



## Staff Report

**File #:** 24-76

**Version:** 1

**Date:** 2/26/2024

**Item #:** 6.b.

**TO:** Mayor and City Council

**THROUGH:** Keith Stahley, City Manager

**FROM:** Kristin Retherford, Community Planning and Development Director

### **SUBJECT:**

Economic development quarterly report.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Strong and Diverse Economy.

### **SUMMARY:**

City Council requested economic development reports from the Urban Development Department, now the Community Planning and Development Department - Urban Development Division. This report includes activity for quarter four of calendar year 2023.

### **ISSUE:**

Information report on economic development activities.

### **RECOMMENDATION:**

Information only.

### **FACTS AND FINDINGS:**

#### **Urban Renewal Area (URA) Activity**

Downtown Riverfront URA capital improvement grant funds in the amount of \$1.4 million will support \$30 million in private investment to support new construction of 121 rental units to be built in two locations in downtown. Citizens Apartment is scheduled to include 105 rental units at 277 High Street, and 12 units will be constructed in a new building behind the former Green Thumb Florist

Building; four units will be built on the upper floor of the existing building. Project one of Phase IV streetscape is underway on the east side of Commercial Street between Court Street and Ferry Street, with Project two planned for the east side of Commercial Street between Chemeketa Street and Center Street.

Major construction concluded on phase one of 2nd Street NW in the West Salem URA. Minor construction will continue as weather permits. Urban renewal investment in this public infrastructure project is resulting in significant private investment with transformative visual impact. Former food processing buildings that sat vacant for years are under construction and demolition for new development and uses.

Progress continues on several new buildings, including Dollar General, and site work preparations for the 479,000 square-foot distribution and manufacturing center for Gensco Inc. at the Mill Creek Corporate Center. New streets, Logistics Street SE, and the extension of Mill Creek Drive SE to Deer Park Drive SE are also moving forward.

Improvements are complete and will expand production and operations for Yamasa USA in the Fairview URA.

## **Salem Airport**

Avelo Airlines added additional flights to accommodate demand over the holidays. The Career Technical Education Center (CTEC) has relocated its aviation program to the Salem Airport, and opened in January 2024.

Tory Banford  
Project Manager

Attachments:  
1. None