



# CITY OF SALEM

555 Liberty St SE  
Salem, OR 97301

## Meeting Agenda

### Urban Renewal Agency

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**Monday, October 25, 2021**

**6:00 PM**

**Virtual Meeting**

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**\*\*Due to the COVID-19 Pandemic, this meeting is being conducted virtually, with remote attendance by the governing body. No in-person attendance is possible. Interested persons may view the meeting online at CC:Media YouTube Channel or watch on Comcast Cable 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](mailto:cityrecorder@cityofsalem.net). Public comment and testimony may also be provided during the meeting via Zoom. Please pre-register between 8:00 a.m. and 2:00 p.m. on the day of the meeting at the following link: <https://www.cityofsalem.net/Pages/Public-Comment-at-Salem-City-Council-Meeting.aspx>.**

#### **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.** [21-368](#) September 13, 2021 Draft Urban Renewal Agency Minutes

**Attachments:** [9-13-21 Draft URA Minutes.pdf](#)

#### **3.2 RESOLUTIONS:**

**3.2a.** [21-383](#) Updating the Urban Renewal Agency's real estate disposition

procedures.

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

**Recommendation:**

Adopt Resolution No. 21-9 URA, amending Resolution No. 06-4 URA, to update the Urban Renewal Agency's real estate disposition procedures.

**Summary:**

Resolution No. 21-9 URA (Attachment 1), amends Resolution No. 06-4 URA (Attachment 2), updating the Urban Renewal Agency's real estate disposition procedures to be consistent with the City's recently enacted procedures.

**Attachments:** [Resolution No. 21-9 URA](#)  
[Resolution No. 06-4 URA](#)

**3.2b.** [21-460](#) Fairview Urban Renewal Area grant program

Ward(s): Ward 2  
Board Member(s): Andersen  
Neighborhood(s): SESNA  
Result Area(s): Strong and Diverse Economy

**Recommendation:**

Adopt Resolution No. 21-10 URA to implement the FURA Grant and authorize the UDD Director to utilize \$600,000 of available, unallocated FY 21-22FURA funds to fund the program.

**Summary:**

The Fairview Urban Renewal Area grant program will provide financial incentives to promote investments in building improvements and manufacturing equipment that add jobs and increase property value.

**Attachments:** [Resolution 21-10 URA](#)  
[Exhibit 1 to the resolution](#)

**3.3 ACTION ITEMS:**

**3.3a.** [21-453](#) Purchase and Sale Agreement with Chassman Family Trust for acquisition of real property located at 263 Chemeketa Street NE.

Ward(s): 1  
Councilor(s): Stapleton

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

**Recommendation:**

Authorize the Executive Director to execute the attached Purchase and Sale Agreement for acquisition of real property located at 263 Chemeketa Street NE.

**Summary:**

The Urban Renewal Agency owns the majority of the block bounded by Chemeketa Street NE, Commercial Street NE, Front Street NE, and Center Street NE, commonly known as the former Union Gospel Mission and Saffron properties. The only property on the eastern half of the block not owned by the Agency is the ABC Music building located at 263 Chemeketa Street NE (Property) owned by the Chassman Family Trust (Seller). Staff and Seller have come to terms on a Purchase and Sale Agreement (Agreement) (Attachment 1) for acquisition of the Property to complement the Agency's existing holdings for redevelopment.

**Attachments:** [Purchase and Sale Agreement](#)

**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.** [21-407](#) Purchases approved administratively from August 1, 2021 through August 31, 2021.

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

**Recommendation:**

Information only.

**Summary:**

The purpose of this report is to inform the Board of the specific awards and the sources of funds for all contracts which were administratively awarded, renewed, or modified during the month

of August. This report presents the public contracting activity for current fiscal year procurement contracts.

**Attachments:** [Purchases approved administratively August 2021 URA](#)

**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.**