



# ECONOMIC DEVELOPMENT QUARTERLY REPORT

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PREPARED BY



**URBAN DEVELOPMENT DIVISION**

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## DOWNTOWN: STRATEGIC PROJECT GRANT

In 2019, the Agency Board approved the Strategic Project Grant Program to support the goals of addressing homelessness. The grants provide funds to property owners for safety and security projects for their building and/or property.

The Strategic Project Grant is different from the Capital Improvement Grant Program in the following ways:

- Items that provide security/safety for a property outside of the building envelope are not eligible with the Capital Improvement Grant, such as fencing, gates, trash/recycling enclosures and security cameras.
- Strategic Project Grants do not include a match requirement for a property owner; not because they do not result in a financial return to the property owner, but because this type of improvement can positively benefit everyone downtown.
- Since the grant program was approved, 43 Strategic Project Grants have been approved, providing exterior security lighting, security cameras, security fencing and building entrance security enhancements.





## PROJECTS COMPLETED: LOGISTICS ST SE & MILL CREEK CORPORATE CENTER

Newly-constructed Logistics Street SE connects Turner Road SE to Mill Creek Drive SE and it is open to the public. The street provides access to the Dollar General Distribution Center that is approaching completion and will employ hundreds. A new convenience store is also open at the corner of Logistics Street SE and Mill Creek Drive SE.

Improvements at the Mill Creek Corporate Center include a new multi-use path connection that joins nearly 1.5 miles of passive recreation for residents and workers along the 100-acre central wetland open space through the Mill Creek Corporate Center.







## SED COR/OUTREACH: ENTREPRENEURIAL ECOSYSTEM DEVELOPMENT

**Entrepreneur Coffee Clubs:** Established three clubs as part of the Regional Innovation Hub to foster local entrepreneurial networking/collaboration.

**Launch Mid-Valley Regional Innovation Hub PubTalk:** Hosted an event with Oregon Entrepreneurs Network attracting nearly 100 entrepreneurs and investors, focusing on resources for attracting equity, investment options and networking opportunities.

**Innovation Fund Development with VertueLab:** Working to create an innovation fund aimed at supporting startups in ag tech, climate tech, renewable energy and food/beverage sectors. VertueLab is identifying resources to launch this fund, supported by \$1.5M from Business Oregon's Small Business Credit Initiative.

**Latino Microenterprise Development Program (LMDP):** 25 local entrepreneurs successfully completed LMDP classes. Additionally, SEDCOR was awarded \$225,000 to extend these offerings through June 2025.





## AIRPORT MII AERO, WATTEV & CORPORATE HANGAR DEVELOPMENT

MII AERO, formerly Metal Innovations Inc., completed their relocation from Aurora State Airport. Two existing hangars, totaling over 20,000 square feet of combined space, have been renovated in the first phase of the 4-acre campus development. Preparation work is in progress for the installation of paint and sanding booths and a composite materials room.

WattEV's planned charging depot on Airway Drive continues to work through permitting with street improvement requirements and the FAA's environmental review. This project is on track for completion in 2025 and will provide fast charging for heavy-duty freight and passenger vehicles.

Corporate hangar development at the airport is advancing. Three new tenants are starting environmental review and three additional tenants are in the design phase. Construction is expected to start in 2025 as permitting is completed for each of the hangars.







## PROJECTS: WHAT'S HAPPENING?

The Urban Renewal Agency (Agency) acquired the property at the corner of Front Street SE and Commercial Street SE as the new Block 45 development site. There was a public request for development partner applicants that was advertised and promoted online. Six applications were received and evaluated in December.

Three finalists will continue to the next review in February. The Agency and area stakeholders stated that the development should exhibit design creativity, fit with the relationship to Riverfront Park, provide a mix of building uses and maximize the benefits of the proximity to Pringle Creek and the Willamette River.





## PROJECT FEATURE: MCGILCHRIST PHASE 1 COMPLETE

The McGilchrist Complete Street project wrapped up the first phase of construction at the end of 2024. The first phase included the substantial project of realigning 22nd Street. The Phase 2 construction bid was released in early January with opening occurring in February; utility relocation work will be underway soon with the goal of construction beginning in Summer 2025. The 2nd phase will include improvements between 22nd and 25th Streets. The final phase will be improvements from 12th to 19th which involves coordination with Union Pacific Railroad and replacement of the culvert at the West Fork of Pringle Creek. Final design of the third phase is expected to begin in early 2025.

This improvement project was the central priority of the McGilchrist Urban Renewal Area. Due to the complexity of the project, it involves a variety of funding resources in addition to urban renewal dollars such as; state grants, federal RAISE grant, bond dollars and stormwater funds.





## ECONOMIC DEVELOPMENT TOOLBOX

The City of Salem received grant funds from Marion County as part of their Community Prosperity Initiative. Funds will be directed to individuals who are enrolled in the Salem Housing Authority's Family-Self Sufficiency Program to go towards those looking to start their own business.

Part of the eligibility requirements include development of a business plan. For those who receive funding, a success story of how those funds were utilized and the impact of those funds on the startup business will be provided by recipients. The goal is to fund four individuals with \$5,000 each. Depending on the success of the program, additional grant dollars may be available in the future.

