



Staff Report

File #: 17-396

Version: 1

Date: 9/11/2017

Item #: 4.3a.

TO: Urban Renewal Agency Board
THROUGH: Steve Powers, Executive Director
FROM: Kristin Retherford, Urban Development Director

SUBJECT:

Funding For Mill Creek Infrastructure Improvements

Ward(s): 3

Board Member(s): Nanke

Neighborhood(s): SEMCA

ISSUE:

Shall the Agency Board authorize the use of \$875,000 of Mill Creek Industrial Park Urban Renewal Area funds to fund sewer and wetland improvement projects within the Mill Creek Industrial Park Urban Renewal Area?

RECOMMENDATION:

Authorize the use of \$875,000 of Mill Creek Industrial Park Urban Renewal Area funds to fund sewer and wetland improvement projects within the Mill Creek Industrial Park Urban Renewal Area.

SUMMARY AND BACKGROUND:

Adoption of the staff recommendation will allow the Agency to proceed with sewer and wetland improvement projects within the Mill Creek Industrial Park Urban Renewal Area (MCIP URA).

In 2005, the State of Oregon Department of Administrative Services (DAS), City of Salem, and Urban Renewal Agency executed an Intergovernmental Agreement (IGA) to coordinate implementation of the Salem Regional Employment Center development program (later referred to as the "Mill Creek Corporate Center"), including financing of required on and off-site infrastructure. The MCIP URA was formed in 2005 to help finance off-site infrastructure to support development.

The IGA states that the City and Agency shall be responsible for funding off-site infrastructure and that a Master Developer or DAS shall be responsible for on-site infrastructure consistent with a master project list. The master project list is updated as project costs and conditions change.

In order to accommodate potential new development within the URA on sites E and F (Attachment 1), the following two projects from the master project list are being recommended for completion in FY 2017-18. According to the IGA, these projects are the Agency's responsibility.

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|----------------------------|------------|
| Santiam Correctional Sewer | \$ 375,000 |
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Reroute Santiam Correctional sewer and abandon the existing sewer line located on Site F, as well as rehabilitate the sewer crossing under the City's existing 48 inch water transmission line.

| | |
|----------|------------|
| Wetlands | \$ 500,000 |
|----------|------------|

Design of the southern open space/wetlands adjacent to Sites E and F

| | |
|----------------------------|------------|
| Total Recommended Projects | \$ 875,000 |
|----------------------------|------------|

FACTS AND FINDINGS:

Implementation of the projects is consistent with the Mill Creek Industrial Park Urban Renewal Area Plan.

Sufficient budget authority exists within the FY 2017-18 adopted budget for the MCIP URA to fund the projects. The \$875,000 of funds would come from \$2,522,000 currently allocated for future, unspecified projects.

Renee K Frazier
Financial Services Supervisor

Attachments:

1. Area map

8/24/17