



# CITY OF SALEM

585 Liberty St SE  
Salem, OR 97301

## Meeting Agenda

### Urban Renewal Agency

---

**Monday, May 11, 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](mailto: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.** [26-162](#) April 13, 2026, Draft Urban Renewal Agency Minutes

**Attachments:** [04-13-26 Draft URA Minutes.pdf](#)

#### **3.2 RESOLUTIONS:**

**3.3 ACTION ITEMS:**

**3.3a.** [26-82](#)

Grant exceptions to the Riverfront Downtown Urban Renewal Area capital improvement grant for grocery and food services at 435 Liberty Street NE.

Ward(s): Ward 1

Member(s): Tigan

Neighborhood(s): CANDO

Result Area(s): Strong and Diverse Economy; Welcoming and Livable Community.

**Recommendation:**

Approve an exception to the mandatory requirements and an exception to the maximum grant amount from the Riverfront Downtown Urban Renewal Agency capital improvement grant program for a total grant award of \$470,000 for building improvements and equipment for grocery and food services.

**Summary:**

Urban Renewal Agency Board action is needed to allow an exception to the mandatory requirements and approve an exception to the maximum grant amount of \$300,000 and approve a total grant award of \$470,000. The Riverfront Downtown Urban Renewal Area capital improvement grant program guidelines permit the Director to approve grant requests up to \$300,000. Grant funds will be used to help fund the costs to improve the existing building and install equipment for grocery and commercial kitchen food services.

**3.3b.** [26-166](#)

Grant exception to the West Salem Urban Renewal Area capital improvement grant to help fund the construction of a mixed-use building located at 415 Moyer Lane, NW.

Ward(s): Ward 1

Member(s): Board Member Tigan

Neighborhood(s): WSNA

Result Area(s): Welcoming and Livable Community.

**Recommendation:**

Approve an exception to the maximum grant amount from the West Salem Urban Renewal Area capital improvement grant program for a total grant award of \$749,000 for new building construction for multi-family housing and commercial retail services.

**Summary:**

Urban Renewal Agency Board action is needed to allow an exception to the maximum grant amount of \$300,000. The West Salem Urban Renewal Area capital improvement grant program guidelines permit

the Director to approve grant requests up to \$300,000. Grant funds will be used to help fund the costs to construct a new mixed-use building that will have multi-family dwellings on the upper floors and commercial retail units on the ground floor.

#### 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. [26-146](#) Purchases approved administratively from March 1, 2026 through March 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 March. Included in the report are procurement contracts and public contracting activities with a current fiscal year impact and annual contracts.

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

- 6.b. [26-169](#) Urban Renewal Agency Fiscal Year 2026 Quarter 3 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 Quarter 3 (Q3) Financial Report reflects all activity posted through closed months ending March 31, 2026

**Attachments:** [URA FY 2026 Quarter 3 Financial Report.pdf](#)

6.c. [26-173](#) Urban Renewal Agency FY 2025 Final Year End Financial Report

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy; Welcoming and Livable Community.

**Recommendation:**

Information Only.

**Summary:**

The Fiscal Year 2025 Year End Financial Report for the Urban Renewal Agency of the City of Salem reflects activity posted through June 30, 2025.

**Attachments:** [Urban Renewal Agency FY 2025 Year End Financial Report](#)

**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](mailto:cityrecorder@cityofsalem.net) at least two business days in advance.**