



Staff Report

File #: 22-554

Version: 1

Date: 12/12/2022

Item #: 3.2a.

TO: Urban Renewal Agency Board
THROUGH: Keith Stahley, Executive Director
FROM: Kristin Retherford, Urban Development Department

SUBJECT:

Minor Amendment to Urban Renewal Area Plans - Fairview, McGilchrist, Mill Creek Industrial Park, North Gateway, Riverfront-Downtown, South Waterfront, and West Salem.

Ward(s): Ward 1, Ward 2, Ward 3, Ward 4, Ward 5, Ward 7

Board Member(s): Stapleton, Nishioka, Phillips, Leung, Gonzalez, Nordyke

Neighborhood(s): South Gateway Neighborhood Association, Southeast Mill Creek Association (SEMCA), Southeast Salem Neighborhood Association (SESNA), Morningside Neighborhood Association, West Salem Neighborhood Association, Central Area Neighborhood Development Organization (CAN-DO), Grant Neighborhood Association, South Central Association of Neighbors, Highland Neighborhood Association, and Northgate Neighborhood Association

Result Area(s): Good Governance

SUMMARY:

The adoption of URA Resolutions No. 22-8 URA (Fairview), No. 22-9 URA (McGilchrist), No. 22-10 URA (Mill Creek), No. 22-11 URA (North Gateway), No. 22-12 URA (Riverfront-Downtown), No. 22-13 URA (South Waterfront), and No. 22-14 URA (West Salem) will ensure consistent language and amendment process for all Urban Renewal Areas. The proposed amendment will remove the amendment process defined as "Major Amendments" in the plans that currently describe such an amendment. The result of each resolution is that the plans will only refer to Substantial and Minor Amendments in accordance with ORS 457, which is the statute under which urban renewal is authorized. In addition, Scrivener's errors were identified in the McGilchrist Urban Renewal Area Plan and language clarification is proposed in the Riverfront Downtown Urban Renewal Plan Section 1102.A. Hotel, Community Convention Center and Parking Project Description.

ISSUE:

Shall the Agency Board Adopt URA Resolutions No. 22-8 URA, No. 22-9 URA, No. 22-10 URA, No. 22-11 URA, No. 22-12 URA, No. 22-13 URA, and No. 22-14 URA (Attachments 1-7) approving amendments to update the Fairview, McGilchrist, Mill Creek Industrial Park, Riverfront-Downtown, South Waterfront, and West Salem Urban Renewal Plans to delete Major Amendments, clarify

language and make corrections to scrivener's errors?

RECOMMENDATION:

Adopt URA Resolutions No. 22-8 URA, No. 22-9 URA, No. 22-10 URA, No. 22-11 URA, No. 22-12 URA, No. 22-13 URA, and No. 22-14 URA (Attachments 1-7) approving amendments to update the Fairview, McGilchrist, Mill Creek Industrial Park, Riverfront-Downtown, South Waterfront, and West Salem Urban Renewal Plans to delete Major Amendments, clarify language and make corrections to scrivener's errors.

FACTS AND FINDINGS:

The proposed amendments will delete the reference to Major Amendments in the City's Urban Renewal Plans, which if approved, will accurately reflect ORS 457 and create a consistent amendment process for all plans.

According to ORS 457.220, an amendment to a plan is defined as Minor, per ORS 457.220 because it is not substantial in nature. Substantial Amendments add more than one percent to the total existing land area of an urban renewal area or increases the maximum indebtedness that can be incurred under the plan. Neither of those actions will occur per this amendment.

The following is the proposed Amendment Definitions for all URA Plans:

Substantial Amendments

Substantial amendments consist of amendments to the plan that require the same notice, hearing and approval procedures required of the original plan under ORS 457.095 and provided in ORS 457.220 including:

1. Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area; and
2. Increasing the maximum amount of indebtedness that can be issued or incurred under the plan.

Minor Amendments

Minor amendments are defined as any change to this Plan that is not classified as a Substantial amendment.

The proposal also clarifies language and makes corrections to scrivener errors in two plans.

1. Revisions to the McGilchrist Urban Renewal Plan correct the *Objective* numbering to align with the associated *Goal*. As shown below *Objectives* are revised to 2A and 2B.

McGilchrist Plan, *Section II.B. Goal 2*, Objective

Goal 2: **TRAFFIC AND TRANSPORTATION**

Objectives:

~~3A 2A:~~ Construct street improvements as consistent with City standards.

~~3B 2B:~~ Provide sidewalks and streetscape improvements that promote multimodal usage, access and safety.

2. Revisions to the Riverfront-Downtown Urban Renewal Plan Section 1102 will be edited to clarify what parts of the *Hotel, Community Convention Center and Parking* project have been completed and what is part of a future expansion.

1102 Hotel, Community Convention Center and Parking

A. Project Description

~~The Salem Convention Center was completed in early 2005 and a grand opening celebration was held on February 25, 2005. The Hotel, Community Convention and Parking project consists of developing a convention center, future expansion, and associated parking in conjunction with a private hotel in downtown Salem - encompassing the entire block bordered by Ferry, Liberty, Trade and Commercial Streets. The Hotel, Community Convention Center and Parking portion of the project have been completed. Capital costs of development for the convention center and future expansion included or will include furniture, fixtures, and equipment. The Community Convention Center and associated parking were publicly financed, and the hotel was privately financed. (Ord 60.05) (Reso No. 18-12 URA; Reso No. 2018-83)~~

BACKGROUND:

The City of Salem has seven Urban Renewal Areas. The first Urban Renewal Area - Riverfront Downtown was adopted in 1975 and the most recent is the South Waterfront Area adopted in 2007. Each Area has an Urban Renewal Plan which describes the goals, objectives, and eligible projects that Urban Renewal Funds can be used for. To change a plan, the plan must go through an amendment process. Currently, the City's Urban Renewal Plans language differs on the amendment process for non-Substantial Amendments. Some of the plans refer to Major Amendments and some only to Minor Amendments. In addition, the language used to describe the process is slightly different from plan to plan. These amendments are proposed to align the amendment process with state statute ORS 457.

Seth Lenaerts
Program Manager

Attachments:

1. Resolution No. 22-8 URA (Fairview)
2. Resolution No. 21-9 URA (McGilchrist)
3. Resolution No. 22-10 URA (Mill Creek Industrial Park)
4. Resolution No. 22-11 URA (North Gateway)
5. Resolution No. 22-12 URA (Riverfront-Downtown)
6. Resolution No. 22-13 URA (South Waterfront)
7. Resolution No. 22-14 URA (West Salem)