



ECONOMIC
DEVELOPMENT
QUARTERLY
REPORT

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PREPARED BY



URBAN DEVELOPMENT DIVISION

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NEW PROJECTS: DOWNTOWN STREETScape

A well-designed streetscape is one of the things that attracts shoppers to downtown retail areas. Streetscape improvements contribute to community livability, and encourage new development, and redevelopment, over a long-term, which will increase property values.

Downtown Streetscape improvements include infrastructure unseen from the sidewalk, but that provide for sprinklers, and electrical capacity to support hanging flower baskets and holiday lights consistently throughout downtown. Streetscape will be completed in phases over many years, with the recent improvements being done on the south side of Chemeketa Street between Front and Commercial Streets and the east side of Commercial Street between Chemeketa and Center Streets with project completion before Thanksgiving.





PROJECTS COMPLETED: 2ND STREET NW

Construction of 2nd Street NW is complete. The work went beyond the street and included upgrades to public and private utilities underneath. The west residential area now has wider, safer sidewalks and the length east of Patterson Street NW has a new street extension to Wallace Road NW.

The West Salem Urban Renewal Area funded public improvement increases connectivity and provides a shared resource that alleviates a burden to development. The new street provides another route and expands the Edgewater District north by repeating enhancements like ornamental lights, street trees, wider walking space and a new monument location for public art. The area is changing further with the demolition and remodeling of old food processing buildings. These businesses moved from West Salem to other Salem locations closer to Interstate 5. The new spaces will be able to accommodate a broad range of uses and employment opportunities.





SED COR/OUTREACH

SEDCOR worked with Agility Robotics to access the Enterprise Zone incentive for its “RoboFab” facility, a 70,000 square foot manufacturing space within PacTrust’s Phase II complex at Mill Creek. The company will be closing its Tangent facility, which gave them proximity to Oregon State (where its technology was developed), and will move those engineering and R&D functions to the Salem manufacturing facility. The company plans to eventually employ as many as 500 people to help produce 10,000 robots per year in Salem. SEDCOR introduced the company’s Director of Supply Chain to two potential suppliers in the area. The project will eventually contribute annual property tax revenues of over \$250,000 once the three-year Enterprise Zone incentive has ended.





SED COR/OUTREACH

OpenDental, a dental practice management software company, is expanding its Salem campus with a new, 40,000 square foot building which includes daycare resources for its employees. SEDCOR helped the company access the Salem Enterprise Zone for its \$11 million expansion, which will create at least 24 jobs and eventually contribute property tax revenues of over \$200,000 annually.





AIRPORT

Metal Innovations Inc., a recognized industry leader in maintenance, repairs, alterations and modifications on fixed and rotor wing aircraft, began relocating their operation to the Salem-Willamette Valley Airport from Aurora. Initial site improvements required for this move include hangar work and the installation of more than 1,100 linear feet of airport security fence.





PROJECTS: WHAT'S HAPPENING?

On September 17, the City issued a press release soliciting interest from the development community for redevelopment of the Agency-owned site located at 295 Commercial Street, SE. Those interested in working with the Urban Development Division of the Community Planning and Development Department on Block 45 can learn more about the submittal process online at www.cityofsalem.net/block45. The deadline for submitting proposals is 5 p.m. on November 4.





PROJECT FEATURE: CONSTRUCTION AT MILL CREEK CORPORATE CENTER

The 900,000 square foot Dollar General facility is nearly complete. It is located on the newly-constructed Logistics Street SE. Logistics Street SE also provides new multi-use path connectivity through the centrally located 100 acres of wetland area.



Significant progress is being made to the Gensco 479,000 square foot building, located east of Dollar General, along Mill Creek Drive SE and Deer Park Drive SE. When complete, both locations will employ over 700 people combined.





ECONOMIC DEVELOPMENT TOOLBOX

The North Gateway Urban Renewal Area development infrastructure assistance grant helped fund the extension of public and private utilities off Brooks Avenue NE. With the infrastructure in place, private construction proceeded with the newly complete building for the Independent Electrical Contractors of Oregon.

