

*585 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Draft

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): CANDO

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