

*585 Liberty St SE  
Salem, OR 97301*



## **Final Action Agenda - Minutes - Draft**

**Monday, February 23, 2026**

**6:00 PM**

**Loucks Auditorium / Salem Public Library**

**Urban Renewal Agency**

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:**

### **Call to Order**

**6:28 p.m.**

### **Roll Call**

**Present:** 9 - Board Member Nordyke, Board Member Varney, Board Member Nishioka, Board Member Gwyn, Board Member Tigan, Board Member Matthews, Board Member Brown, Chairperson Hoy, and Board Member Vang

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

**None.**

## **2. PUBLIC COMMENT**

**None.**

## **3. CONSENT CALENDAR:**

**Motion by Board Member Nishioka to approve the consent calendar. The motion was seconded by Board Member Gwyn.**

**Comments by Board Member Nishioka.**

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

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

**Nay:** 0

**Abstain:** 0

## **3.1 MINUTES:**

**3.1a.** [26-37](#) January 26, 2026, Draft Urban Renewal Agency Minutes

**Action: Approved.**

### 3.2 RESOLUTIONS:

3.2a. [26-34](#)

Authorizing the Issuance and Negotiated Sale of the Jory Apartments TIF District Short-Term Subordinate Urban Renewal Bond, Series 2026.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

**Adopted Resolution No. 26-01 URA, authorizing the issuance of a short-term bond in an amount not to exceed \$360,000 to pay for the costs of the urban renewal projects in the Jory Apartments TIF District Urban Renewal Area.**

3.2b. [26-35](#)

Authorizing the Issuance and Negotiated Sale of the North Gateway Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2026.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

**Adopted Resolution No. 26-02 URA, authorizing the issuance of a short-term bond in an amount not to exceed \$4,199,999 to pay for the costs of urban renewal project in the North Gateway Urban Renewal Area.**

3.2c. [26-40](#)

Authorizing the Issuance and Negotiated Sale of the Riverfront/Downtown Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2026.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

**Adopted Resolution No. 26-03 URA, authorizing the issuance of a short-term bond in an amount not to exceed \$6,000,000 to pay for the costs of urban renewal projects in the Riverfront/Downtown Urban Renewal Area.**

**3.2d.** [26-42](#)

Authorizing the Issuance and Negotiated Sale of the South Waterfront Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2026.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

**Adopted Resolution No. 26-04 URA, authorizing the issuance of a short-term bond in an amount not to exceed \$500,000 to pay for the costs of urban renewal projects in the South Waterfront Urban Renewal Area.**

**3.2e.** [26-43](#)

Authorizing the Issuance and Negotiation Sale of the West Salem Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2026

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

**Adopted Resolution No. 26-05 URA, authorizing the issuance of a short-term bond in an amount not to exceed \$2,240,000 to pay for the costs of urban renewal projects in the West Salem Urban Renewal Area.**

**3.2f.** [26-59](#)

Supplemental Budget 1 for the FY 2026 Urban Renewal Agency Budget to move budget appropriation between categories

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

**Adopted Resolution No. 26-06 URA, Supplemental Budget 1 URA, transferring budget appropriations between expenditure categories in the FY 2026 budget.**

**3.3 ACTION ITEMS:**

**3.3a.** [26-51](#)

Fiscal Year (FY) 2025 Urban Renewal Agency (URA) Annual Financial Report.

Ward(s): All Wards  
Councilor(s): All Board Members  
Neighborhood(s): All Neighborhoods  
Result Area(s): Good Governance

**Approved and forwarded to City Council the Urban Renewal Agency Financial Report for FY 2025, as required under ORS 457.460.**

**3.3b.** [26-57](#)

Amend the West Salem Urban Renewal Area grant program guidelines for increased flexibility and to be consistent with other urban renewal grant programs.

Ward(s): Ward 1  
Board Member(s): Member Tigan  
Neighborhood(s): WSNA  
Result Area(s): Strong and Diverse Economy; Welcoming and Livable Community.

**Adopted amendments to the WSURA grant program to encourage grant activity in private investment and improve consistency with other Salem urban renewal grant programs.**

**4. PUBLIC HEARINGS:**

None.

**5. SPECIAL ORDERS OF BUSINESS**

None.

**6. INFORMATION REPORTS:**

**6.a.** [26-22](#)

Purchases approved administratively from December 1, 2025 through December 31, 2025.

Ward(s): All Wards  
Councilor(s): All Board Members  
Neighborhood(s): All Neighborhoods  
Result Area(s): Good Governance

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

**6.b.**     [26-47](#)

Purchases approved administratively from January 1, 2026 through January 31, 2026.

Ward(s): All Wards  
Councilor(s): All Board Members  
Neighborhood(s): All Neighborhoods  
Result Area(s): Good Governance

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

**6.c.**     [26-61](#)

Urban Renewal Agency Fiscal Year 2026 Quarter 2 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

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

**Adjourned at 6:33 p.m.**

**Minutes prepared by Amy Johnson, City Recorder**