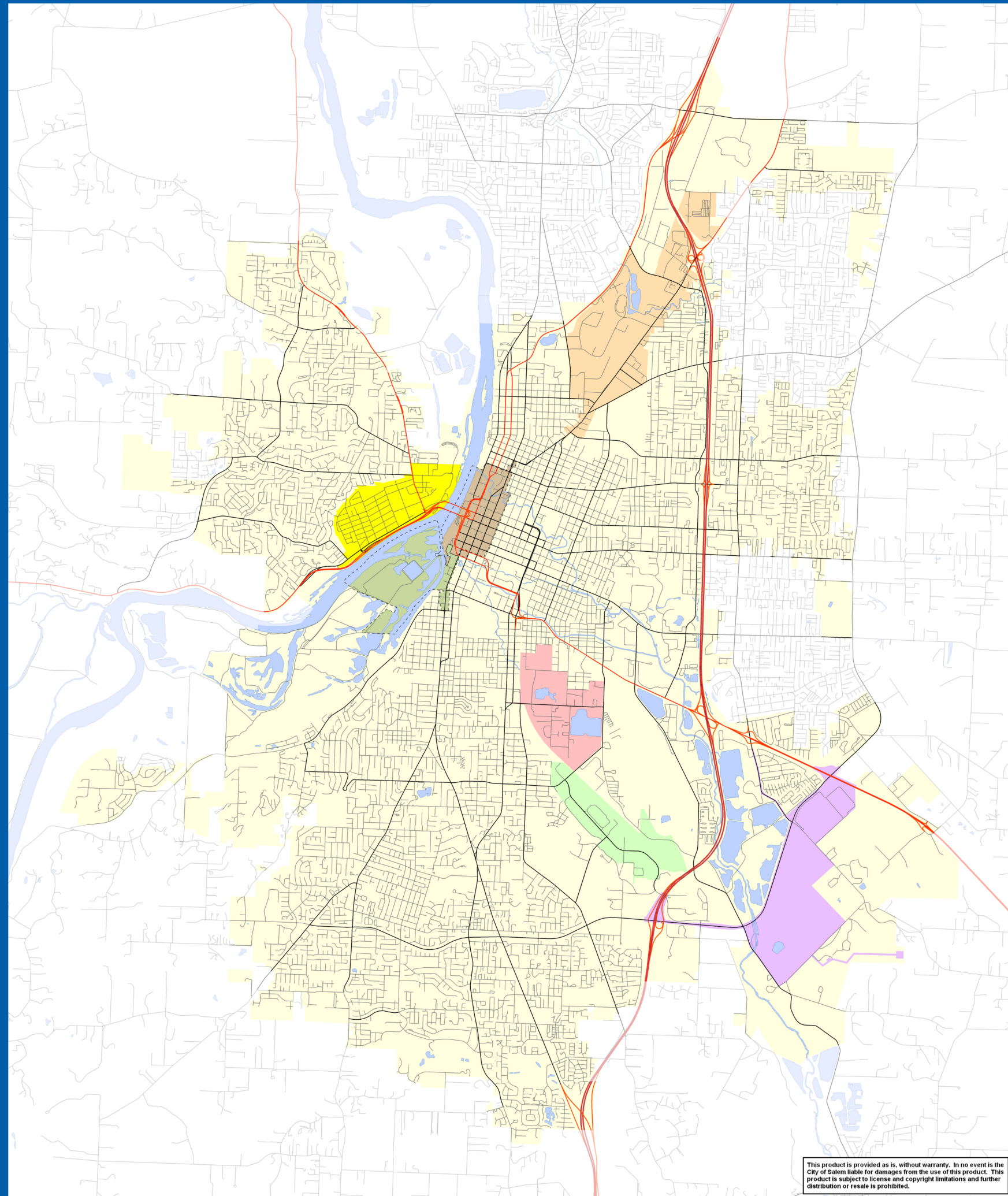


URBAN RENEWAL

I N S A L E M





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RIVERFRONT DOWNTOWN URA



KEY ACCOMPLISHMENTS

- 5 Phases of Downtown Streetscape Improvements
- 26,000 SF Park Front Office Building
- Provided Grants to Reduce Building Vacancy, Expand Businesses and Address Crime Prevention
- KOZ on State Street (148 Workforce Housing Units)
- Union Gospel Men's Facility
- Demolition of former UGM/Saffron/ABC Music Sites (Block 50)
- Holman Hotel

RIVERFRONT DOWNTOWN URA



UPCOMING/ACTIVE PROJECTS

- Rivenwood Rental Housing Construction
- Block 50 Mixed-Use Project Developer Selection
- Redevelopment of Former Whitlocks Building (mixed use)
- Redevelopment of Former Green Thumb Building
- Redevelopment of Citizens Apartment

NORTH GATEWAY URA



KEY ACCOMPLISHMENTS

- Maximum Indebtedness Increase
- CTEC Development Partnership
- Redwood Crossing Property Purchase with SHA
- 2640 Portland Road Purchase for Future Development
- Streetscape and Development Infrastructure Investment Projects
- Grants Issued for Redevelopment, Improved Building, New Construction and Expansion of Industry

NORTH GATEWAY URA



UPCOMING/ACTIVE PROJECTS

- Silverton/17th Road Improvements Including Turn Lane and Partnering With Bond Project.
- 2640 Portland Road Site Planning
- Portland Road Road Infrastructure Improvements Partnering With Bond Project
- Continued Active Grant Programs

MCGILCHRIST URA



KEY ACCOMPLISHMENTS

- McGilchrist Street Improvement Project Grant Matches and Design
- Establishment of Grant Program Assisting in Relocation of Oregon Fruit to Vacant Food Processing Building

MCGILCHRIST URA



UPCOMING/ACTIVE PROJECTS

- McGilchrist Street Project Phase 1 Construction Currently Underway
- McGilchrist Street Project Phase 2 and 3 Final Design Underway

JORY URA



KEY ACCOMPLISHMENTS

- Jory Apartments Affordable Housing Incentive
(36 units)

JORY URA



UPCOMING/ACTIVE PROJECTS

- Affordability Requirement Maintained Through Annual Verification Process
- Establishment of Single Property URA Affordable Housing Program

WEST SALEM URA



KEY ACCOMPLISHMENTS

- Wallace Marine Park River Access Trail
- Edgewater Street NW and 2nd Street NW Pedestrian Enhancements
- West Salem Business Action Plan and Zoning Code Clean Up
- Grants Issued Resulting in Improved Buildings, Redevelopment, New Building Construction and Expanded Manufacturing Operations

WEST SALEM URA



UPCOMING/ACTIVE PROJECTS

- 2nd Street NW from Gerth Avenue to Wallace Rd
NW Construction
- Improved Bike/Pedestrian Connectivity to Union
Street Railroad Bridge
- Property Redevelopment Support

MILL CREEK INDUSTRIAL PARK URA



KEY ACCOMPLISHMENTS

- Depot Court Rd SE Construction and Utilities
- Mill Creek Reservoir and Deer Park Pump Station
- 100 Acres Mitigated Wetlands for Natural Habitat Stormwater Detention Built and Established
- Aumsville Highway SE and Mill Creek Drive SE New Signalized Intersections
- Aumsville Highway SE Full Street Improvements
- Truax Drive SE and Mill Creek Drive SE Construction and New Utilities

MILL CREEK INDUSTRIAL PARK URA



UPCOMING/ACTIVE PROJECTS

- Logistics Street SE
- Mill Creek Drive SE
- Kuebler Blvd SE Street Improvements
- Lancaster Drive SE Street Improvements
- Future Public Infrastructure for Development of the Former Department of Corrections Land

SOUTH WATERFRONT URA



KEY ACCOMPLISHMENTS

- South Block Mixed-Use Project (Includes Commercial Tenants and Rental Units)

SOUTH WATERFRONT URA



UPCOMING/ACTIVE PROJECTS

- Pringle Path Design
- 295 Commercial Street SE Acquisition for Redevelopment

FAIRVIEW URA



KEY ACCOMPLISHMENTS

- Undergrounding and Installation of Utilities
- Streets, Bike Lanes, Sidewalks (Fairview Industrial Dr., Strong Rd., Madrona Ave.)
- South Airport Industrial Park infrastructure Improvements to Encourage Development
- Establishment of 45 Acres of Wetland Mitigation and 58 Acres of Riparian Area and Open Space
- Manufacturers, Service and Commercial Businesses Have located in Fairview
- Small Business Pilot Loan Program Attracted New Manufacturing Businesses/Jobs

FAIRVIEW URA



UPCOMING/ACTIVE PROJECTS

- URA Boundary Change for Improvements to the Salem Airport
- Airport Security Improvements
- New Development at the Aiport

WHEN WILL EACH URA REACH MAXIMUM INDEBTEDNESS?

**All Status of MI Information is based on
FY 2023-24 Budget Documents**

Riverfront URA

Total MI Allowed: \$315,000,000

Status of MI: \$171,967,655 remains to be collected

Estimated Closure: March 2041

North Gateway URA

Total MI Allowed: \$101,466,402

Status of MI: \$13,468,399 remains to be collected

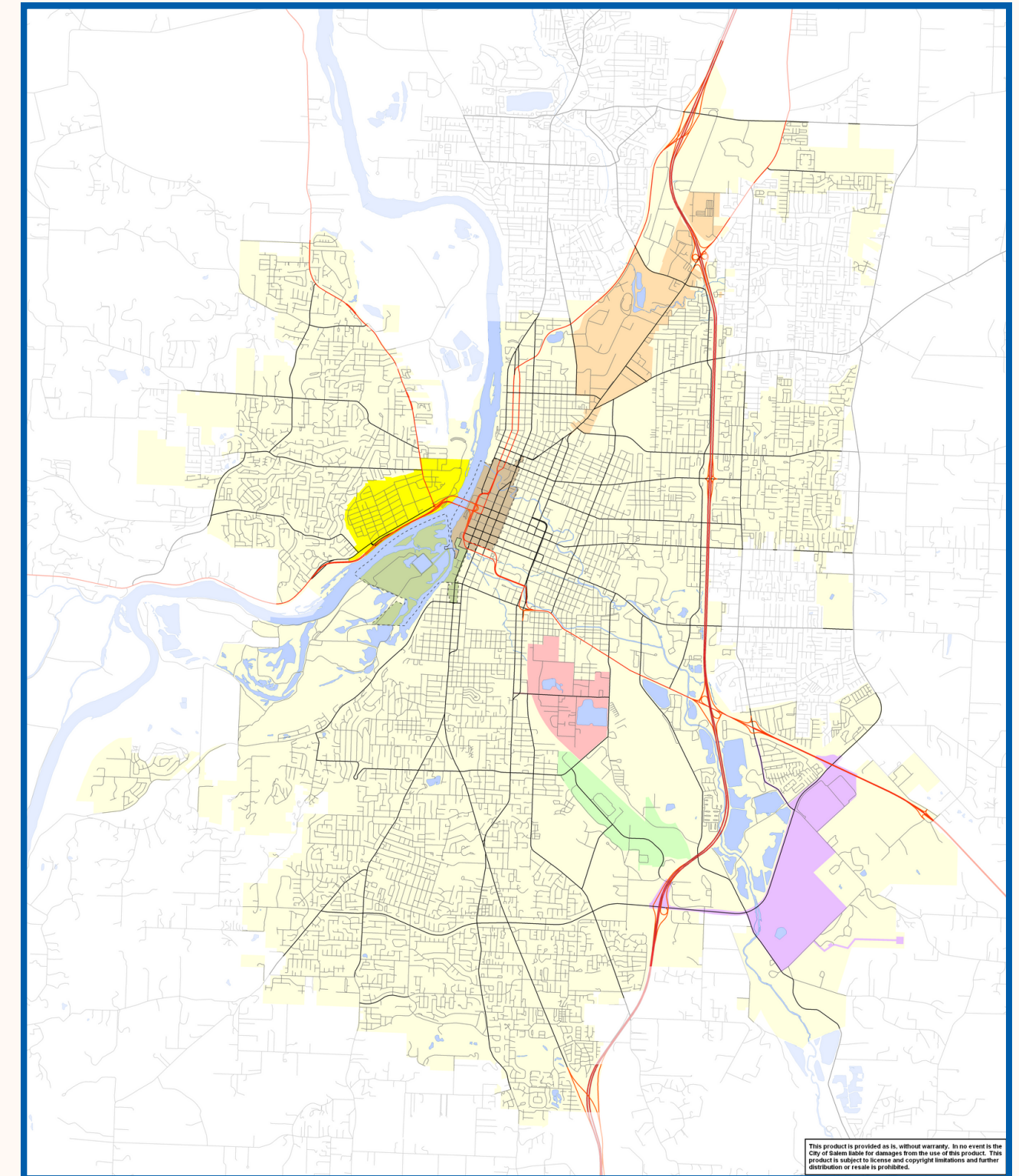
Estimated Closure: March 2026

West Salem URA

Total MI Allowed: \$31,000,000

Status of MI: \$13,747,575 remains to be collected

Estimated Closure: March 2027



WHEN WILL EACH URA REACH MAXIMUM INDEBTEDNESS?

All Status of MI Information is based on FY 2023-24 Budget Documents

Mill Creek URA

Total MI Allowed: \$26,000,000

Status of MI: \$7,663,701 remains to be collected

Estimated Closure: March 2025

South Waterfront URA

Total MI Allowed: \$24,000,000

Status of MI: \$19,423,000 remains to be collected

Estimated Closure: March 2041

McGilchrist URA

Total MI Allowed: \$11,000,000

Status of MI: \$1,100,000 remains to be collected

Estimated Closure: March 2024

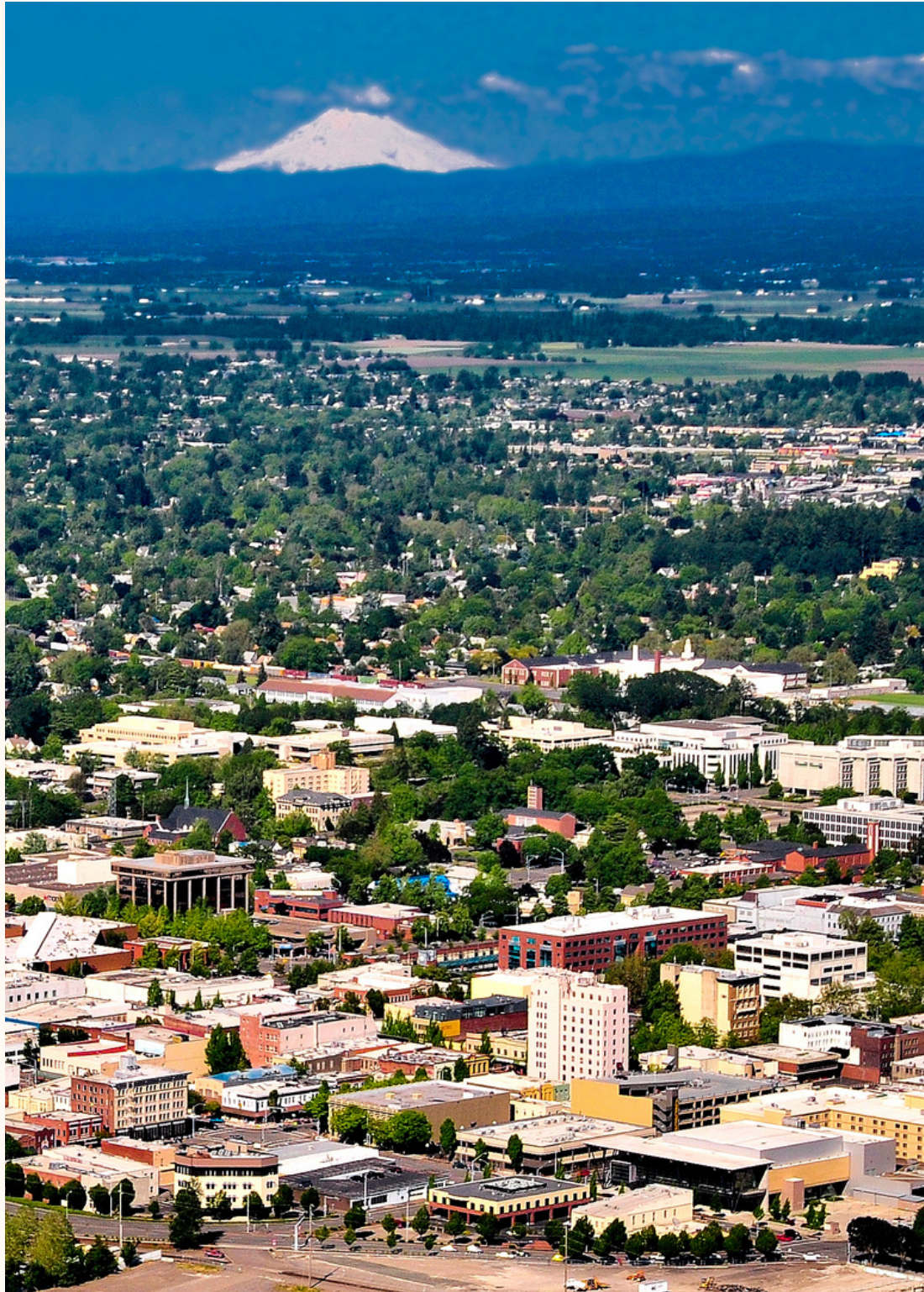
Jory URA

Total MI Allowed: \$20,725,125 or 41 rebates

Status of MI: \$20,551,335 remains to be collected or 40 rebates to be issued

Estimated Closure: March 2039

ANNUAL DISTRIBUTION OF URA FUNDS WHEN URA IS CLOSED



*Information is based in 2023 Property Tax Report
if URA were closed this year*

*City of Salem receives 37.95% of property tax
based on 2022 Tiberius Analysis*

Riverfront URA \$1,300,000

North Gateway URA \$1,518,000

West Salem URA \$844,387

Mill Creek Industrial Park URA \$645,150

McGilchrist URA \$531,300

South Waterfront URA \$189,750

Jory URA \$65,953