



CITY OF SALEM

555 Liberty St SE
Salem, OR 97301

Meeting Agenda

Urban Renewal Agency

Monday, April 22, 2019

6:00 PM

Council Chambers

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. [19-165](#) March 25, 2019 Draft Urban Renewal Agency Minutes

Attachments: [3-25-19 Draft URA Minutes](#)

3.2 RESOLUTIONS:

3.2a. [19-176](#) North Gateway Urban Renewal Area Substantial Amendment

Ward(s): 5

Board Member(s): Ausec

Neighborhood(s): North Gate

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

Recommendation: Adopt Resolution No. 19-1 URA (Attachment 1) to approve the Substantial Amendment to the North Gateway Urban Renewal Area (URA).

Attachments: [Resolution No. 19-1 URA](#)
[Exhibit A - North Gateway IRA Plan Amendment](#)
[Exhibit B - North Gateway URA Report](#)
[Salem Planning Commission Recommendation](#)

3.3 ACTION ITEMS:

- 3.3a.** [19-150](#) Agreement between the City of Salem, the Urban Renewal Agency, and Oregon Department of Administrative Services for site work at the Mill Creek Corporate Center

Ward(s): Ward 3
Board Member(s): Nanke
Neighborhood(s): SEMCA
Result Area(s): Strong and Diverse Economy

Recommendation: Authorize the Executive Director to execute the project management implementation agreement (Agreement) with (DAS) to construct wetlands and add graded fill to development lots at the Mill Creek Corporate Center.

Attachments: [South wetland and grading map](#)
[Draft project management implementation agreement](#)
[2012 Admended IGA DAS City Agency](#)

- 3.3b.** [19-153](#) Benefit Cost Analysis for Potential Salem Convention Center Expansion

Ward(s): 1
Board Member(s): Kaser
Neighborhood(s): CANDO
Result Area(s): Strong and Diverse Economy

Recommendation: Authorize the use of up to \$80,000 of unallocated Riverfront-Downtown Urban Renewal Area funds for a benefit cost analysis for a potential future expansion of the Salem Convention Center.

- 3.3c.** [19-158](#) Downtown Salem Streetscape Plan

Ward(s): 1
Board Member(s): Kaser
Neighborhood(s): CANDO
Result Area(s): Reliable and Efficient Infrastructure; Welcoming and Livable Community.

Recommendation: Approve the City of Salem Downtown Streetscape Plan.

Attachments: [Salem Streetscape Plan](#)

- 3.3d.** [19-167](#) Exception to the North Gateway Urban Renewal Area Grant Program Policies for building and site improvements at the Salem-Keizer

Career Technical Education Center (CTEC)

Ward(s): 5

Board Member(s): Ausec

Neighborhood(s): North Gate

Result Area(s): Strong and Diverse Economy; Welcoming and Livable Community

Recommendation: Approve a North Gateway Urban Renewal Area grant exception request of \$400,000 for the construction of building and site improvements to support the completion of CTEC, 3501 Portland Road, and authorize a \$400,000 grant award?

Attachments: [Funding Activity Overview](#)

[NGURA Proposal October 2018](#)

[SKSD Letter of Support](#)

[Location Map](#)

[CTEC Master Plan](#)

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. [19-177](#) Purchases approved administratively - March 1, 2019 through March 31, 2019.

Ward(s): All Wards

Board Member(s): All Board Member

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

Recommendation: Information only.

Attachments: [URA Purchases approved administratively March 2019](#)

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.