



# CITY OF SALEM

585 Liberty St SE  
Salem, OR 97301

## Meeting Agenda

### Urban Renewal Agency

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**Monday, July 28, 2025**

**6:00 PM**

**Loucks Auditorium /  
Salem Public Library**

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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:**

*(Includes call to order, roll call, pledge of allegiance, announcements, ceremonial presentations, and reports from boards, commissions, or committees)*

#### **Call to Order**

#### **Roll Call**

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

#### **2. PUBLIC COMMENT**

#### **3. CONSENT CALENDAR:**

*(Includes approval of minutes, adoption of routine resolutions, and items of business requiring Board action)*

#### **3.1 MINUTES:**

**3.1a.** [25-250](#) June 23, 2025, Draft Urban Renewal Agency Minutes

**Attachments:** [6-23-25 Draft URA Minutes](#)

#### **3.2 RESOLUTIONS:**

**3.2a.** [25-275](#) Appointment to the West Salem Redevelopment Advisory Board.

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

**Recommendation:**

Approve the recommended appointment of David Wrightson to fill a position of a 'Business or Property Owner within the West Salem Urban Renewal Area.'

**Summary:**

The Urban Renewal Agency/City Council/Salem Housing Authority Board & Commission Appointments Committee convened on June 25, 2025, to review applications for several City Boards and Commissions, including one for the West Salem Redevelopment Advisory Board, which was referred to the Urban Renewal Agency for consideration.

**Attachments:** [Application - David Wrightson \(redacted\).pdf](#)

### **3.3 ACTION ITEMS:**

**3.3a. [25-255](#)**

Execution of the Memorandum of Understanding with ORREO, LLC for redevelopment of the Urban Renewal Agency owned site known as Block 45.

Ward(s): 2  
Councilor(s): Nishioka  
Neighborhood(s): CANDO  
Result Area(s): Strong and Diverse Economy; Welcoming and Livable Community.

**Recommendation:**

Authorize the Executive Director to execute a MOU between the Agency and ORREO, LLC to redevelop the Agency owned site Block 45.

**Summary:**

Seeking Urban Renewal Agency (Agency) action to authorize the Executive Director to execute a Memorandum of Understanding (MOU) memorializing the selection of ORREO, LLC as the development team to redevelop the Agency site referred to as Block 45.

**Attachments:** [Block 45 Memorandum of Understanding.pdf](#)

**3.3b. [25-256](#)**

Riverfront-Downtown Urban Renewal Capital Improvement Grant Program Exception for Willow Mixed Use SPE, LLC.

Ward(s): 1  
Councilor(s): Tigan  
Neighborhood(s): CANDO  
Result Area(s): Strong and Diverse Economy; Welcoming and Livable Community.

**Recommendation:**

Approve an exception to the maximum grant amount from the RDURA Grant Program for a total grant award of \$749,000 for a new mixed-use multi-family building on Willow Street NE.

**Summary:**

Urban Renewal Agency Board action is needed to approve a grant in the amount of \$749,000 as an exception to the maximum grant amount of \$300,000. The Director, under the Riverfront-Downtown Urban Renewal Area Capital Improvement Grant Program Guidelines, can approve grant requests up to \$300,000. Grant funds will be used to partially fund the costs to construct a new mixed-use multi-family building on Willow Street NE.

**Attachments:** [Willow Mixed Use Request for Exception.pdf](#)

[Willow St NE Map.pdf](#)

[RDURA Grant Program Exception Criteria.pdf](#)

**4. PUBLIC HEARINGS:**

**5. SPECIAL ORDERS OF BUSINESS**

*(includes consideration of items deferred from the consent calendar, unfinished business from a previous meeting, and any action item which requires a selection among options, consideration of matters of special importance to the Board, new business, and management reports)*

**6. INFORMATION REPORTS:**

*(items that require no Board action)*

**Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 48 hours prior to the meeting. To request accommodations or services, please call 503-588-6255 or 503-588-6003 (TTD/TTY 503-588-6439), or by e-mail at: [cityrecorder@cityofsalem.net](mailto:cityrecorder@cityofsalem.net) at least two business days in advance.**

