

*555 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Final

Monday, November 9, 2020

6:00 PM

**The Urban Renewal Agency Meeting will begin immediately
following the City Council Meeting.
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 attend 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. Public comment and testimony may also be provided during the meeting via Zoom at this link: <https://www.cityofsalem.net/Pages/Public-Comment-at-Salem-City-Council-Meeting.aspx>**

1. OPENING EXERCISES:

Call to Order

7:50 p.m.

Roll Call

Present: 6 - Chairperson Bennett, Board Member Andersen, Board Member Lewis, Board Member Hoy, Board Member Leung, and Board Member Nordyke
Absent: 3 - Board Member Nanke, Board Member Kaser, and Board Member Ausec

Pledge of Allegiance

The Pledge of Allegiance took place during the City Council Meeting, which preceded the Urban Renewal Agency Meeting.

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 pulls of 3.3a, 3.3b and 3.3c by Board Member Lewis.

Comments by: Board Member Hoy and Chair Bennett.

The motion CARRIED by the following vote:

Aye: 6 - Bennett, Andersen, Lewis, Hoy, Leung, and Nordyke

Nay: 0

Absent: 3 - Nanke, Kaser, and Ausec

Abstain: 0

3.1 MINUTES:

3.1a. 10-26-20 Draft Urban Renewal Agency Minutes

Attachments: [10-26-20 Draft URA Minutes.pdf](#)

Action: Approved.

3.2 RESOLUTIONS:

None.

3.3 ACTION ITEMS:

3.3a. Lease for real property with Mid-Willamette Valley Community Action Agency for property located at 2640 Portland Road NE.

Ward(s): 5

Board Member(s): Ausec

Neighborhood(s): Northgate

Result Area(s): Good Governance; Safe Community; Welcoming and Livable Community.

Attachments: [Proposed Lease](#)
[Additional Public Comments received by 5:00 p.m. 11-9-20.pdf](#)
[Public Comments](#)

Pulled by Board Member Lewis - See item 5.a.

3.3b. Purchase and Sale Agreement and Ground Lease with Mid-Willamette Valley Community Action Agency, Inc. for acquisition of real property located at 615 Commercial Street NE

Ward(s): 1

Board Member(s): Kaser

Neighborhood(s): CANDO

Result Area(s): Good Governance; Safe Community; Welcoming and Livable Community

Attachments: [Proposed Agreement](#)
[Proposed Lease](#)

Pulled by Board Member Lewis - See item 5.b.

3.3c. Retail lease for Agency-owned property located at 311 Commercial Street NE.

Ward(s): 1
Board Member(s): Kaser
Neighborhood(s): CANDU
Result Area(s): Good Governance; Welcoming and Livable
Community.

Attachments: [Proposed Lease](#)

Pulled by Board Member Lewis - See item 5.c.

- 3.3d.** Salem Convention Center Management Agreement and Fiscal Year
2020-21 marketing addendum

Ward(s): Ward 1
Board Member(s): Kaser
Neighborhood(s): CANDU
Result Area(s): Strong and Diverse Economy

Attachments: [Convention Center Management Agreement](#)
[SCC Marketing Addendum for FY 2020-21](#)

**Authorized the Executive Director to execute the attached Convention
Center Management Agreement and the Fiscal Year 2020-21 Amendment
and Addendum to the Management Agreement for the Salem Convention
Center to provide Transient Occupancy Tax revenues to fund marketing
efforts.**

4. PUBLIC HEARINGS:

5. SPECIAL ORDERS OF BUSINESS

- 5.a.** Lease for real property with Mid-Willamette Valley Community Action
(3.3a) Agency for property located at 2640 Portland Road NE.

Ward(s): 5
Board Member(s): Ausec
Neighborhood(s): Northgate
Result Area(s): Good Governance; Safe Community; Welcoming and
Livable Community.

Attachments: [Proposed Lease](#)
[Additional Public Comments received by 5:00 p.m. 11-9-20.pdf](#)
[Public Comments](#)

**Questions or Comments by Board Member Lewis and Dan Atchison, City
Attorney.**

**A motion was made by Board Member Lewis, seconded by Board Member
Hoy to authorize the Executive Director to execute the attached lease with**

Mid-Willamette Valley Community Action Agency for real property located at 2640 Portland Road NE.

Questions or Comments by: Board Member Lewis, Kristin Retherford, Urban Renewal Agency Director, Mayor Bennett, and Guest Councilor Stapleton.

The motion CARRIED by the following vote:

Aye: 6 - Bennett, Andersen, Lewis, Hoy, Leung, and Nordyke

Nay: 0

Absent: 3 - Nanke, Kaser, and Ausec

Abstain: 0

**5.b.
(3.3b)**

Purchase and Sale Agreement and Ground Lease with Mid-Willamette Valley Community Action Agency, Inc. for acquisition of real property located at 615 Commercial Street NE

Ward(s): 1

Board Member(s): Kaser

Neighborhood(s): CANDO

Result Area(s): Good Governance; Safe Community; Welcoming and Livable Community

Attachments: [Proposed Agreement](#)
[Proposed Lease](#)

Questions or Comments by: Board Member Lewis, Kristin Retherford, Urban Renewal Agency Director, Mayor Bennett, Board Member Nordyke, City Manager Powers, and Guest Councilor Phillips.

A motion was made by Board Member Lewis, seconded by Board Member Hoy to authorize the Executive Director to execute the attached Purchase and Sale Agreement and Ground Lease with Mid-Willamette Valley Community Action Agency, Inc.

The motion CARRIED by the following vote:

Aye: 6 - Bennett, Andersen, Lewis, Hoy, Leung, and Nordyke

Nay: 0

Absent: 3 - Nanke, Kaser, and Ausec

Abstain: 0

**5.c.
(3.3c)**

Retail lease for Agency-owned property located at 311 Commercial Street NE.

Ward(s): 1

Board Member(s): Kaser
Neighborhood(s): CANDO
Result Area(s): Good Governance; Welcoming and Livable
Community.

Attachments: [Proposed Lease](#)

Questions or Comments by: Board Member Lewis, Kristin Retherford, Urban
Renewal Agency Director, Mayor Bennett, and Board Member Nordyke.

**A motion was made by Board Member Lewis, seconded by Board Member
Hoy to authorize the Executive Director to execute the lease for retail
property located at 311 Commercial Street NE, with the City of Salem.**

The motion CARRIED by the following vote:

Aye: 6 - Bennett, Andersen, Lewis, Hoy, Leung, and Nordyke

Nay: 0

Absent: 3 - Nanke, Kaser, and Ausec

Abstain: 0

6. INFORMATION REPORTS:

6.a. Purchases approved administratively from August 1, 2020 through
August 31, 2020.

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

Attachments: [Purchases approved administratively August 2020 URA](#)

This Informational Report was received and filed.

The meeting adjourned at 8:10 p.m.