



CITY OF SALEM

555 Liberty St SE
Salem, OR 97301

Meeting Agenda

Urban Renewal Agency

Monday, March 25, 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. [24-97](#) February 26, 2024 Draft Urban Renewal Agency Minutes

Attachments: [2-26-24 Draft URA Minutes.pdf](#)

3.2 RESOLUTIONS:

3.3 ACTION ITEMS:

3.3a. [24-105](#)

Initiate creation of a potential new North Waterfront Urban Renewal Area

Ward(s): 1 and 5

Councilor(s): Stapleton and Gonzalez

Neighborhood(s): CANDO, Grant, Highland

Result Area(s): Strong and Diverse Economy; Welcoming and Livable Community; Safe, Reliable and Efficient Infrastructure

Recommendation: Direct staff to begin the process of initiating a new URA in the north waterfront area.

Summary: As the downtown Salem becomes built out, interest is growing in development and redevelopment opportunities within the north waterfront/north downtown area. Building on prior City-wide strategic planning efforts that examined areas for future urban renewal areas and current interest in redevelopment along Front Street, Staff is seeking Agency Board approval to begin the process of creating a new urban renewal area between the Riverfront-Downtown Urban Renewal Area and the North Gateway Urban Renewal Area. This area meets the statutory requirement of "blight" due to changing economics, uses, and vacancies. With Board approval, staff will begin the process to create a new urban renewal area (URA) to assist with redevelopment of the area. Following the analysis of a potential new URA, staff would bring back to the Agency Board a draft plan, draft financial report, and draft geographical boundary for review before initiating the steps to adopt a new plan as outlined by Oregon Revised Statute.

Attachments: [Public Comments received by 1:30.p.m., March 25, 2024](#)

Add - Written Testimony.

3.3b. [24-107](#)

Riverfront-Downtown Urban Renewal Capital Improvement Grant Program Exception for 285 Liberty LLC.

Ward(s): 1

Councilor(s): Stapleton

Neighborhood(s): CANDO

Result Area(s): Strong and Diverse Economy.

Recommendation:

Approve an exception to the maximum grant amount from the Riverfront-Downtown Urban Renewal Area Capital Improvement Grant Program for a total grant award of \$600,000 for rehabilitation of the interior and exterior of a primarily vacant building located at

285 Liberty Street NE.

Summary:

Agency Board action is needed to approve a grant in the amount of \$600,000 as an exception to the maximum grant amount of \$300,000. The Director, under the Riverfront-Downtown Urban Renewal Area Capital Improvement Grant Program Guidelines, can approve grant requests up to \$300,000. Grant funds will be used to partially fund the costs to rehabilitate the exterior façade of the building and reconfigure and repurpose the interior tenant space. The building is currently known as Liberty Plaza located at 285 Liberty Street NE, but is scheduled to be rebranded as The Forge.

Attachments: [Attachment 1 - Letter from Property Owner.pdf](#)
[Attachment 2 - Exception Criteria.pdf](#)

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)

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.