

*555 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Draft

Monday, April 22, 2019

6:00 PM

Council Chambers

Urban Renewal Agency

1. OPENING EXERCISES:

Call to Order

8:53 p.m.

Roll Call

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

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

None.

2. PUBLIC COMMENT

None.

3. CONSENT CALENDAR:

A motion was made by Board Member Hoy, seconded by Board Member Cook to approve the consent calendar.

The motion carried by the following vote:

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

Nay: 0

Abstain: 0

3.1 MINUTES:

3.1a. March 25, 2019 Draft Urban Renewal Agency Minutes

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

Action: approved.

3.2 RESOLUTIONS:

3.2a. 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

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

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

3.3 ACTION ITEMS:

- 3.3a.** 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

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

Authorized 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.

- 3.3b.** 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

Authorized 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.** 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.

Attachments: [Salem Streetscape Plan](#)

Approved the City of Salem Downtown Streetscape Plan.

Questions and Comments by: Board Member Kaser and Chairperson Bennett.

3.3d.

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

Attachments: [Funding Activity Overview](#)
[NGURA Proposal October 2018](#)
[SKSD Letter of Support](#)
[Location Map](#)
[CTEC Master Plan](#)

Approved 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.

Questions and Comments by: Board Member Lewis

4. PUBLIC HEARINGS:

None.

5. SPECIAL ORDERS OF BUSINESS

None.

6. INFORMATION REPORTS:

6.a.

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

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

This informational report was received and filed.

The meeting adjourned at 8:57 p.m.