

*585 Liberty St SE  
Salem, OR 97301*



**Final Action Agenda - Minutes - Draft**

**Tuesday, May 26, 2026**

**6:00 PM**

**Loucks Auditorium / Salem Public Library**

**City Council**

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>

**EXECUTIVE SESSION**

**City Council**  
**5:15 p.m. - 6:00 p.m. - Salem Public Library, Plaza Room**  
**Records Exempt- ORS 192.660(2)(f)**

**1. OPENING EXERCISES: (Includes call to order, roll call, pledge of allegiance, announcements, proclamations, ceremonial presentations, and Council comment)**

**Call to Order**

**6:51 p.m.**

**Roll Call**

**Present:** 9 - Councilor Nordyke, Councilor Varney, Councilor Nishioka, Councilor Gwyn, Councilor Brown, Councilor Matthews, Councilor Tigan, Mayor Hoy, and Councilor Vang

**1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA**

**None.**

**1.2 COUNCIL AND CITY MANAGER COMMENT**

**Comments by: Councilors Brown, Matthews, Vang, Nordyke, Mayor Julie Hoy, and City Manager Krishna Namburi.**

**1.3 PROCLAMATIONS**

**1.3a.**    [26-198](#)            Proclamation - Older Americans Month 2026

Ward(s): All Wards  
Councilor(s): All Councilors  
Neighborhood(s): All Neighborhoods

**Mayor Julie Hoy read the proclamation into the record.**

**Karen Bolliger, President of Friends of Center 50+, and Katie Dobler, Future Planning Team Chair, accepted the proclamation.**

**Comments by: Karen Bolliger and Katie Dobler.**

**1.3b.**    [26-199](#)            Proclamation - National Tourism Month 2026

Ward(s): All Wards  
Councilor(s): All Councilors  
Neighborhood(s): All Neighborhoods

**Mayor Julie Hoy read the proclamation into the record.**

**Kara Kuh, Travel Salem, accepted the proclamation.**

**Comments by Kara Kuh.**

## **1.4 PRESENTATIONS**

**1.4a.**    [26-201](#)            Marion County Soil and Water Conservation District

**Presentation by Angela Plowhead, Chair of Marion County Soil and Water Conservation District.**

**Questions or Comments by: Councilors Tigan and Nishioka.**

## **2. PUBLIC COMMENT: (Comment on agenda items other than public hearings and deliberations)**

**The following individuals provided comments regarding agenda item 5a (File 26-183):**

**Christina Ballard, Ward 7  
Lorrie Walker, Ward 2  
Kathleen Tropa, Ward 7  
Rachael Atchison, Ward 3  
Sarah Vick, Ward 6**

**3. CONSENT CALENDAR: (Includes approval of minutes, adoption of routine resolutions, and items of business requiring Council action)**

Motion by Councilor Nishioka to approve the consent calendar with the pull of Item 3.2b by Councilor Varney. Councilor Gwyn seconded the motion.

Questions or Comments by: Councilor Tigan, City Attorney Dan Atchison, Allen Dannen, City Engineer, Public Works.

The motion CARRIED by the following vote:

**Aye:** 9 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, Hoy, and Vang

**Nay:** 0

**Abstain:** 0

**3.1 MINUTES**

**3.1a.** [26-195](#) May 11, 2026, Draft City Council Minutes

**Action: Approved.**

**3.2 RESOLUTIONS**

**3.2a.** [26-185](#) Acquisition of Property for the Marine Drive NW Project

Ward(s): Ward 1  
Councilor(s): Tigan  
Neighborhood(s): West Salem  
Result Area(s): Safe, Reliable and Efficient Infrastructure

**Adopted Resolution 2026-16, declaring a public need to acquire and the City of Salem's intent to negotiate for the acquisition of right-of-way and easements for the Marine Drive NW Project.**

**3.2b.** [26-188](#) Multiple Unit Housing Tax Incentive Program application by Willow Mixed Use SPE, LLC seeking a 10-year property tax exemption for a 49-unit apartment development located at 590 Willow Street NE.

Ward(s): Ward 1  
Councilor(s): Tigan  
Neighborhood(s): CANDO  
Result Area(s): Strong and Diverse Economy; Welcoming and Livable Community

**Pulled by Councilor Varney - See Item 5.b.**

**3.3 ACTION ITEMS**

None.

**4. PUBLIC HEARINGS**

**4.a.**     [26-194](#)           PY26 Annual Action Plan for HUD CDBG and HOME Funds

Ward(s): All Wards  
Councilor(s): All Councilors  
Neighborhood(s): All Neighborhoods  
Result Area(s): Welcoming and Livable Community.

**Michael Brown, Community Planning and Development Manager of Housing Production Programs and Incentives, introduced Eric Lowe.**

**Staff presentation by Eric Low, Federal Programs Manager, Community Planning and Development.**

**Questions or Comments by: Councilor Nordyke, Eric Lowe, Councilor Brown, Michael Brown, Councilors Matthews and Nishioka, Mayor Julie Hoy.**

**No persons testified.**

**Motion by Councilor Nishioka to approve the PY26 Annual Action Plan for submission to the HUD Portland Field Office.Councilor Gwyn seconded the motion.**

**Additional Comments by: Councilors Nordyke, Tigan, Brown, and Matthews.**

**The motion CARRIED by the following vote:**

**Aye:**   9 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, Hoy, and Vang

**Nay:**   0

**Abstain:** 0

**5. SPECIAL ORDERS OF BUSINESS: (Items deferred from the Consent Calendar; Mayor and Councilor Items; Items which require a selection among options; or of special importance to Council; management reports; presentations by City boards, commissions, committees, or outside agencies)**

5.a. [26-183](#)

Proposed Council Rule Changes.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance.

**Opening remarks by Mayor Julie Hoy.**

**Overview and Presentation by Dan Atchison, Deputy City Manager and City Attorney.**

**Questions or Comments by: Councilor Tigan, Deputy City Manager Atchison, Councilors Gwyn, Matthews, Brown, Nishioka, Varney, Nordyke, Vang, and Mayor Julie Hoy.**

**Motion by Councilor Nishioka to refer the rules for staff to review and bring back to council. Councilor Gwyn seconded the motion.**

**Additional Comments by: Councilor Matthews, Mayor Julie Hoy, Deputy City Manager Atchison, Councilors Varney, Tigan, Brown, and Nishioka.**

**The motion CARRIED by the following vote:**

**Aye: 9 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, Hoy, and Vang**

**Nay: 0**

**Abstain: 0**

**Questions or Comments by: Councilor Nishioka and Deputy City Manager Atchison.**

**Motion by Councilor Nishioka to have staff present a policy and plan to implement a prohibition on weapons at city council meetings and implement the use of metal detectors at city council meetings. Councilor Matthews seconded the motion.**

**Questions or Comments by: Councilor Nishioka, Deputy City Manager Atchison, Mayor Julie Hoy, and Councilor Matthews.**

**The motion CARRIED by the following vote:**

**Aye:** 9 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, Hoy, and Vang

**Nay:** 0

**Abstain:** 0

5.b. [26-188](#)  
(3.2b)

Multiple Unit Housing Tax Incentive Program application by Willow Mixed Use SPE, LLC seeking a 10-year property tax exemption for a 49-unit apartment development located at 590 Willow Street NE.

Ward(s): Ward 1

Councilor(s): Tigan

Neighborhood(s): CANDO

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

**Comments by Councilor Nishioka.**

**Motion by Councilor Varney to (1) Adopt Resolution No. 2026-17, approving an application by Willow Mixed Use SPE, LLC for tax exemption under the City's Multiple Unit Housing Tax Incentive Program; and (2) Direct staff to make a request to boards of other taxing districts to adopt a resolution agreeing with the policy of providing a tax exemption for the project, therefore exempting the multiple family residential portion of the project's full property tax liability. The motion was seconded by Councilor Nordyke.**

**Questions or Comments by: Councilors Varney, Tigan, Matthews, and Brown, Deputy City Manager Dan Atchison, Michael Brown, Manager of Housing Production Programs and Incentives, Community Planning and Development, Councilors Nordyke and Nishioka, Mayor Julie Hoy, and City Manager Krishna Namburi.**

**\*Motion by Councilor Nishioka to extend the meeting to 10:15 p.m., seconded by Councilor Matthews. The motion CARRIED by unanimous consent.**

**The motion to adopt Resolution No. 2026-17 CARRIED by the following vote:**

**Aye:** 7 - Nordyke, Nishioka, Gwyn, Brown, Tigan, Hoy, and Vang

**Nay:** 2 - Varney, and Matthews

**Abstain:** 0

## 6. INFORMATION REPORTS: (Items that require no Council action)

6.a. [26-189](#)

Status report on Engagement and Outreach for Drug Prevention, Treatment, and Enforcement in Salem

Ward(s): All Wards

Councilor(s): All Councilors

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.

**This Informational Report was read into the record.**

6.b. [26-192](#)

Purchases approved administratively from April 1, 2026 through April 30, 2026.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

**This Informational Report was received and filed.**

## 7. ORDINANCES

### 7.1 FIRST READING:

None.

### 7.2 SECOND READING:

None.

## 8. PUBLIC COMMENT: (Other than agenda items)

The following individuals provided comments:

Debbie Lockhart, Ward 5, Library

Kathleen Trepa, Ward 7, Food Pantry

## 9. ADJOURNMENT

10:06 p.m.

Minutes prepared by Carl Hoffman, Deputy City Recorder, and Amy Johnson, City Recorder.