

*585 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Draft

Monday, March 23, 2026

6:00 PM

Loucks Auditorium / Salem Public Library

Housing Authority of the City of Salem

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. 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:

Roll Call

Present 7 - Commissioner Varney, Chairperson Nishioka, Vice Chair Gwyn, Commissioner Brown, Commissioner Tigan, Commissioner Nordyke, and Commissioner Vang
Absent 2 - Commissioner Villegas, and Commissioner Matthews

Pledge of Allegiance

Led by Commissioner Vang.

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

None.

2. PUBLIC COMMENT

None.

3. CONSENT CALENDAR:

Motion by Vice Chair Gwyn to approve the consent calendar. Commissioner Vang seconded the motion.

Comments by Vice Chair Gwyn.

The motion CARRIED by the following vote:

Aye: 7 - Varney, Nishioka, Gwyn, Brown, Tigan, Nordyke, and Vang

Nay: 0

Absent: 2 - Villegas, and Matthews

Abstain: 0

3.1 MINUTES:

- 3.1a.** [26-95](#) February 23, 2026, Draft Salem Housing Authority Minutes
Action: Approved.

3.2 ACTION ITEMS:

None.

3.3 RESOLUTIONS:

None.

4. PUBLIC HEARINGS

- 4.a.** [26-89](#) Request for Exemption from the Competitive Bidding Process and Authorization of an Alternative Contracting Method of Construction Manager/General Contractor for the Glen Creek Redevelopment Project
- Ward(s): All Wards
Commissioners(s): All Commissioners
Neighborhood(s): All Neighborhoods
Result Area(s): Safe and Healthy Community; Welcome and Livable Neighborhood
- Staff presentation by Jessica Blakely, Deputy Director, Salem Housing Authority.**
- Persons testifying: None.**
- Questions for staff: Commissioner Nordyke, Jessica Blakely, Commissioners Brown, Tigan, Gwyn, and Chair Nishioka.**
- Motion by Vice Chair Gwyn to adopt SHA Resolution No. 2322, to approve an exemption from the competitive bidding process and the use of Construction Manager/General Contractor (CM/GC) services for a class of public improvement contracts for the rehabilitation and construction of the Glen Creek Apartments redevelopment project, an affordable housing property. Commissioner Tigan seconded the motion.**
- The motion CARRIED by the following vote:**
- Aye:** 7 - Varney, Nishioka, Gwyn, Brown, Tigan, Nordyke, and Vang
- Nay:** 0
- Absent:** 2 - Villegas, and Matthews

Abstain: 0

5. SPECIAL ORDERS OF BUSINESS: (Items deferred from the consent calendar, items of special importance to the Commission, and presentations from boards, commissions, or outside agencies)

None.

6. INFORMATION REPORTS:

6.a. [26-75](#) Program Management Report | March 2026

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Healthy Community; Welcome and Livable Neighborhood

Comments by: Nicole Utz, Housing Director, Salem Housing Authority, Commissioner Tigan, Chair Nishioka, and Commissioner Brown.

This Informational Report was received and filed.

7. ADJOURNMENT

6:42 p.m.

Minutes prepared by Amy Johnson, City Recorder.