



CITY OF SALEM

555 Liberty St SE
Salem, OR 97301

Meeting Agenda

Urban Renewal Agency

Monday, February 26, 2024

6:00 PM

**Council Chambers /
Hybrid Meeting**

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 Council Chambers 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 4:00 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. [24-29](#) January 22, 2024 Draft Urban Renewal Agency Minutes

Attachments: [1-22-24 Draft URA Minutes.pdf](#)

3.2 RESOLUTIONS:

3.2a. [24-30](#) Amendments to URA Board Rules to conform to recent changes to

City Council Rules.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance.

Recommendation:

Adopt Resolution No. 24-01 to amend the URA Board Rules?

Summary:

On January 22, 2024 City Council adopted changes to City Council Rules. Certain changes to URA Board Rules are needed to conform the URA Board Rules to City Council Rules.

Attachments: [URA Resolution 24-01 URA amending URA Board Rules.docx](#)
[Changes to URA Rules.pdf](#)

3.2b. [24-60](#)

Authorizing the Issuance and Negotiated Sale of the Jory Apartments TIF District Short-Term Subordinate Urban Renewal Bond, Series 2024

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

Recommendation:

Adopt Resolution No. 24-02 URA authorizing the issuance of a short-term bond in an amount not to exceed \$485,000 to pay for the costs of the urban renewal projects in the Jory Apartments TIF District Urban Renewal Area.

Summary:

The use of tax increment revenue collected by the Urban Renewal Agency (URA) through property taxes is limited by State statute to debt repayments. The URA utilizes both long-term and short-term (du jour) debt issuances to finance projects identified in an urban renewal area plan. Du jour loans are generally used to fund smaller capital projects, projects with a short completion schedule and annual operating costs.

Attachments: [Resolution No. 24-02 URA](#)

3.2c. [24-63](#)

Authorizing the Issuance and Negotiated Sale of the McGilchrist Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2024.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient
Infrastructure; Strong and Diverse Economy.

Recommendation:

Adopt Urban Renewal Agency Resolution No. 24-03 URA authorizing the issuance of a short-term bond in an amount not to exceed \$1,100,000 to pay for the costs of urban renewal projects in the McGilchrist Urban Renewal Area.

Summary:

The use of tax increment revenue collected by the Urban Renewal Agency (URA) through property taxes is limited by State statute to debt repayment. The URA utilizes both long-term and short-term (du jour) debt issuances to finance projects identified in an urban renewal area plan. Du jour loans are generally used to fund smaller capital projects, projects with a short completion schedule, and annual operating costs.

Attachments: [Resolution No. 24-03 URA](#)

3.2d. [24-64](#)

Authorizing the Issuance and Negotiated Sale of the Mill Creek Industrial Park Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2024

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient
Infrastructure; Strong and Diverse Economy.

Recommendation:

Adopt Resolution No. 24-04 URA authorizing the issuance of a short-term bond in an amount not to exceed \$2,700,000 to pay for the costs of the urban renewal projects in the Mill Creek Industrial Park Urban Renewal Area.

Summary:

The use of tax increment revenue collected by the Urban Renewal Agency (URA) through property taxes is limited by State statutes to debt repayment. The Urban Renewal Agency utilizes both long-term and short-term (du jour) debt issuances to finance projects identified in an urban renewal area plan. Du jour loans are generally used to fund smaller capital projects, projects with a short completion schedule and annual operating costs.

Attachments: [Resolution No. 24-04 URA](#)

3.2e. [24-65](#)

Authorizing the Issuance and Negotiated Sale of the North Gateway

Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2024.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

Recommendation:

Adopt Resolution No. 24-05 URA authorizing the issuance of a short-term bond in an amount not to exceed \$5,000,000 to pay for the costs of urban renewal projects in the North Gateway Urban Renewal Area.

Summary:

The use of tax increment revenue collected by the Urban Renewal Agency (URA) through property taxes is limited by State statute to debt repayment. The Urban Renewal Agency utilizes both long-term and short-term (du jour) debt issuances to finance projects identified in an urban renewal area plan. Du jour loans are generally used to fund smaller capital projects, projects with a short completion schedule, and annual operating costs.

Attachments: [Resolution No. 24-05 URA](#)

3.2f. [24-66](#)

Authorizing the Issuance and Negotiated Sale of the Riverfront/Downtown Urban Renewal Area Short -Term Subordinate Urban Renewal Bond, Series 2024.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

Recommendation:

Adopt Resolution No. 24-06 URA authorizing the issuance of a short-term bond in an amount not to exceed \$6,353,000 to pay for the costs of urban renewal projects in the Riverfront/Downtown Urban Renewal Area.

Summary:

The use of tax increment revenue collected by the Urban Renewal Agency (URA) through property taxes is limited by State statute to debt repayment. The Urban Renewal Agency utilizes both long-term and short-term (du jour) debt issuances to finance projects identified in an urban renewal area plan. Du jour loans are generally used to fund smaller capital projects, projects with a short

completion schedule, and annual operating costs.

Attachments: [Resolution No. 24-06 URA](#)

3.2g. [24-67](#)

Authorizing the Issuance and Negotiated Sale of the South Waterfront Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2024.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

Recommendation:

Adopt Resolution No. 24-07 URA authorizing the issuance of a short-term bond in an amount not to exceed \$500,000 to pay for the costs of urban renewal projects in the South Waterfront Urban Renewal Area.

Summary:

The use of tax increment revenue collected by the Urban Renewal Agency (URA) through property taxes is limited by State statute to debt repayment. The Urban Renewal Agency (Agency) utilizes both long-term and short-term (du jour) debt issuance to finance projects identified in an urban renewal area plan. Du jour loans are generally used to fund smaller capital projects, projects with a short completion schedule, and annual operating costs.

Attachments: [Resolution No. 24-07 URA](#)

3.2h. [24-68](#)

Authorizing the Issuance and Negotiation Sale of the West Salem Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2024.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

Recommendation:

Adopt Resolution No. 24-08 URA authorizing the issuance of a short-term bond in an amount not to exceed \$2,500,000 to pay for the costs of urban renewal projects in the West Salem Urban Renewal Area.

Summary:

The use of tax increment revenue collected by the Urban Renewal Agency (URA) through property taxes is limited by State statute to

debt repayment. The Urban Renewal Agency (URA) utilizes both long-term and short-term (du jour) debt issuances to finance projects identified in an urban renewal area plan. Du jour loans are generally used to fund smaller capital projects, projects with a short completion schedule, and annual operating costs.

Attachments: [Resolution No. 24-08 URA](#)

3.3 ACTION ITEMS:

- 3.3a. [24-85](#) Execution of the Memorandum of Understanding with Edlen & Co. and deChase Miksis for redevelopment of the Agency-owned site known as Block 50.

Ward(s): Ward 1
Councilor(s): Stapleton
Neighborhood(s): CANDO
Result Area(s): Strong and Diverse Economy

Recommendation:

Urban Renewal Agency authorize the Executive Director of the Urban Renewal Agency to execute a Memorandum of Understanding between the Urban Renewal Agency of the City of Salem and Edlen & Co. and deChase Miksis to redevelop the Agency owned site known as Block 50.

Summary:

Agency Board action is needed to authorize the Executive Director of the Urban Renewal Agency of the City of Salem to execute a Memorandum of Understanding memorializing the selection of Edlen & Co. and deChase Miksis as the development team to redevelop the Agency site known as Block 50.

Attachments: [Memorandum of Understanding Edlen and Co. and deChase Miksis](#)

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)

- 6.a. [24-81](#) Purchases approved administratively from January 1, 2024 through January 31, 2024.

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

Recommendation:

Information only.

Summary:

Specific awards and the sources of funds for all contracts administratively awarded, renewed, or modified during the month of January. Included in the report are procurement contracts and public contracting activities with a current fiscal year impact and annual contracts.

Attachments: [Purchases approved administratively January 2024 URA.pdf](#)

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 at least two business days in advance.