



## Staff Report

**File #:** 19-89

**Version:** 1

**Date:** 2/25/2019

**Item #:** 3.3c.

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

### **SUBJECT:**

Third 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 Third 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 Third 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 St SE and Commercial St. SE.

The Developer requested the extension because of access issues and concerns over the structural integrity of Boise Cascade remnants that impact the Project's site.

### **FACTS AND FINDINGS:**

The proposed Third Amendment (Attachment 2) will revise the Project commencement date from

March 1, 2019, to March 1, 2020, and completion date from March 1, 2020, to March 1, 2021, to allow the Project sufficient time to be completed.

**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 site is at the north block of the former Boise Cascade site and within the South Waterfront Urban Renewal Area. The Agreement was previously amended on February 27, 2017, and April 9, 2018, extending the deadlines by one year.

Clint Dameron  
Real Property Services Manager

**Attachments:**

1. Agreement
2. Proposed Third Amendment