



## Staff Report

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**File #:** 17-581

**Version:** 1

**Date:** 12/11/2017

**Item #:** 3.3 a.

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**TO:** Mayor and City Council

**THROUGH:** Steve Powers, City Manager

**FROM:** Kristin Retherford, Urban Development Director

**SUBJECT:**

Second Amendment to the Salem Renewable Energy and Technology Center Covenants, Conditions and Restrictions

Ward(s): 3

Councilor(s): Nanke

Neighborhood(s): SEMCA

**ISSUE:**

Shall the City Council approve the second amendment to the Salem Renewable Energy and Technology Center Covenants, Conditions and Restrictions to change the name to the Salem Business Campus and remove all references to renewable energy use and technology use?

**RECOMMENDATION:**

Approve the second amendment to the Salem Renewable Energy and Technology Center Covenants, Conditions and Restrictions (CC&Rs) to change the name to the Salem Business Campus and remove all references to renewable energy use and technology use.

**SUMMARY AND BACKGROUND:**

The Salem Renewable Energy and Technology Center (Center) is owned by the City of Salem (City) and located at 5475 Gaffin Road SE. Roughly 48 developable acres remain of the 79 total acres that were prepared for development to attract manufacturing businesses producing renewable energy and technology goods.

Upon evaluation of the construction activity at the Mill Creek Corporate Center and limited interest in the Center, the name of the Center and the preference on renewable energy and technology uses are limiting the City's ability to attract industrial and office uses. The proposed changes to the CC&Rs to rename the Center to the "Salem Business Campus," will clearly communicate that the property is

available for a range of industrial and office uses, beyond renewable energy and technology.

The Industrial Business Campus zoning of the property would still permit renewable energy manufacturing and technology manufacturing uses.

## **FACTS AND FINDINGS:**

This will be the second amendment (Attachment 1) to the declaration of Covenants, Conditions, and Restrictions for the Salem Renewable Energy and Technology Park.

- "Campus" would replace "Park" in the definitions of the CC&Rs. Definitions are listed alphabetically under Section 1, so adding "Campus" would result in the renumbering of definitions of Sections 1.6 through 1.15. "Park" and its definition will be removed along with "Renewable Energy Use" and "Technology Use" and their respective definitions.
- Section 2.2 Permitted Uses would be edited to remove "Any use other than Technology Use or Renewable Energy Use shall require the prior approval of the Association in accordance with the procedure set forth in this Declaration."
- Section 2.3 Approval of Other Uses will be removed completely necessitating the renumbering of Sections 2.3 through 2.14.

If approved, the Urban Development Department will begin promoting the property as the "Salem Business Campus" on its marketing materials, and through the Strategic Economic Development Corporation (SEDCOR), area real estate brokers, and other communication approaches.

Tory Banford  
Project Manager

### **Attachments:**

1. Second Amendment to the CC&Rs