

*555 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Draft

Monday, May 8, 2017

6:00 PM

Council Chambers

Urban Renewal Agency

1. OPENING EXERCISES:

Call to Order

6:05 p.m.

Roll Call

Present: 9 - Chairperson Bennett, Board Member McCoid, Board Member Andersen, Board Member Nanke, Board Member Lewis, Board Member Kaser, Board Member Ausec, Board Member Cook, and Board Member Hoy

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

None.

2. REPORTS OF BOARDS, COMMISSIONS, AND COMMITTEES

None.

3. PUBLIC COMMENT:

None.

4. CONSENT CALENDAR:

A motion was made by Board Member McCoid, seconded by Board Member Nanke to approve the consent calendar with the pull of agenda item 4.3f. by Board Member McCoid.

The motion was carried by the following vote:

Aye: 9 - Bennett, McCoid, Andersen, Nanke, Lewis, Kaser, Ausec, Cook, and Hoy

Nay: 0

Abstain: 0

4.1 MINUTES:

4.1a. April 10, 2017 URA Minutes

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

Action: approved.

4.2 RESOLUTIONS:

None.

4.3 ACTION ITEMS:

- 4.3a.** 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

Approved Guidelines for RDURA Capital Improvement Grant Program Exceptions.

- 4.3b.** 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

Attachments: [Christopher F Kriek Application - Redacted.docx](#)
[Mark May Application - Redacted.docx](#)

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

- 4.3c.** West Salem Redevelopment Grant Program guidelines

Ward(s): Ward 1

Board Member(s): Board Member Kaser

Neighborhood(s): WSNA

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

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

- 4.3d.** Intersection improvements at Commercial and Union Streets

Ward(s): 1

Board Member(s): Kaser

Neighborhood(s): CANDO, Grant

Attachments: [Grant Amendment for Commercial & Union](#)

Authorized 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.

- 4.3e.** 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

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

Approved 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.

- 4.3f.** Affordable housing development at 3350 Portland Road, NE.

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

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

Pulled by Board Member McCoid - See Agenda Item 6.b.

5. INFORMATION REPORTS:

- 5.a.** Purchases approved administratively - March 1, 2017, through March 31, 2017.

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

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

This Informational Report was received and filed.

6. SPECIAL ORDERS OF BUSINESS

- 6.a.** Over-Crossing of Wallace Road NW at 2nd Street NW

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

Attachments: [Map of Crossing Location](#)

A motion was made by Board Member Kaser, seconded by Board Member McCoid to 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.

The motion was carried by the following vote:

Aye: 9 - Bennett, McCoid, Andersen, Nanke, Lewis, Kaser, Ausec, Cook, and Hoy

Nay: 0

Abstain: 0

6.b. Affordable housing development at 3350 Portland Road, NE.

Ward(s): Ward 5

Board Member(s): Ausec

Neighborhood(s): Northgate, Highland

Attachments: [Map](#)

[Draft North Gateway URA commitment letters](#)

A motion was made by Board Member McCoid, seconded by Board Member Nanke to 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.

The motion was carried by the following vote:

Aye: 9 - Bennett, McCoid, Andersen, Nanke, Lewis, Kaser, Ausec, Cook, and Hoy

Nay: 0

Abstain: 0

7. PUBLIC HEARINGS:

None.

8. ADJOURNMENT

6:10 p.m.