



CITY OF SALEM

585 Liberty St SE
Salem, OR 97301

Staff Report

File #: 20-134

Version: 1

Date: 4/27/2020

Item #: 2.3b.

TO: Urban Renewal Agency Board
THROUGH: Steve Powers, Executive Director
FROM: Kristin Rutherford, Urban Development Dept. Director

SUBJECT:

Fourth Amendment to the Development Agreement between the Urban Renewal Agency of the City of Salem and Salem LTC Properties, LLC.

Ward(s): 1

Board Member(s): Kaser

Neighborhood(s): CANDO

Result Area(s): Strong and Diverse Economy

ISSUE:

Shall the Urban Renewal Agency Board authorize the Executive Director to execute the attached Fourth Amendment to the Development Agreement between the Urban Renewal Agency of the City of Salem and Salem LTC Properties, LLC?

RECOMMENDATION:

Authorize the Executive Director to execute the attached Fourth Amendment to the Development Agreement between the Urban Renewal Agency of the City of Salem and Salem LTC Properties, LLC.

SUMMARY:

Salem LTC Properties, LLC, (Developer) has requested the Development Agreement (Agreement) (Attachment 1) be amended to extend the construction commencement and completion dates for a post-acute rehabilitation center (Project) at the corner of Front Street SE and Commercial Street SE.

FACTS AND FINDINGS:

The proposed Fourth Amendment (Attachment 2) will revise the Project commencement date from March 1, 2020, to January 1, 2021, and completion date from March 1, 2021, to October 1, 2022. The City asked Salem LTC Properties to postpone plans for the 2019 construction season to

accommodate the Pringle Creek restoration work. The site is located on the north bank of Pringle Creek at the former Boise Cascade site and within the South Waterfront Urban Renewal Area.

BACKGROUND:

On March 9, 2015, the Agency Board authorized the Executive Director to execute a Development Agreement (Agreement) with the Developer, principals L. Charles Bloom, Kathleen Le Vee, and Silver Gardens Real Estate, LLC (Steve Fogg, Manager), for development of the Project. The Agreement was previously amended to extend the deadlines on February 27, 2017, April 9, 2018, and February 8, 2019. The three amendments were due to market changes, construction costs, financing challenges, or a combination of the factors.

Salem LTC Properties granted construction access across their site at no cost for the Pringle Creek work and will be allowing no-cost access to Riverfront Park for construction of the Gerry Frank Rotary Amphitheatre.

Clint Dameron
Real Property Services Manager

Attachments:

1. Agreement
2. Proposed Fourth Amendment