



# ECONOMIC DEVELOPMENT QUARTERLY REPORT

SEPTEMBER 2025

PREPARED BY



**URBAN DEVELOPMENT DIVISION**

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## PROJECTS COMPLETED: GENSCO & MILL CREEK DR SE

Newly-constructed Logistics Street SE connects Turner Road SE to Mill Creek Drive SE and it is open to the public. The street provides access to the Dollar General Distribution Center that is approaching completion and will employ hundreds. A new convenience store is also open at the corner of Logistics Street SE and Mill Creek Drive SE.

Improvements at the Mill Creek Corporate Center include a new multi-use path connection that joins nearly 1.5 miles of passive recreation for residents and workers along the 100-acre central wetland open space through the Mill Creek Corporate Center.





## **SEDCOR: FOSTERING LOCAL PARTNERSHIPS & PROVIDING EDUCATIONAL PROGRAMMING**

**Don Froylan Creamery/Burgerville:** Don Froylan Creamery was connected with Burgerville through the Oregon Entrepreneurs Network. Burgerville tested a new product made with Don Froylan Creamery cheese at its new Salem location. The Creamery is interested in developing relationships with more institutional and commercial buyers.

**Launch Mid-Valley Regional Innovation Hub:** Coordinates three Coffee Clubs for Salem entrepreneurs to network and discuss business management.

**SEDCOR Applied for \$560,000 from Business Oregon** for the continuation of the Venture Catalyst contract, business retention, expansion and marketing and events support.

**The Innovation Hub Offered Artificial Intelligence Programming** to help businesses develop skills to leverage AI, innovation and data to stay competitive.







## PROJECTS: DOWNTOWN STREETScape

The Downtown Streetscape project is designed to update to the look and feel of downtown. The project includes replacing concrete sidewalks, curbs and parking areas to accommodate drainage. It also includes installing pedestrian-level lighting, larger planter areas to promote tree health and landscaping enhancements at alley entrances for improved visibility.

A series of focus group meetings in 2016 identified streetscape improvements as one of the top funding priorities within the Riverfront-Downtown Urban Renewal Area. Further public open houses and a pilot project helped to define the scope of improvements in the Downtown Streetscape Plan.

We are currently constructing the fifth of 18 blocks in the project scope. You'll see work on:

- South side of State, Court and Chemeketa Streets between Commercial and Liberty Streets through November
- North side of State, Court and Chemeketa Streets between Commercial and Liberty Streets, and the west side of Liberty Street between State and Court Street in Spring or Summer 2026

Learn more at <https://www.cityofsalem.net/community/things-to-do/downtown/downtown-salem-streetscape-design>.







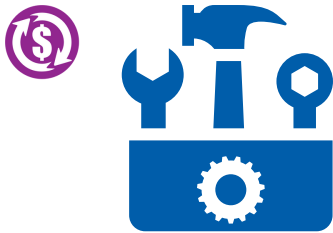
## **PROJECT FEATURE: THE MARION**

The revitalization of The Marion parking structure is underway. The project focus is improved safety through visibility, openness and increased usage. The most noticeable change will be the corner of Liberty Street NE and Marion Street NE where the walls surrounding the stairs will be removed to allow users to clearly see who is entering and exiting the building. A new overhead roof structure will highlight the entrance and serve as weather protection for those utilizing the stairs. The ground floor walls will be replaced with perforated metal panels to balance parked car screening while improving transparency. Lighting will be updated on the exterior of the structure to welcome night use and safety.

Design is complete and the plan review for permitting is progressing and should be complete by the end of September. The project is slated to go out for bid in October/November with the goal of starting construction in early 2026. Work will be done by corner phases. This will allow it to be active while under construction.







## ECONOMIC DEVELOPMENT TOOLBOX: RIVERFRONT DOWNTOWN CAPITAL IMPROVEMENT GRANT

Capital Improvement Grants have been helping the growth of the downtown by providing funds to property owners building new construction, providing a mix of uses with multi-family housing, improving alleys, expanding building space for business growth and retention and renovating upper floors for new tenants. The purpose of the Capital Improvement Grant is to enable creative and flexible approaches to stimulate and finance the vision for the Riverfront Downtown Urban Renewal Area.

This grant has been extended to small business tenant applicants with authorization from property owners. Opening the grant to business tenants in the URA helps retain local businesses in the downtown or expand businesses, resulting in the creating new jobs.

The Capital Improvement Grant helps business tenants in the following ways:

- Exterior façade improvements. Examples: Signs, painting, awnings, etc.
- Interior improvements. Examples: Bars, salon walls, decorative features, etc.
- Expansion of business that results in the creations of new jobs

