

*555 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Final

Monday, February 24, 2025

6:00 PM

Council Chambers / Hybrid Meeting

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 Council Chambers 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. 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 4:00 p.m. on the day of the meeting using this link: <https://www.cityofsalem.net/comment-at-council>

1. OPENING EXERCISES:

Call to Order

6:21 p.m.

Roll Call

Present: 8 - Board Member Nordyke, Board Member Varney, Board Member Nishioka, Board Member Gwyn, Board Member Tigan, Board Member Matthews, Board Member Brown, and Chairperson Hoy

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

None.

2. PUBLIC COMMENT

None.

3. CONSENT CALENDAR:

A motion was made by Board Member Nishioka to approve the consent calendar. The motion was seconded by Board Member Gwyn.

Comments by: Chair Julie Hoy and Board Member Nishioka.

The motion CARRIED by the following vote:

Aye: 8 - Nordyke, Varney, Nishioka, Gwyn, Tigan, Matthews, Brown, and Hoy

Nay: 0

Abstain: 0

3.1 MINUTES:

3.1a. January 27, 2025, Draft Urban Renewal Agency Minutes

Attachments: [01-27-25 Draft URA Minutes.pdf](#)

Action: Approved.

3.2 RESOLUTIONS:

3.2a. Authorizing the Issuance and Negotiated Sale of the Jory Apartments TIF District Short-Term Subordinate Urban Renewal Bond, Series 2025.

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.

Attachments: [Resolution No. 25-01 URA](#)

Adopted Resolution No. 25-01 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. Authorizing the Issuance and Negotiated Sale of the North Gateway Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2025.

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.

Attachments: [Resolution No. 25-02 URA](#)

Adopted Resolution No. 25-02 URA, authorizing the issuance of a short-term bond in an amount not to exceed \$4,268,400 to pay for the costs of urban renewal project in the North Gateway Urban Renewal Area.

3.2c.

Authorizing the Issuance and Negotiated Sale of the Riverfront/Downtown Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2025.

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.

Attachments: [Resolution No. 25-03 URA](#)

Adopted Resolution No. 25-03 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.

Authorizing the Issuance and Negotiated Sale of the South Waterfront Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2025.

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.

Attachments: [Resolution No. 25-04 URA](#)

Adopted Resolution No. 25-04 URA, authorizing the issuance of a short-term bond in an amount not to exceed \$400,000 to pay for the costs of urban renewal projects in the South Waterfront Urban Renewal Area.

3.2e.

Authorizing the Issuance and Negotiation Sale of the West Salem Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2025.

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.

Attachments: [Resolution No. 25-05 URA](#)

Adopted Resolution No. 25-05 URA, authorizing the issuance of a short-term bond in an amount not to exceed \$2,250,000 to pay for the costs of urban renewal projects in the West Salem Urban Renewal Area.

3.3 ACTION ITEMS:

3.3a.

Fiscal Year (FY) 2024 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.

Attachments: [Independent Auditors Report - FY 2024 Salem Urban Renewal Agency.pdf](#)

Approved and forwarded to City Council the Urban Renewal Agency Financial Report for FY 2024, as required under ORS 457.460.

4. PUBLIC HEARINGS:

None.

5. SPECIAL ORDERS OF BUSINESS

None.

6. INFORMATION REPORTS:

6.a.

Urban Renewal Agency Quarterly Financial Reports

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

Attachments:

URA FY 2024 Final Quarter 4 Financial Report

URA FY 2025 Final Quarter 1 Financial Report

URA FY 2025 Quarter 2 Financial Report

Questions or Comments by: Josh Eggleston, Chief Financial Officer.

This Informational Report was received and filed.

The meeting adjourned at 6:27 p.m.

Minutes prepared by Amy Johnson, City Recorder.