



CITY OF SALEM

555 Liberty St SE
Salem, OR 97301

Meeting Agenda

Urban Renewal Agency

Monday, May 8, 2017

6:00 PM

Council Chambers

1. OPENING EXERCISES:

(Includes call to order, roll call, pledge of allegiance, announcements)

Call to Order

Roll Call

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

2. REPORTS OF BOARDS, COMMISSIONS, AND COMMITTEES

3. PUBLIC COMMENT:

(Comment on agenda items other than public hearings and deliberations)

4. CONSENT CALENDAR:

(Includes approval of minutes, adoption of routine resolutions, and items of business requiring Board action)

4.1 MINUTES:

4.1a. [17-206](#) April 10, 2017 URA Minutes

Attachments: [4-10-17 URA Minutes](#)

4.2 RESOLUTIONS:

4.3 ACTION ITEMS:

4.3a. [17-155](#) Riverfront Downtown Urban Renewal Area (RDURA) Capital Improvement Grant Program Exception Guidelines

Ward(s): Ward 1

Board Member(s): Board Member Kaser

Neighborhood(s): CANDO, GRANT

Recommendation:

Approve Guidelines for RDURA Capital Improvement Grant Program Exceptions.

4.3b. [17-182](#)

Appointments to the North Gateway Redevelopment Advisory Board and West Salem Redevelopment Advisory Board

Ward(s): All Wards

Board Member(s): All Board Members

Neighborhood(s): All Neighborhoods

Recommendation:

Appoint the candidates listed in the Facts and Findings section to the North Gateway Redevelopment Advisory Board and the West Salem Redevelopment Advisory Board.

Attachments:

[Christopher F Kriek Application - Redacted.docx](#)

[Mark Mav Application - Redacted.docx](#)

4.3c. [17-188](#)

West Salem Redevelopment Grant Program guidelines

Ward(s): Ward 1

Board Member(s): Board Member Kaser

Neighborhood(s): WSNA

Recommendation:

Approve an amendment to the West Salem Redevelopment Grant Program guidelines to include environmental clean-up in the definition of an eligible project.

Attachments:

[Attachment 1 - Proposed Changes to Redevelopment Grant Program Guidelines](#)

4.3d. [17-193](#)

Intersection improvements at Commercial and Union Streets

Ward(s): 1

Board Member(s): Kaser

Neighborhood(s): CANDO, Grant

Recommendation:

Authorize the use of \$125,000 of unallocated Riverfront-Downtown Urban Renewal Area funds for intersection improvements at Commercial and Union Streets (Project), and amend grant to provide \$125,000 of Riverfront-Downtown Urban Renewal Area funding to the City for the Project.

Attachments:

[Grant Amendment for Commercial & Union](#)

4.3e. [17-198](#)

Exceptions to the West Salem Redevelopment Grant Program guidelines to assist with lead clean-up at 576 Patterson Street NW.

Ward(s): Ward 1

Board Member(s): Board Member Kaser

Neighborhood(s): WSNA

Recommendation:

Approve exceptions to the West Salem Grant Program (Grant Program) guidelines to increase the grant match from 20 percent to 50 percent and permit grant commitment and disbursement to follow the start of the lead clean-up project of the industrial building located at 576 Patterson Street NW.

Attachments: [Photo and Location.pdf](#)

- 4.3f. [17-200](#) Affordable housing development at 3350 Portland Road, NE.

Ward(s): Ward 5
Board Member(s): Ausec
Neighborhood(s): Northgate, Highland

Recommendation: * Approve an increase to an exception to the North Gateway URA Toolbox Grant Program to increase the maximum grant amount from \$749,000 to \$849,000;
* Approve the use of \$100,000 of currently unallocated FY 16-17 funding for the increase; and
* Authorize the execution of a Development Agreement with the developers, consistent with the terms and conditions identified in the commitment letters.

Attachments: [Map](#)
[Draft North Gateway URA commitment letters](#)

5. INFORMATION REPORTS:

- 5.a. [17-175](#) Purchases approved administratively - March 1, 2017, through March 31, 2017.

Ward(s): All Wards
Board Member(s): All Board Members
Neighborhood(s): All Neighborhoods

Recommendation: Information only.

Attachments: [Purchases approved administratively-March 2017](#)

6. SPECIAL ORDERS OF BUSINESS

(Items deferred from the Consent Calendar; Chair and Board Member Items; Items which require a selection among options; or of special importance to the Board; management reports; presentations by City boards, commissions, committees, or outside agencies)

- 6.a. [17-180](#) Over-Crossing of Wallace Road NW at 2nd Street NW

Ward(s): Ward 1
Board Member(s): Board Member Kaser
Neighborhood(s): WSNA

Recommendation: Authorize the use of \$30,000 in currently unallocated FY 16-17 West Salem Urban Renewal funding to evaluate the engineering feasibility of an over-crossing of Wallace Road NW at 2nd Street NW.

Attachments: [Map of Crossing Location](#)

7. PUBLIC HEARINGS:

(Includes deliberation, and deliberations from hearings held over from previous meetings)

8. ADJOURNMENT

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.