

RESOLUTION NO. 16-3 URA

A RESOLUTION APPROVING AMENDMENTS TO THE NORTH GATEWAY URA INTERIOR/EXTERIOR GRANT PROGRAM POLICIES

Whereas, Section 609 of the North Gateway Urban Renewal Plan (the Plan) allows the Urban Renewal Agency of the City of Salem to promulgate rules, guidelines and eligibility requirements for the purpose of establishing a grant award program and other financial incentives to advance the goals and objectives of the Plan; and

Whereas, a grant program has been established to advance the goals and objectives of the Plan, as provided by Section 609 of the Plan; and

Whereas, the North Gateway Redevelopment Advisory Board (NGRAB), at its June 2, 2016 meeting considered and adopted a recommendation for changes to the grant program; and

Whereas, the Salem Urban Renewal Agency Board (Agency Board) has considered the recommendations of the NGRAB, and wishes to make the recommended changes to the grant program which are embodied in the “North Gateway URA Interior/Exterior Grant Program Policies,” which are attached hereto as “Exhibit A,” and incorporated herein by reference;

NOW, THEREFORE, THE BOARD OF THE URBAN RENEWAL AGENCY OF THE CITY OF SALEM, OREGON, RESOLVES AS FOLLOWS:

Section 1. Exhibit A, the North Gateway URA Interior/Exterior Grant Program Policies is hereby adopted as the policy for the North Gateway Urban Renewal Area.

Section 2. This resolution is effective upon adoption.

ADOPTED by the Urban Renewal Agency Board this 27th day of June, 2016.

ATTEST:

Clerk of the Board

Approved by City Attorney: _____

Checked by: M. Metzger

EXHIBIT A

North Gateway Urban Renewal Interior/Exterior Grant Program Policies

1. AWARD TERMS

- A. The maximum grant award is up to \$300,000.
- B. Each dollar in grant funds must be matched by a dollar in applicant funds. Grant funds and matching dollars must be used for eligible costs. Applicant expenditures for ineligible costs may not be applied as grant match.
- C. Grant funds may not be applied to costs incurred prior to the grant award.
- D. An applicant is limited to one grant award every three years per project location. The applicant is eligible for additional grants supporting projects at other locations within the URA. Phased projects may be approved as a single grant, The maximum award for a phased project shall not exceed \$300,000.

Example: a company envisions the phased installation of equipment and related upgrades in their electrical systems, totaling \$300,000. If the company describes the overall plan for the improvements with a timeline for completion, that project may be counted as a single grant award, even though the dispersal of funds may occur in phases.
- E. Grant awards may be combined with a loan award for a single project, but a loan award may not be used to satisfy the grant match requirement for grant awards.
- F. Other terms may be required for award to comply with law, or URA rules and regulations.

2. ELIGIBLE RECIPIENT

- A. The grant recipient may be the owner of the property (fee title or executed land sale contract evidencing right to perform improvements) or a tenant with an executed lease and written consent from the property owner to make the proposed improvements.
- B. A “recipient” includes all legal entities where the recipient has a membership, shareholder, or ownership interest. Non-profit entities are not eligible for grants.
- C. Grantees awarded funding prior to July 1, 2014 who apply for funding after June 27, 2016 will be considered a new applicant and if eligible, considered for up to \$300,000. Individuals awarded North Gateway URA funding after July 1, 2014 will be eligible to apply for the balance of their previous award, up to \$300,000. The same eligibility requirements and Program Policies apply to all applicants, regardless of whether they have received previous grants.

3. ELIGIBLE PROPERTY

- A. Properties must be located within the North Gateway Urban Renewal Area.
- B. Properties must be appropriately zoned for the use of the site.

4. ELIGIBLE GRANT ACTIVITIES

A. Restoration or rehabilitation to the face of a building that is in public view, including installation, repair or replacement of: Awnings, Canopies, Exterior Lighting, Roofing, Gutters, Painting, Signs, Windows, Doors, and other facade improvements.

B. New construction or redevelopment of commercial, industrial, mixed-use, and multi-family housing properties.

C. HVAC, electrical, plumbing renovation or replacement.

D. Roof replacement when needed to prevent further deterioration of a commercial or industrial building.

E. ADA Accessibility Improvements.

F. Environmental remediation.

G. Site plan review, building permit, and design review fees (not exceeding \$5,000 total).

H. Renovation or replacement of items required to address zoning, building, fire code, or seismic deficiencies.

I. Demolition in conjunction with an approved project.

J. Purchase of capital equipment as a business investment or to expand job opportunities. Equipment purchased with URA funds shall remain with the building for a period of 10 years. Should the equipment be moved outside of the North Gateway URA, the grant funds used to purchase the equipment shall be reimbursed to the Urban Renewal Agency on a proportional basis related to the time remaining on the 10-year commitment.

Example: a company that purchases equipment with URA funds, leaves the URA in 8 years (two years short of the 10 year commitment) shall reimburse the City for 20 percent of the original grant award.

5. CONDITIONS

A. Applicant shall maintain the improvements funded by the grant in good order for a period of at least five (5) years and be dutiful about removal of graffiti and repair of

vandalism. Capital equipment purchased with grant funds shall be maintained in good working order and must remain in the URA for a period of 10 years per Section 4. J.

B. If required, work shall be done under a building permit issued by the City of Salem.

C. Agency shall not reimburse more than 50 percent of all submitted receipts.

D. Taxes or fees assessed by the City must be current.

E. Evidence of property insurance.

6. ADMINISTRATION

A. The Urban Development Director has the authority to develop procedures and future required administrative changes to implement the program.

B. Comments from the North Gateway Redevelopment Advisory Board will be considered prior to major program policy changes such as maximum grant amounts.