

*555 Liberty St SE  
Salem, OR 97301*



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

**Monday, February 26, 2024**

**6:00 PM**

**Council Chambers / Hybrid Meeting**

**Urban Renewal Agency**

This meeting is being conducted both in-person and remotely and allows remote attendance by the governing body, when requested. Interested persons may attend the meeting in Council Chambers or view the meeting in real-time on the City of Salem YouTube Channel, thanks to a partnership with CC:Media. Comcast Cable subscribers can watch on 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). If attending the meeting remotely, public comment and testimony may be provided during the meeting via Zoom. Remote attendees must pre-register between 8:00 a.m. and 4:00 p.m. on the day of the meeting using this link: <https://www.cityofsalem.net/comment-at-council>

## **1. OPENING EXERCISES:**

### **Call to Order**

**6:12 p.m.**

### **Roll Call**

**Board Member Gonzalez attended the meeting remotely.**

**Present:** 8 - Chairperson Hoy, Board Member Nordyke, Board Member Stapleton, Board Member Phillips, Board Member Gonzalez, Board Member Nishioka, Board Member Hoy, and Board Member Gwyn

**Absent:** 1 - Board Member Varney

## **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 Stapleton, seconded by Board Member Phillips to approve the consent calendar with the pull of item 3.3a by Board Member Nordyke.**

**Questions or Comments by: Board Member Stapleton and Community and Planning Development Director Kristin Retherford.**

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

**Aye:** 8 - Hoy, Nordyke, Stapleton, Phillips, Gonzalez, Nishioka, Hoy, and Gwyn

**Nay:** 0

**Absent:** 1 - Varney

Abstain: 0

### 3.1 MINUTES:

3.1a. [24-29](#) January 22, 2024 Draft Urban Renewal Agency Minutes

**Action: Approved.**

### 3.2 RESOLUTIONS:

3.2a. [24-30](#) Amendments to URA Board Rules to conform to recent changes to City Council Rules.

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

**Adopted Resolution No. 24-01 to amend the URA Board Rules.**

3.2b. [24-60](#) Authorizing the Issuance and Negotiated Sale of the Jory Apartments TIF District Short-Term Subordinate Urban Renewal Bond, Series 2024

Ward(s): All Wards  
Councilor(s): All Board Members  
Neighborhood(s): All Neighborhoods  
Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

**Adopted Resolution No. 24-02 URA, authorizing the issuance of a short-term bond in an amount not to exceed \$485,000 to pay for the costs of the urban renewal projects in the Jory Apartments TIF District Urban Renewal Area.**

**3.2c. [24-63](#)**

Authorizing the Issuance and Negotiated Sale of the McGilchrist Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2024.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

**Adopted Urban Renewal Agency Resolution No. 24-03 URA, authorizing the issuance of a short-term bond in an amount not to exceed \$1,100,000 to pay for the costs of urban renewal projects in the McGilchrist Urban Renewal Area.**

**3.2d. [24-64](#)**

Authorizing the Issuance and Negotiated Sale of the Mill Creek Industrial Park Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2024

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

**Adopted Resolution No. 24-04 URA, authorizing the issuance of a short-term bond in an amount not to exceed \$2,700,000 to pay for the costs of the urban renewal projects in the Mill Creek Industrial Park Urban Renewal Area.**

**3.2e. [24-65](#)**

Authorizing the Issuance and Negotiated Sale of the North Gateway Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2024.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

**Adopted Resolution No. 24-05 URA, authorizing the issuance of a short-term bond in an amount not to exceed \$5,000,000 to pay for the costs of urban renewal projects in the North Gateway Urban Renewal Area.**

3.2f. [24-66](#)

Authorizing the Issuance and Negotiated Sale of the Riverfront/Downtown Urban Renewal Area Short -Term Subordinate Urban Renewal Bond, Series 2024.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

**Adopted Resolution No. 24-06 URA, authorizing the issuance of a short-term bond in an amount not to exceed \$6,353,000 to pay for the costs of urban renewal projects in the Riverfront/Downtown Urban Renewal Area.**

3.2g. [24-67](#)

Authorizing the Issuance and Negotiated Sale of the South Waterfront Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2024.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

**Adopted Resolution No. 24-07 URA, authorizing the issuance of a short-term bond in an amount not to exceed \$500,000 to pay for the costs of urban renewal projects in the South Waterfront Urban Renewal Area.**

3.2h. [24-68](#)

Authorizing the Issuance and Negotiation Sale of the West Salem Urban Renewal Area Short-Term Subordinate Urban Renewal Bond, Series 2024.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy.

**Adopted Resolution No. 24-08 URA, authorizing the issuance of a short-term bond in an amount not to exceed \$2,500,000 to pay for the costs of urban renewal projects in the West Salem Urban Renewal Area.**

### 3.3 ACTION ITEMS:

**3.3a.**     [24-85](#)

Execution of the Memorandum of Understanding with Edlen & Co. and deChase Miksis for redevelopment of the Agency-owned site known as Block 50.

Ward(s): Ward 1

Councilor(s): Stapleton

Neighborhood(s): CANDO

Result Area(s): Strong and Diverse Economy

**Pulled by Board Member Nordyke - See item 5.a.**

**4. PUBLIC HEARINGS:**

**None.**

**5. SPECIAL ORDERS OF BUSINESS**

**None.**

**5.a.**     [24-85](#)  
**(3.3a.)**

Execution of the Memorandum of Understanding with Edlen & Co. and deChase Miksis for redevelopment of the Agency-owned site known as Block 50.

Ward(s): Ward 1

Councilor(s): Stapleton

Neighborhood(s): CANDO

Result Area(s): Strong and Diverse Economy

**A motion was made by Board Member Nordyke, seconded by Board Member Stapleton to authorize the Executive Director of the Urban Renewal Agency to execute a Memorandum of Understanding between the Urban Renewal Agency of the City of Salem and Edlen & Co. and deChase Miksis to redevelop the Agency owned site known as Block 50.**

**Questions or Comments by: Board Member Nordyke, Community Director Retherford, and Board Members Nishioka, Stapleton, and Phillips.**

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

**Aye:**     8 -   Hoy, Nordyke, Stapleton, Phillips, Gonzalez, Nishioka, Hoy, and Gwyn

**Nay:**     0

**Absent:**   1 -   Varney

**Abstain:**   0

**6. INFORMATION REPORTS:**

**6.a.**     [24-81](#)

Purchases approved administratively from January 1, 2024 through January 31, 2024.

Ward(s): All Wards

Councilor(s): All Board Members

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

**This Informational Report was received and filed.**

**The meeting adjourned at 6:30 p.m.**