



ECONOMIC  
DEVELOPMENT  
QUARTERLY  
REPORT

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PREPARED BY



**URBAN DEVELOPMENT DIVISION**

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## **PROJECTS UPDATE: MCGILCHRIST PHASE 2 COMPLETION UNDERWAY**

The second phase of the McGilchrist Street Improvement Project kicked off construction in Summer 2025 and has reached substantial completion.

The majority of construction activities have concluded; however landscaping enhancements are still underway. The work included improvements from 22<sup>nd</sup> to 25<sup>th</sup> streets.

Design is underway for Phase III which will involve improvements from 12<sup>th</sup> to 19<sup>th</sup> streets with an intention for construction to begin in summer 2027. It is expected for utility location work to begin as early as this spring in advance of phase III construction work.





## PROJECTS: THE MARION PARKADE REVITALIZATION

Revitalization of The Marion parking structure to improve safety, visibility and usability began April 6. During construction, the parking structure will remain open for public use. The revitalization project has been carefully planned to minimize disruptions to the public. There will be limited night work anticipated during the project.

What is expected during the construction:

- **Traffic Control Measures:** Signed traffic control measures will be in place throughout the project to ensure safety.
- **Phased Construction:** Work will be completed in phases, focusing one corner of the structure at a time. This will allow parts of the parking structure to remain open for public use.
- **Permit, Accessible and Visitor Parking:** Permit parking and accessible (ADA) parking will still be available, but their locations may be adjusted during construction. Signage will be posted to indicate the relocated permit and ADA spaces. Visitor parking will remain available.
- **Mall Access:** The skybridge entrance to the Salem Center Mall will remain open.
- **Night Work:** Night work will happen May 26 - June 1 on the High St NE side, and September 14 -18 on the Liberty St NE side. Both sides will have lane closures scheduled and work will happen between 9 p.m. and 5 a.m.





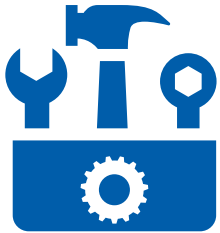
## **SEDCOR: BRINGING TOGETHER INDUSTRY LEADERS**

Oregon Outdoor Alliance, an organization based out of Bend, is bringing together industry leaders, individuals and partners from all over the state to build connections and growth in the outdoor sector. The organization has grown, and they are looking at launching a Willamette Valley chapter utilizing assistance from SEDCOR. Fifteen business and community representatives were able to attend the first meeting. The Oregon Outdoor Alliance is enthusiastic about the future activities here.

Object Permanence, a local startup, wants to help build community by helping people disconnect from their phones and come together with the sound of music. They would like to establish a vinyl record pressing plant in Salem, committed to manufacturing records that help artists and labels of all sizes reach the fans with albums they can hold in their hands. They are proposing using organic waste from sugar beets in the making of their records. SEDCOR is working to connect them with sugar beet farmers and potential Urban Renewal Funding.

Shinsegae Foods, who came to Salem in 2010, is outgrowing their current facility location. In 2022, they expanded their facility near MLK Parkway. The location was chosen for proximity to local farmers fresh produce, which is used to create traditional Korean ready-to-eat meals. The company continues to grow and is working with SEDCOR for potential sites for expansion.





## ECONOMIC DEVELOPMENT TOOLBOX: NORTH GATEWAY GRANT SUPPORTS EXPANSION

The North Gateway Urban Renewal Area (NGURA) Rehabilitation Grant Program is helping fund a major expansion at Don Froylan Creamery, located at 3310 Portland Road NE.

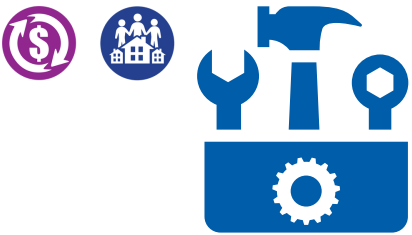
The program previously supported the creamery when the building was constructed and opened in 2020, as well as during an initial expansion completed in 2024. Known for its award-winning cheeses, Don Froylan Creamery most recently earned “Best of Class” honors in 2026 for its popular string cheese.

This latest expansion will add new production space and equipment, allowing the company to meet growing demand while maintaining its commitment to high-quality products and entering new markets.

The project includes a \$300,000 grant from the NGURA Rehabilitation Grant Program, matched by \$1.3 million in private investment. The expansion is expected to create several new jobs in the community.

Don Froylan Creamery products are available at specialty markets throughout the region. Visitors are also encouraged to stop by the creamery to purchase products on-site and enjoy freshly made quesadillas at the creamery’s quesadilla bar.





# ECONOMIC DEVELOPMENT TOOLBOX: DOWNTOWN HOUSING DEVELOPMENT RISING

Construction is underway on a new multi-story housing development downtown, bringing more than 100 new residential units to the area. Located at the corner of Liberty Street NE and Chemeketa Street NE, the development will offer a mix of housing types..

The URA approved a grant exception through the Riverfront Downtown URA Capital Improvement Grant program. The public investment is matched by millions of dollars in private funding. The project transforms a former surface parking lot and vacant bank building into much-needed housing.

This development is part of a broader wave of growth and revitalization. Nearby projects include the Rivenwood apartment building to the north and Forge building to the west.

The Forge continues to attract new businesses, including a Japanese coffeehouse/tea bar, Bonzai, and a new dining experience, Clink!, and more than 20 suites filling with emerging businesses.

Together, these developments highlight the continued momentum and transformation of downtown as a vibrant place to live, work and gather.

