December 31, 2025.

Ward(s): All Wards
Councilor(s): All Board Members
Neighborhood(s): All Neighborhoods
Result Area(s): Good Governance

Recommendation:

Information only.

Summary:

Specific awards and the sources of funds for all contracts administratively awarded, renewed, or modified during the month of December. Included in the report are procurement contracts and public contracting activities with a current fiscal year impact and annual contracts.

Attachments: [Purchasing approved administratively December 2025 URA](#)

- 6.b. [26-47](#) Purchases approved administratively from January 1, 2026 through January 31, 2026.

Ward(s): All Wards
Councilor(s): All Board Members
Neighborhood(s): All Neighborhoods
Result Area(s): Good Governance

Recommendation:

Information only.

Summary:

Specific awards and the sources of funds for all contracts administratively awarded, renewed, or modified during the month of January. Included in the report are procurement contracts and public contracting activities with a current fiscal year impact and annual contracts.

Attachments: [Purchases approved administratively January 2026 URA](#)

6.c. [26-61](#) Urban Renewal Agency Fiscal Year 2026 Quarter 2 Financial Report

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Natural Environment

Stewardship; Safe and Healthy Community; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy; Welcoming and Livable Community

Recommendation:

Information Only.

Summary:

The URA Fiscal Year (FY) 2026 Quarter 2 (Q2) Financial Report reflects all activity posted in the current fiscal year through December 30, 2025.

Attachments: [URA FY 2026 Quarter 2 Financial Report.pdf](#)

Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 48 hours prior to the meeting. To request accommodations or services, please call 503-588-6255 or 503-588-6003 (TTD/TTY 503-588-6439), or by e-mail at: cityrecorder@cityofsalem.net at least two business days in advance.