

*555 Liberty St SE  
Salem, OR 97301*



## **Final Action Agenda - Minutes - Draft**

**Monday, June 28, 2021**

**6:00 PM**

**Virtual Meeting**

**Urban Renewal Agency**

**\*\*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:**

### **Call to Order**

6:08 p.m.

### **Roll Call**

**Present:** 7 - Chairperson Bennett, Board Member Andersen, Board Member Lewis, Board Member Hoy, Board Member Leung, Board Member Nordyke, and Board Member Phillips  
**Absent:** 2 - Board Member Stapleton, and Board Member Gonzalez

## **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 Andersen to approve the consent calendar with the pull of items 3.3a and 3.3b by Board Member Lewis.**

**The motion carried by the following vote:**

**Aye:** 7 - Bennett, Andersen, Lewis, Hoy, Leung, Nordyke, and Phillips

**Nay:** 0

**Absent:** 2 - Stapleton, and Gonzalez

**Abstain:** 0

## **3.1 MINUTES:**

**3.1a.** June 14, 2021 Draft Urban Renewal Agency Minutes

**Attachments:** [6-14-21 Draft URA Minutes.pdf](#)

**Action: Approved**

### **3.2 RESOLUTIONS:**

**3.2a.** FY 2022 Urban Renewal Agency of the City of Salem budget

Ward(s): All Wards

Board Member(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Natural Environmental

Stewardship; Safe Community; Safe, Reliable and Efficient

Infrastructure; Strong and Diverse Economy; Welcoming and Livable  
Community.

**Attachments:** [Resolution No. 21-8 URA](#)  
[Resolution No. 21-8 URA, Exhibit A](#)

**Approved Resolution No. 21-8 URA adopting the FY 2022 Urban Renewal  
Agency of the City of Salem budget.**

### **3.3 ACTION ITEMS:**

**3.3a.** Riverfront-Downtown Urban Renewal Capital Improvement Grant  
Program Exception for DD Salem Center Two, LLC (former  
Nordstrom Building)

Ward(s): Ward 1

Board Member(s): Stapleton

Neighborhood(s): CANDU

Result Area(s): Strong and Diverse Economy

**Attachments:** [DD Salem Center Two, LLC Grant Exception Request Letter](#)  
[Capital Improvement Grant Program Exception Criteria](#)

**Pulled by Board Member Lewis, see item 5.a**

**3.3b.** Salem Opportunity, LLC Riverfront-Downtown Urban Renewal Capital  
Improvement Grant Program Exception (hotel development at the  
site of the former Marion Garage at Commercial Street and Ferry  
Street)

Ward(s): 1

Board Member(s): Stapleton

Neighborhood(s): CANDU

Result Area(s): Strong and Diverse Economy

**Attachments:** [Salem Opportunity, LLC Grant Exception Request Letter](#)  
[Capital Improvement Grant Program Exception Criteria](#)

**Pulled by Board Member Lewis, see Item 5.a**

**3.3c.**

Appointments and reappointments to the Downtown Advisory Board and West Salem Redevelopment Advisory Board.

Ward(s): All Wards

Board Member(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

**Attachments:** [Allan Pollock Application Redacted](#)

**Appointed and reappointed the candidates listed in the Facts and Findings section to the Downtown Advisory Board and West Salem Redevelopment Advisory Board.**

**4. PUBLIC HEARINGS:**

**None.**

**5. SPECIAL ORDERS OF BUSINESS**

**5.a**

Riverfront-Downtown Urban Renewal Capital Improvement Grant Program Exception for DD Salem Center Two, LLC (former Nordstrom Building)

Ward(s): Ward 1

Board Member(s): Stapleton

Neighborhood(s): CANDO

Result Area(s): Strong and Diverse Economy

**Attachments:** [DD Salem Center Two, LLC Grant Exception Request Letter](#)  
[Capital Improvement Grant Program Exception Criteria](#)

**A motion was made by Board Member Lewis, seconded by Board Member Andersen to approve an exception to the maximum grant amount for the RDURA Capital Improvement Grant Program for a total grant award of \$749,999 for a mixed-use housing project to be developed by DD Salem Center Two, LLC at 420 Center Street, the former Nordstrom Building location.**

**The motion carried by the following vote:**

**Aye:** 7 - Bennett, Andersen, Lewis, Hoy, Leung, Nordyke, and Phillips

**Nay:** 0

**Absent:** 2 - Stapleton, and Gonzalez

**Abstain:** 0

**5.b**

Salem Opportunity, LLC Riverfront-Downtown Urban Renewal Capital Improvement Grant Program Exception (hotel development at the site of the former Marion Garage at Commercial Street and Ferry Street)

Ward(s): 1

Board Member(s): Stapleton

Neighborhood(s): CANDO

Result Area(s): Strong and Diverse Economy

**Attachments:** [Salem Opportunity, LLC Grant Exception Request Letter](#)  
[Capital Improvement Grant Program Exception Criteria](#)

**A motion was made by Board Member Lewis, seconded by Board Member Hoy to approve an exception to the maximum grant amount for the RDURA Capital Improvement Grant Program for a total grant award of \$749,999 for a 129-room hotel to be developed by Salem Opportunity, LLC at 195-197 Commercial Street SE.**

**Aye:** 7 - Bennett, Andersen, Lewis, Hoy, Leung, Nordyke, and Phillips

**Nay:** 0

**Absent:** 2 - Stapleton, and Gonzalez

**Abstain:** 0

**6. INFORMATION REPORTS:**

**6.a.**

2640 Portland Road Sewer Line Replacement

Ward(s): 5

Councilor(s): Gonzalez

Neighborhood(s): North Gate

Result Area(s): Safe, Reliable & Efficient Infrastructure

**This information report was received and filed.**