

*585 Liberty St SE  
Salem, OR 97301*



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

**Monday, July 28, 2025**

**6:00 PM**

**Loucks Auditorium / Salem Public Library**

**Urban Renewal Agency**

**1. OPENING EXERCISES:**

**Call to Order**

6:15 p.m.

**Roll Call**

Councilor Matthews attended remotely.

Ward 7 Guest Councilor: Bill Dixon.

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

None.

**2. PUBLIC COMMENT**

None.

**3. CONSENT CALENDAR:**

A motion was made by Councilor Nishioka, seconded by Councilor Gwyn, to approve the Consent Calendar.

Comments from: Councilor Nishioka.

Councilor Tigan declared a potential conflict of interest related to item 3.3b; he stated that he did not have a direct financial interest and would therefore participate in the vote.

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

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

**Nay:** 0

**Absent:** 1 - Nordyke

**Abstain:** 0

**3.1 MINUTES:**

**3.1a.** June 23, 2025, Draft Urban Renewal Agency Minutes

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

**Action:** approved.

### 3.2 RESOLUTIONS:

3.2a. 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

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

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

### 3.3 ACTION ITEMS:

3.3a. 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.

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

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

- 3.3b.** Riverfront-Downtown Urban Renewal Capital Improvement Grant  
Program Exception for Willow Mixed Use SPE, LLC.

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

**Attachments:** [Willow Mixed Use Request for Exception.pdf](#)  
[Willow St NE Map.pdf](#)  
[RDURA Grant Program Exception Criteria.pdf](#)

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

#### **4. PUBLIC HEARINGS:**

None.

#### **5. SPECIAL ORDERS OF BUSINESS**

None.

#### **6. INFORMATION REPORTS:**

None.

**Meeting adjourned at 6:19 p.m.**

**Minutes prepared by:  
Rachael Gangelhoff, CMC  
Deputy City Recorder**