

Minutes of the Salem Redevelopment Agency Meeting held on December 12, 2018 in the Salem City Council Chambers.

MEETING CONVENED AT: 8:20 p.m.

CONDUCTING: Chairman Kurt L Christensen

COUNCIL PRESENT:

Chairman Kurt L Christensen
Board Member Cristy Simons
Board Member Seth Sorensen
Board Member Howard Chuntz
Board Member Sterling Rees
Board Member Craig Warren

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Junior Baker, City Attorney
Chief Brad James, Police Chief
Clark Crook, Power
Matt Marziale, PW/Recreation
David Johnson, Building Dept.
Allison Taylor

OTHERS PRESENT

Branden Kirk, Israel Patterson, Jared Harding, Jan J. Ward, Amilyn Gardner-Jones, Glade L. Burr

1. APPROVE AMENDED LESSOR AGREEMENT WITH STOKES

Attorney Junior Baker explained that a number of years ago the Redevelopment Agency was created as a separate legal entity to help with economical growth in the city. It isn't used a lot but it was used to help get the Stokes Grocery Store in Salem. The RDA leases the ground where the grocery store is located to Stokes. Stokes owns the building and everything inside. Stokes is in the process of a refinance and they are getting an SBA loan. Attorney Baker said there was one thing that he wanted to change, that was if Stokes defaults on the loan SBA will have the right to reassign the leasehold estate, but this is a requirement for an SBA loan. He stated it isn't too big of an issue because as they city we control the zoning. They are asking tonight to approve the lessor agreement that SBA have a trusted interest in the building, but not the land. He asked if there were any questions. He advised that Mayor Christensen, as the chairman does have a vote. Board Member Howard Chuntz commented that he couldn't see anything negative with the agreement. Attorney Baker said his only concern was that they have the absolute right to assign a successor. Chairman Kurt Christensen commented it would take a successful business to take it over, and this helps a major business in Salem. Attorney Baker stated he wasn't sure what they were doing with the money. Jeff Nielsen said they have already done the improvements to the store and used the money. Chairman Christensen commented that the he appreciates Stokes.

MOTION BY: Chairman Kurt Christensen

SECONDED BY: Board Member Seth Sorensen

VOTE: All Affirmative (5-0).

2. APPROVAL FOR REVIEW AND FINALIZATION OF MINUTES FOR DECEMBER 12, 2018 RDA MEETING

MOTION BY: Board Member Seth Sorensen that the minutes of December 12, 2018 RDA meeting be prepared and mailed to each member of the Redevelopment Agency Board, and that each member will confirm with the secretary that they did receive the minutes. The Board will have ten days to review the minutes and submit any changes to the secretary. If after ten days, there are no changes the minutes will stand approved. If there are changes, the process will be followed until all changes are made and the Board is in agreement.

SECOND BY: Board Member Howard Chuntz.

VOTE: All Affirmative (5-0).

3. ADJOURN REDEVELOPEMENET AGENCY MEETING

MOTION BY: Board Member Howard Chuntz to adjourn the RDA meeting and return to council meeting.

SECONDED BY: Board Member Cristy Simons.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 8:30 p.m.

Jeffrey Nielson, RDA Secretary