



Business Name Search

New Search		Printer Friendly		Business Entity Data		07-25-2026 17:28
Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
2560334-90	FLLC	ACT	DELAWARE	04-14-2026	04-14-2027	
Entity Name	VERRUS, LLC					
Foreign Name						

New Search		Printer Friendly		Associated Names	
Type	PPB	PRINCIPAL PLACE OF BUSINESS			
Addr 1	918 N RENGSTORFF AVE				
Addr 2					
CSZ	MOUNTAIN VIEW	CA	94043	Country	UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGTREGISTERED AGENT			Start Date	04-14-2026	Resign Date	
Of Record	158720-88CORPORATION SERVICE COMPANY						
Addr 1	1127 BROADWAY STREET NE						
Addr 2	SUITE 310						
CSZ	SALEM	OR	97301		Country	UNITED STATES OF AMERICA	

Type	MAL			MAILING ADDRESS			
Addr 1	918 N RENGSTORFF AVE						
Addr 2							
CSZ	MOUNTAIN VIEW	CA	94043		Country	UNITED STATES OF AMERICA	

New Search		Printer Friendly		Name History			
Business Entity Name				Name Type	Name Status	Start Date	End Date
VERRUS, LLC				EN	CUR	04-14-2026	

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New Search		Printer Friendly		Summary History		
Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	APPLICATION FOR AUTHORITY	04-14-2026		FI	Agent	

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For comments or suggestions regarding the operation of this site,
please contact : corporation.division@sos.oregon.gov

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Google Tree Of Life

Publicly Documented Corporate, Investment,
Personnel,
and Project Relationships Behind Verrus's Salem
Data Center

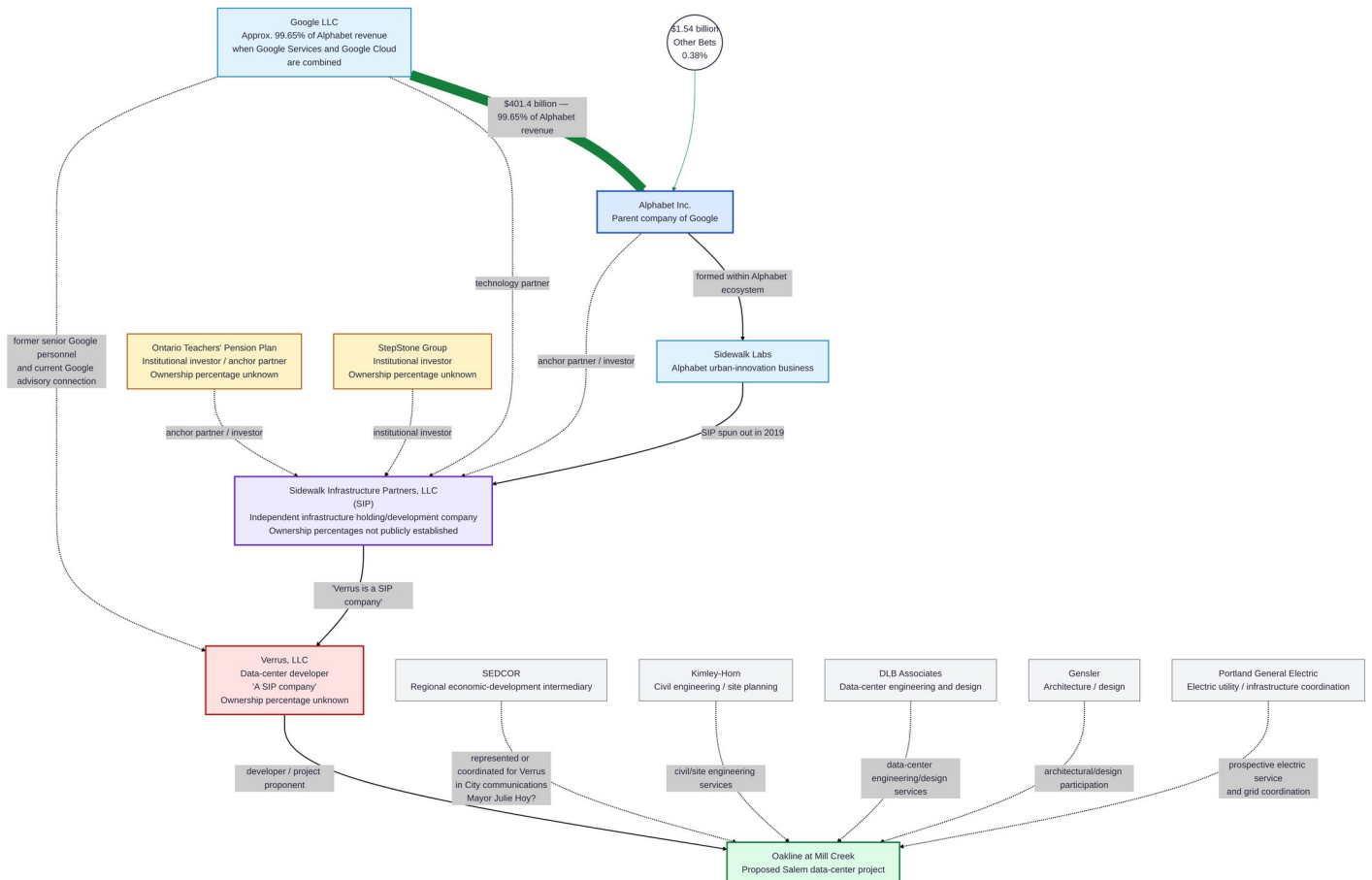


Diagram assertion

Alphabet is Google's parent company.

Google Services and Google Cloud generated approximately \$401.4 billion, or 99.65%, of Alphabet's 2025 consolidated revenue.

Other Bets generated approximately \$1.54 billion, or 0.38%, of Alphabet's 2025 consolidated revenue.

SIP was founded inside Alphabet in 2017 and spun out as an independent infrastructure developer in 2019.

Source

[Alphabet Inc. 2025 Form 10-K — U.S. Securities and Exchange Commission](#)

[Alphabet Inc. 2025 Form 10-K — U.S. Securities and Exchange Commission](#)

[Alphabet Inc. 2025 Form 10-K — U.S. Securities and Exchange Commission](#)

[About SIP — Sidewalk Infrastructure Partners](#)

Diagram assertion	Source
SIP works closely with Google as a technology partner.	About SIP — Sidewalk Infrastructure Partners
SIP identifies StepStone Group and Ontario Teachers' Pension Plan as institutional investors.	About SIP — Sidewalk Infrastructure Partners
Ontario Teachers' described SIP as a Sidewalk Labs spinout and identified Alphabet, Sidewalk Labs, and Ontario Teachers' as anchor partners.	Transforming Infrastructure Through Technology With a New Partnership — Ontario Teachers' Pension Plan
SIP describes itself as backed by Alphabet, Ontario Teachers' Pension Plan, and StepStone Group.	Product Manager Posting — Verrus
SIP formed Verrus following years of research and in collaboration with Verrus management.	Product Manager Posting — Verrus
Verrus expressly identifies itself as “a SIP company.”	About Us — Verrus
Verrus CEO Nelson Abramson previously worked at Google for 20 years, including work involving Google's data centers and infrastructure.	About Us — Verrus
Verrus CTO Anand Ramesh previously worked at Google for 14 years and led advanced technology and innovation for Google's data-center division.	About Us — Verrus
Verrus engineering lead Jimmy Clidaras previously served as a Google Distinguished Engineer and founded several Google data-center engineering organizations.	About Us — Verrus
Verrus supply-chain lead Chitragupt Kulkarni previously led capital-equipment supply-chain activities at Google.	About Us — Verrus
Verrus product lead Krish Sivakumar previously led product for Google Cloud Compute Engine.	About Us — Verrus
Verrus advisory-board member Joseph Kava is described as responsible for Google's global data-center design, engineering, construction, operations, and sustainability.	About Us — Verrus
The City of Salem identifies Verrus as the developer or project proponent for the proposed Oakline at Mill Creek data center.	Salem City Council Agenda Package, July 27, 2026
Salem's records identify SEDCOR as coordinating meetings and communications on behalf of Verrus.	Salem City Council Agenda Package, July 27, 2026
Salem pre-application materials identify representatives of Verrus, Kimley-Horn, DLB Associates, and Gensler.	Salem City Council Agenda Package, July 27, 2026
Project drawings identify Verrus as the entity for which the Salem data-center plans were prepared.	Salem City Council Agenda Package, July 27, 2026

SEDCOR BOARD

Screenshot taken August 10, 2026 at:
<https://www.sedcor.com/our-board/>

Monday, August 10, 2026 10:47 AM PDT

STRATEGIC ECONOMIC DEVELOPMENT CORPORATION - **Member Login**



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Engagement Director, Oregon AgLink

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SEDCOR 2025-26 Board of Directors

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Curt Arthur, Managing Director, Capacity Commercial Group

Ricardo Baez, President, Don Pancho Authentic Mexican Foods, Inc.

Theresa Beach, Business Development Manager, Portland General Electric

Cathy Clark, Mayor, City of Keizer

Jacqueline Crosby, Operations Manager, Crosby Hops Farm

Shawn Daley, Vice President of Strategic Initiatives, George Fox University

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Margaret Gander-Vo, Real Estate and Land Use Attorney, Saalfeld Griggs PC

Nathan Good, Architect, Nathan Good Architects

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→ **Julie Hoy**, Mayor, City of Salem

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Lyle Mordhorst, County Commissioner, Polk County

Ryan Mosgrove, AVP - Business Banking Relationship Manager, Key Bank

Kim Parker-Llerenas, Executive Director, Willamette Workforce Partnership

Scott Salazar, Regional Business Manager, Pacific Power

Kate Schwarzler, Owner, Indy Commons

Victoria Shinn, VP Commercial Loan Officer, People's Bank

Zachary Stellicky, Government Affairs, NW Natural

Matt Sturzen, Attorney, Sherman Sherman Johnnie & Hoyt, LLP

Renata Wakeley, Special Projects Director, City of Woodburn

Colm Willis, County Commissioner, Marion County



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MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: August 27, 2025

Department: Community Services

Title: SEDCOR Annual Report

Management Update/Work Session Date: NA Audio/Visual aids ☐

Time Required: 10 min Contact: Sarah Coutley Phone: 503-589-3276

Requested Action: At the August 27, 2025 Board Session, representatives from the Strategic Economic Development Corporation (SEDCOR) including Erik Andersson, SEDCOR President, and Business Retention & Expansion Manager, Kip Morris, will be providing a report on their activity for Marion County Business Retention & Expansion.

Issue, Description & Background: In 2023, Marion County approved an agreement with SEDCOR. SEDCOR is a local non-profit specializing in economic development and business outreach. The agreement with SEDCOR was for engagement of business recruitment, retention, and expansion efforts in Marion County in order to enhance the Economic Development Program's capacity toward realizing the economic development strategic plan goals. Within their agreement with Marion County, SEDCOR is required to provide an annual report that includes a summary of activities.

Financial Impacts: The agreement set in 2023 allocates \$160,000 each fiscal year for SEDCOR to perform business recruitment, retention, and expansion services. The current agreement was recently amended and is set to expire on June 30, 2026.

Impacts to Department & External Agencies: None

List of attachments: SEDCOR Annual Report

Presenter: Sarah Coutley, Economic Development Specialist; Erik Andersson, SEDCOR President; Kip Morris, SEDCOR's Business Retention & Expansion Manager

Department Head Signature: Kelli Wuse

2024 - 2025



MARION COUNTY ANNUAL REPORT
CONTRACTED ECONOMIC DEVELOPMENT ACTIVITIES IN MARION COUNTY

YEAR ENDING JUNE 30, 2025

Retention and Expansion of Traded Sector Businesses

- SEDCOR worked with **George Packing/Northwest Hazelnut** as the company sought to acquire the **Hazelnut Growers of Oregon (HGO)** business from **Wilco**. SEDCOR assisted in the application for the Enterprise Zone incentive, facilitated the connection with the Oregon Department of Agriculture for the Food Processing Machinery & Equipment Certification Program and engaged with Business Oregon to start the process for a successful Strategic Reserve request. Meetings and tours were arranged to bring in additional partners like the Oregon Manufacturing Extension Partnership and the Energy Trust of Oregon. SEDCOR also participated in a meeting between Business Oregon Director Sophorn Cheang, Northwest Hazelnut and representatives of Italian, family-owned Ferrero, the makers of Nutella. The company reported sales of \$3.2 billion with a goal of doubling over the next few years, and they want Oregon to be part of their strategy. The meeting was followed by a tour of the Hazelnut Growers of Oregon facility which included Governor Kotek, the three Marion County commissioners and Executive Council member Tim Murphy.
- SEDCOR worked with **Don Pancho/Reser's** as the company made plans to relocate its operations to 300,000 square feet of the former NORPAC operation in Salem, currently owned by Lineage Logistics. Reser's previously contracted with Lineage for 80,000 square feet of warehousing space, and this project will see the company leasing an additional 220,000 square feet of space for its production. The building was gutted and completely rebuilt to accommodate a food manufacturing operation. The move will take place over the summer of 2025. This project will require \$25 million in modifications to the building, and the purchase of \$12 million in new machinery and equipment. The company will utilize the Oregon Department of Agriculture Food Processing M&E Certification for property tax abatement; the Enterprise Zone program will cover real estate improvements and property not eligible for the ODA program.
- At its September 4, 2024 meeting, the Marion County Board of Commissioners approved the **Valley Fab** application for the Rural Industrial Property Tax Exemption. The \$3.7 million project involves the purchase of new laser cutting machinery and construction of a building in Brooks. Eight new jobs are expected to be created and once the three-year exemption ends, the project will generate an additional \$46,000 in annual property tax revenue.
- SEDCOR met with returning president of **Yamasa USA**, Masaaki Moriya, to provide an overview of the work SEDCOR has done with the company. Mr. Moriya was president of Yamasa from 2010-2017 and returned to the company this year. As a follow up, SEDCOR introduced Yamasa's purchasing manager to the supply chain manager at Oregon Fruit Company to see if there are opportunities to do business together in the future.
- On March 4, HCR 12 was passed by the Oregon House, celebrating the centennial of the Oregon Wheat League. Representative Anna Scharf presented each representative with a bottle of Yamasa soy sauce and provided an overview of Yamasa's history in Marion County. SEDCOR facilitated the attendance of Yamasa representatives at the event and the donation of 60 bottles of soy sauce, one for every member of the Oregon House.
- SEDCOR met the new president of **Natural Plant Products** to tour the facility and learn more about the meadowfoam industry. After delays, the company's oil production operation is in full swing, although it has delayed investing in the refining operation, sending raw product to Southern California. The company is looking for opportunities to diversify away from its dependence on the cosmetics market. SEDCOR arranged a follow up meeting on research programs available through Business Oregon such as the Small Business Innovation Research grant program.

- **Pi Fabrication**, formerly **Bechtel Industrial Solutions**, is a parts manufacturer targeting wood products and recycling industries located in Salem. The company invested \$130,000 in new CNC equipment to bring more work in-house and open new potential markets. The company was approved for the Enterprise Zone for its machinery & equipment acquisition by Marion County in January 2025.
- SEDCOR staff worked with **GK Machine** on a second Rural Property Tax Exemption for machinery and equipment totaling \$5.4 million. This project will create an additional 18 jobs, bringing the total number of employees up to 194, and will generate an additional \$76,000 annually in property tax.
- SEDCOR toured the new **Freres Engineered Wood** mass timber warehouse with Rob and Kyle Freres and discussed opportunities for mass timber to be used in for other industries like data centers. SEDCOR followed up with an introduction between Freres and **PacTrust**, who has developed several buildings in Mill Creek and is planning a third phase of development there.
- The **City of Silverton's** Business Retention & Expansion survey report has been completed. SEDCOR participated in several of the BRE visits to traded sector companies in the Silverton area. SEDCOR will follow up with the city to address the critical challenges identified in those interviews, e.g. limited industrial space, workforce shortages, and issues with employee retention. The availability of suitable commercial and industrial land is a limiting factor for business retention and growth, with 77% of businesses reporting insufficient space for future expansion, and 66% reporting that they have no plans to expand at their current location due to space constraints.
- SEDCOR hosted a workforce housing roundtable on March 6 to hear from area employers and developers about the challenges they face. Among the participating businesses were **Garmin, Yamasa, Rich Duncan Construction** and **Kaufman Homes**, joined by **Salem Health, Chemeketa Community College** and **Habitat for Humanity**. This was one of several roundtables held in advance of the Build Mid-Valley workforce housing summit which took place on April 22 with the Missing Middle Housing Fund.
- **Jackman Industries**, a Salem-based manufacturer of pipe flashing, was approved for the Enterprise Zone incentive. The \$300,000 project will allow the company to expand into a new product line, creating at least one new job. SEDCOR successfully argued for the inclusion of the molds in the EZ incentive after an initial rejection from the Marion County Assessor's Office. The investment will generate an estimated \$9,000 in annual property tax revenue after the incentive.
- **Whiskey Hill Smokehouse** in Hubbard has applied for the Enterprise Zone for its expansion into a new facility in Hubbard. The company currently manufactures beef jerky in a 6,000 sq ft plant in Hubbard. The company has been in business since 2012, and demand for its products has risen enough to require additional capacity. Under a new subsidiary, NourishCraft, the company is expanding by leasing a new 19,000 sq ft facility to launch complementary products, with a healthier focus. The \$928,000 investment will add up to 19 jobs and create estimated annual property tax revenue of \$19,000 after the incentive. SEDCOR has also been assisting the company to be better prepared for third-party audits required by its new customers.
- Erik met with the leasing team from **PacTrust** to provide an overview of SEDCOR services and resources available to their tenants in the Mill Creek Corporate Center. PacTrust recently brought the promotion of available space in-house, so this provided a great opportunity to let them know how we've assisted their tenants like **Natural Plant Products** and **Agility Robotics**. The PacTrust team is working with Raw Advantage, the pet food company at Mill Creek which is considering an expansion at one of its facilities. (Raw Advantage was acquired by the **BrightPet Nutrition Group** in

2023). SEDCOR will follow up with PacTrust to set up a meeting with the local Raw Advantage team to discuss incentives for growth.

- SEDCOR met with Woodcrafters, a Salem-based company that produces customized doors, trim, flooring, and millwork, mostly for contractors. It is planning to expand into a new, 50,000 square foot building at the Mill Creek Corporate Center. The company, which celebrated its 50th anniversary in 2024, will be adding at least 5-10 jobs to its current base of approximately 40 employees. They are also planning a second building to provide some leasable space for additional manufacturers. They hope to begin construction by the end of 2025. SEDCOR provided Enterprise Zone paperwork and a referral to the Energy Trust New Buildings Program.

Recruitment of Traded Sector Businesses

- SEDCOR hosted a visit from leadership of **Chromo24**, an online marketplace for high-end timepieces headquartered in Germany. The company employs 300 people in its headquarters with an additional 30 in New York City and Miami, and is seeking a West Coast location for a customer service center. It is in the early stages of the search, but the company has identified the Portland to Eugene corridor as a region that provides many of the amenities the company enjoys in Germany, such as access to recreation and agriculture lands. SEDCOR developed a presentation that provided an overview of the area, relevant employment data and examples of available space. The company has had leadership changes and is postponing its planned expansion to North America.
- SEDCOR toured the **Agility Robotics** RoboFab facility in Salem as the company continues to establish its operations here. The company closed its Tangent facility, which gave them proximity to Oregon State, where its technology was developed, and has moved those engineering and R&D jobs to the Salem facility. In follow up meetings, SEDCOR introduced the company's Director of Supply Chain to three potential suppliers in the region and also met with the company's HR team to provide them with an overview of SEDCOR and our partners like Chemeketa, Willamette Workforce Partnership and the CTEC program. SEDCOR also arranged a tour of the RoboFab facility for Marion County Assessor's Office staff. Included were representatives from the Oregon Employment Department and Willamette Workforce Partnership to provide resources as the company prepared to ramp up its hiring in the first quarter of 2025.
- SEDCOR met with the team from **Jones Lang Lasalle** to discuss long term viability of the Salem area for a large data center campus, also driven by PGE's future investment in transmission infrastructure in the region. The consultant inquired specifically about the 400-acre Turner Road site (across from Mill Creek Corporate Center). SEDCOR followed up with the listing realtor and confirmed that only 80-90 acres at most are developable due to floodplain and other concerns. The client seeks at least 200-300 acres for a data center campus in proximity to PGE's Bethell substation. The proposed project would support at least 150 employees but more importantly involve investment in the billions of dollars over time, which would benefit the region in both property tax and franchise fee revenues. In a follow up meeting, SEDCOR connected with the consultant's client, a Kansas-based data center company with operations around the world including Hillsboro, to get to know the project team and plan next steps.
- SEDCOR also met with a representative from Nublock Partners, a California-based real estate firm specializing in data center development. The company is seeking 150-acre (and larger) sites. SEDCOR followed up with an introduction to the PGE Business Development team and will work with Salem and Marion County to schedule a meeting to discuss these opportunities and how we should proceed from a land use perspective.

- SEDCOR has signed an NDA for a **data center project, Project Gridline**, which has optioned two sites in the Mill Creek Corporate Center. Following up on a meeting with the client at the introduction of Portland General Electric business development staff last October, SEDCOR has provided information on zoning and other rules impacting development at Mill Creek and is currently working with the City of Salem on pre-application meetings. The client's project team, including engineers, architects and contractors, have met with several city staff to address questions about access, environmental mitigation, transportation and policies involving the oak trees on part of the site in advance of the formal pre-application process.
- SEDCOR met with the owners of **Sunshine Produce**, a Chinese processor of pumpkin seeds interested in developing a facility in the Willamette Valley. The SEDCOR team had introduced them to a farmer willing to grow a test crop for them, they were very pleased with the results. The project would involve a three-shift operation in 100,000 - 150,000 sq ft of space, with up to 200 employees. The company will contract with farmers to grow what they process, so there will be plenty of supply chain impact as well. SEDCOR provided an overview of the region, some general utility information, and examples of buildings that might fit their needs.

Incentive Program Activity:

Company	Location	Investment	# New Jobs	Est. Annual Property Tax Revenue	Recruitment, Expansion, Retention
Hazelnut Growers of Oregon	Donald	\$32,000,000	50	\$140,000 (new)	Retention/Expansion
Valley Fab	Brooks	\$3,700,000	8	\$46,000	Expansion
Pi Fabrication	Salem	\$130,000	1	\$2,600	Expansion
GK Machine	Donald	\$5,400,000	18	\$76,000	Retention/Expansion
Don Pancho	Salem	\$37,000,000	39	\$726,000	Retention/Expansion
Jackman Industries	Salem	\$300,000	1	\$9,000	Expansion
Whiskey Hill Smokehouse	Hubbard	\$928,000	19	\$19,000	Expansion
Total		\$79,458,000	136	\$1,018,600	

Entrepreneurial Ecosystem Development

- SEDCOR successfully applied for \$270,000 in funding from Business Oregon to staff the **Mid-Willamette Valley Innovation Hub**, which operates under the **Launch Mid-Valley** banner. The initial funding enabled SEDCOR to contract with Venture Catalyst Mike White as well as to develop a series of events and resources to build out the region's entrepreneurial ecosystem. We kicked off the Innovation Hub with a very successful **Pitch Willamette** event, drawing 60 investors and other attendees to join seven entrepreneurs who were making their pitch. The Innovation Hub has also established Coffee Clubs for Entrepreneurs around the region, including groups in Salem, Stayton, Woodburn and Silverton.

- SEDCOR staff coordinated an AgTech panel comprised of local businesses including West Coast Companies, Ruddenklau Farms and Riddell Farms, as part of the August 2024 visit by **Small Business Administration Administrator Isabel Guzman**. As the SBA funds SEDCOR's **Regional Innovation Cluster** work in AgTech, this provided a fantastic opportunity to share the challenges and opportunities of the industry with the SBA leadership. SEDCOR also arranged for the Administrator, accompanied by Congresswoman Salinas, to tour **Don Froylan**, a company who has made great use of SBA resources.
- In partnership with the **Oregon Entrepreneurs Network**, SEDCOR hosted the Oregon Angel Food Pop-Up & Pitch marketplace in Salem for the second consecutive year. Held in September at the Chemeketa Ag Complex, the event featured 25 local food and beverage entrepreneurs who showcased their products to attendees, including representatives from regional retailers such as **Burgerville**. Participants had the opportunity to market their goods, practice their pitch and connect with potential buyers. The event attracted approximately 100 attendees.
- Erik and Venture Catalyst Mike White represented SEDCOR and Launch Mid-Valley at the inaugural Oregon Innovation Showcase, that brought together investors, tech businesses and entrepreneurs to connect with resources to help launch and grow innovative Oregon businesses. The Mid-Valley was well-represented with Jonathan Hurst of **Agility Robotics** on the "Successful Entrepreneurs" panel, and three SEDCOR clients on the "Deep Tech Quick Pitches" panel including **Canopii** from Hubbard.

Infrastructure & Workforce Development

- SEDCOR worked with the **Mid-Willamette Valley Council of Governments** to convene employers and community leaders in Polk and Marion County to address workforce housing solutions. The work culminated in the April 22 Build Mid-Valley workforce housing summit, where representatives of communities, employers and developers came together to learn how they can work together to encourage more housing units around the region to meet the needs of the Mid-Willamette Valley workforce. Several work groups continue to meet to address issues and opportunities identified at the summit: Finance and Funding; Unlocking Low-Value Wetlands for Development; Innovation Pilot Project Showcase; Standardizing Design within the Region; Housing Development Data Hub Platform for Centralizing Information; and SDC Reformation.
- Following up on the industry roundtables, a gap analysis was performed to identify the opportunity for educational programming to meet workforce skills needs for **warehouse and logistics** employers. Three main gaps were identified: (1) building multiple pathways from CTE programs of study to careers in the industry; (2) connecting the Chemeketa Custom Workforce department to CTE programs of study using industry recognized certificates and the credit for prior learning; and (3) improving student equity through educational program delivery and credentialing. Chemeketa announced that it would be holding its first session of its warehousing certificate class in August in partnership with MWVCCA's Re-Entry Program.
- SEDCOR was contacted by a local farmer who shared that **TEMCO** announced that it was closing its Portland terminal facility on October 18, 2024. The company cited changing market conditions and the viability of the Portland facility as reasons for the closure. Recognizing that this would be another hit for Oregon agriculture, SEDCOR reached out to the president of the **Oregon Wheat Growers League** for more details as to potential impacts. They confirmed that the closure was coming at what was already a very tough juncture for Oregon agriculture. SEDCOR worked with the Wheat League to stage a meeting at the Chemeketa Ag Complex for valley growers to talk about freight alternatives.

General Business & Community Engagement

- The SEDCOR Ag Breakfast drew over 160 people to the Chemeketa Ag Complex to hear about the market outlook for the region's agriculture products and learn more about the recent activities and successes of SEDCOR's Ag Innovation Hub. SEDCOR partners AgWest Farm Credit and AgVentures Alliance provided the featured speakers.
- SEDCOR Staff participated in many meetings and other events to support the work in Marion County and represent the needs and challenges of traded sector businesses in the region, including:
 - The Oregon Mass Timber Conference
 - The Dunn-Carney Ag Summit
 - North Marion County Business Resource Fairs
 - Aurora Airport planning sessions for future development
 - North Santiam Drought Contingency quarterly meeting.
 - North Santiam Canyon Local Leadership Meeting
 - Federal Reserve Bank of San Francisco
 - OSU Small Farm Social
 - Routine engagement with Congressional Delegation staff to provide an update on work being performed in Marion County and the Mid-Valley region
- SEDCOR staff presented on its work in the region at several economic development conferences and events including:
 - Oregon Economic Development Association Annual Conference
 - Oregon Economic Development Commission December 2024 Meeting
- SEDCOR staff serve on several statewide boards and committees to represent the needs of businesses and communities in Marion County and the Mid-Valley Region, including:
 - Oregon Economic Development Association
 - Oregon Business Council Food & Beverage Industry Consortium and Core planning team
 - Future Ready Oregon Manufacturing Consortium
 - Missing Middle Housing Fund
 - Oregon State University Extension Community Advisory Network
 - Willamette Workforce Partnership
 - Oregon Mass Timber Advisory Board
- Over the 2024-25 fiscal year, the SEDCOR Marion County Manager:
 - Made **128** visits with Marion County businesses
 - Paid **52** visits to Marion County communities
 - Met with city staff and/or elected officials in **14** Marion County communities over the past year.
 - Attended **157** committee meetings
 - Participated in **28** trainings
 - Spoke at **8** economic development-related events
- SEDCOR continues to manage the **SEDCOR Construction Alliance**, bringing interested industry members together monthly to identify projects that address future workforce development as well as ways to support Marion County communities.
- Members of the SEDCOR team, Business Oregon and the Council of Governments met with **Small Business Administration** staff from the Portland District Office to talk about business financing needs and the regional economy.

- The SEDCOR team met with the **Oregon Department of Agriculture** to discuss the Food Processing Machinery & Equipment Certification Program. SEDCOR was thanked for its outreach efforts, resulting in many projects in the region. Among the companies benefiting from the incentive are Northwest Hazelnut, Don Froylan Cheese, Reser's / Don Pancho and Yamasa.
- SEDCOR hosted the monthly **Stayton-Sublimity Chamber of Commerce** networking event at the Chemeketa Center for Business and Industry. Kip Morris gave a presentation on SEDCOR, resources available and how to engage.
- SEDCOR hosted the **OEDA** Certified Economic Developer Training Series, "Business Finance Training 101". Kip Morris presented on the topic of revolving loan funds and gap financing tools.
- SEDCOR presented at the December 13 **Business Oregon Commission** meeting in Salem. This was a great opportunity to thank the department for its funding to support the Regional Innovation Hub and Latino Microenterprise Development Program, as well as highlight business projects like Hazelnut Growers of Oregon (which received Strategic Reserves funding). Challenges related to industrial lands availability and calling for recruitment activities that better reflect the inventory of buildings and other resources (e.g. power capacity) available in the area were also discussed. The day concluded with lunch between the entire SEDCOR team, Commission members and Business Oregon staff, providing a conversational environment to further discuss activities and issues in the region.
- As a follow up to the Commission presentation, Business Oregon Deputy Director Chris Cummings arranged a meeting between Erik Andersson and Amelia Porterfield, director of the **Governor's Regional Solutions Office**. Erik shared opportunities for Regional Solutions to proactively engage in land use issues around industrial lands, workforce housing and other economic and community development challenges in the region.

Financial Summary

Revenue from Marion County (7/1/24-6/30/25):	\$160,000
Expenses:	
BRE Wages:	\$94,131
Benefits (33%):	\$31,063
Total BRE Compensation:	\$125,194
 BRE Cell phone:	 \$1,200
BRE Office:	\$11,738
Marion Co. Meals & Travel:	\$5,643
Total BRE Expenses	\$18,581
 Total Marion County Expense	 \$143,775
 Net contribution toward other SEDCOR resources*	 \$16,225
(* Management, meetings, events, other staff work in Marion County)	

NON-DISCLOSURE AGREEMENT

This non-disclosure agreement (this "Agreement") is entered into as of April 10, 2025 (the "Effective Date") by and between City of Salem (Recipient) and VERRUS LLC (together with its affiliates, "Discloser") in order to facilitate discussions concerning location within the City of Salem (the "Purpose").

1. Definitions. "Confidential Information" means (i) all information disclosed by or on behalf of Discloser to Recipient or its Representatives in connection with the Purpose, whether disclosed before, on, or after the Effective Date, including information that is not marked or otherwise identified to Recipient as confidential but that is otherwise known or should be known to Recipient to be confidential in light of the nature of the information or the circumstances of disclosure, including, for the avoidance of doubt, both confidential information of or regarding Discloser and confidential information of or regarding a third party that Discloser has in its possession, and which may include information regarding current and prospective business plans, strategies, operations, portfolio companies, theses, terms of governance and investment, capital formation, press matters, personnel matters, research, investors, transactions, investments, intellectual property, marketing information, financial statements and projections, and similar information, (ii) this Agreement, the terms of this Agreement, and the existence and purpose of this Agreement, and the fact that discussions or negotiations are taking place with Discloser regarding the Purpose, the status of such discussions or negotiations, any of the terms, conditions or other facts related to such discussions or negotiations, and the fact that any Confidential Information or any other information has been requested or furnished, and (iii) any notes, analyses, memorandum, reports, or similar materials prepared by or on behalf of Recipient to the extent containing, reflecting, or based on such confidential information described in the foregoing clauses; provided, however, that "Confidential Information" does not include information that (a) is or becomes (other than as a result of improper disclosure of such information by Recipient or its Representatives) publicly known, (b) is learned by Recipient from a third party not known to Recipient to have a legal, contractual, or fiduciary duty to Discloser to maintain the confidentiality of such information, or (c) as demonstrated by contemporaneous written records of Recipient, was already known or in the possession of Recipient prior to Discloser's disclosure of such information to Recipient. "Representatives" means, with respect to Recipient, the Recipient's officers, directors, employees, and legal counsel.
2. Use and Disclosure Obligations. Except with the prior written consent of Discloser, Recipient will not, and will cause its Representatives not to, directly or indirectly use, disclose, reveal, divulge, publish, or otherwise make known Confidential Information provided by or on behalf of Discloser except as expressly set forth in this Section 2 solely for the Purpose. Recipient will not use the Confidential Information except solely for the Purpose. Except as otherwise expressly provided herein, the Recipient will, and will cause its Representatives to, hold the Confidential Information in strict confidence and protect the Confidential Information to the same extent the Recipient protects its own confidential information of a similar nature, including by taking reasonable precautions to protect and prevent the unauthorized disclosure of such Confidential Information. Except with the prior written consent of Discloser or as otherwise expressly permitted by Section 3, Recipient will not disclose or share Confidential Information provided by or on behalf of Discloser with any person, except that Recipient may disclose and share Confidential Information with its Representatives that (i) need to know such information for the Purpose, (ii) are advised of the confidential nature of the information, and (iii) are required to comply with the terms of this Agreement applicable to "Recipient" as if an original party to this Agreement or that are otherwise bound by fiduciary, professional, or contractual obligations of confidentiality that are no less stringent than the limitations on disclosure and use set forth in this Agreement. Recipient will be responsible for any non-compliance with this Agreement by its Representatives.
3. Disclosure Required by Law. Recipient and its Representatives may disclose Confidential Information solely to the extent such disclosure is required by applicable law or regulation or court order or process; provided, however, that prior to any such disclosure, to the extent reasonably practicable, Recipient or its Representatives will provide Discloser with reasonable prior notice of such anticipated disclosure and cooperate with Discloser, at Discloser's expense, to limit the scope of such disclosure, to seek a protective order. If such order or other remedy is not obtained, or Discloser waives compliance with the provisions of this Agreement, the Recipient and its Representatives will disclose only that portion of the Confidential Information that they are advised by counsel that they are legally required to so disclose and will use reasonable best efforts to obtain reliable assurance that confidential treatment will be accorded the Confidential Information so disclosed.
4. No Transaction Obligation. This Agreement imposes no obligation on either party or any affiliate of any party to proceed with any transaction or discussions regarding any transaction.

5. No IP Rights. Neither Recipient nor its Representatives acquire any right, title, or interest, including any intellectual property right, express or implied, by license or otherwise, under this Agreement to the Confidential Information disclosed by or on behalf of Discloser, except the limited right granted to use the Confidential Information for the Purpose in accordance with the terms of this Agreement.
6. No Warranty. Recipient agrees and acknowledges that no representation or warranty, express or implied, is made, and no responsibility or liability is or will be accepted, by Discloser, as to or in relation to the accuracy or completeness of any Confidential Information and that Recipient is responsible for making its own assessment and evaluation of the Confidential Information. DISCLOSER IS PROVIDING CONFIDENTIAL INFORMATION ON AN "AS IS" BASIS, WITHOUT WARRANTY, FOR USE BY RECIPIENT AT ITS OWN RISK. RECIPIENT DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, OR STATUTORY, INCLUDING THAT THE CONFIDENTIAL INFORMATION IS ACCURATE AND COMPLETE.
7. Term. The term of this Agreement will begin on the Effective Date and end on the fourth anniversary of the Effective Date; provided, however, that the confidentiality and non-disclosure, non-use, and other obligations will survive such termination or expiration of this Agreement and remain in effect until the later of: (i) two (2) years following termination and/or expiration of this Agreement; or (ii) four (4) years from the disclosure of the Confidential Information; provided, further, that trade secret information will remain subject to the terms of this Agreement for so long as such information remains protectable as a trade secret under applicable intellectual property laws, notwithstanding the termination or expiration of this Agreement
8. Return or Destruction. Immediately upon the request of Discloser or its Representatives, the Recipient will, and will cause its Representatives to, return to Discloser all Confidential Information in tangible form (whether in written form, electronically stored, or otherwise), and neither the Recipient nor any of its Representatives will retain any copies thereof and delete, except as prohibited by public records retention laws, all Confidential Information in electronic form from the Recipient's and its Representatives' computer systems and from all back-up and archive tapes so that nothing remains in electronic form that constitutes or contains Confidential Information. Upon the request of the Discloser or its Representatives, the Recipient will certify in writing compliance with this Section 8.
9. Privileged Information. To the extent that any Confidential Information may include material subject to the attorney-client privilege, work product doctrine, or any other applicable privilege concerning pending or threatened legal proceedings or governmental investigations, the parties understand and agree that they have a commonality of interest with respect to such matters, and it is their desire, intention and mutual understanding that the disclosure of such material is not intended to, and will not, waive or diminish in any way the confidentiality of such material or its continued protection under the attorney-client privilege, work product doctrine, or other applicable privilege, and, any such Confidential Information will remain entitled to all protection under these privileges, this Agreement, and under the joint defense doctrine. Nothing in this Agreement obligates Discloser to reveal Confidential Information and/or related materials subject to the attorney-client privilege, work product doctrine, or any other applicable privilege.
10. Export Compliance. Recipient acknowledges that Confidential Information may be subject to export controls under the laws and regulations of the United States and any other applicable governments. Recipient agrees to comply, and cause its Representatives to comply, with these laws and regulations regarding export, re-export, import, transfer, distribution, and use of the Confidential Information, and to obtain all applicable government authorizations, permits, or licenses.
11. Securities Laws. Recipient agrees to comply, and to cause its Representatives to comply, with all applicable insider trading and other securities laws to the extent it receives any Confidential Information that constitutes or contains material non-public information with respect to any public issuer. Recipient is aware, and will advise its Representatives informed of the Purpose, of the restrictions imposed by the U.S. securities laws on the purchase or sale of securities by any person who has received material, nonpublic information from an issuer of such securities and on the communication of such information to any other person when it is reasonably foreseeable that such other person is likely to trade in such securities in reliance upon such information.

12. General Provisions. This Agreement does not create any agency, joint venture, employment, or partnership relationship between or among the parties or their affiliates or Representatives. This Agreement is not assignable or transferable, in whole or in part, by either party without prior written consent of the other party, except to an affiliate or successor by merger, change in control, or sale of substantially all of the assets of a party. The parties may execute this Agreement in counterparts, which taken together will constitute one instrument, and/or by electronic signature. Notices hereunder may be given to any senior employee of a party, including by email, using the contact information set forth on the signature page or otherwise on file for a party. Amendments to this Agreement must be in writing and signed by the parties. Any waiver under this Agreement must be in writing and signed by the party granting the waiver, and a waiver or failure to enforce any provision of this Agreement on one occasion will not be deemed a waiver of any other provision or on any other occasion. If any provision of this Agreement is found by a proper authority to be unenforceable or invalid, such unenforceability or invalidity will not render this Agreement unenforceable or invalid as a whole, and, in such event, such provision will be changed and interpreted so as best to accomplish the objectives of such unenforceable or invalid provision within the limits of applicable law. Each party agrees that, to the extent that any Confidential Information is covered or protected by privilege, disclosing such Confidential Information does not constitute a waiver of such privilege.
13. Remedies; Governing Law & Forum. The parties acknowledge and agree that a breach of this Agreement by Recipient or its Representatives will cause Discloser to suffer irreparable damage that could not be adequately remedied by an action at law. Accordingly, Discloser will have the right to specific performance to require performance of this Agreement or injunctive relief to enjoin a breach of this Agreement, in addition to all other rights and remedies available to it at law, in equity, or otherwise. This Agreement is governed by the laws of the State of Oregon, notwithstanding its conflict-of-laws principles. The exclusive venue for any dispute relating to this Agreement will be the courts in Marion County, Oregon.

Agreed to as of the Effective Date by:
City of Salem

By: Krishna Namburi
 Name: Krishna Namburi, Interim City Manager
 Address: 295 Church St SE, Suite 210
 Email: KNamburi@cityofsalem.net

VERRUS, LLC

By: Nelson Abramson
 Name: Nelson Abramson
 Title: Chief Executive Officer
 Address: 9301 Wilshire Boulevard, Suite 508
 Email: notices@verrusdata.com

Document ID: xgNyr6wbpA8GekA5EbY2

1 03:41:25.500

2 Thanks Madam Mayor. I for those of you who know me, I wear my expressions
3 on my face and I sit here in this chair and I'm going to be honest with you
4 I'm surprised. I'm surprised at how we got here. Someone asked a question
5 and I think in the back like who knew and when did they know? I didn't know.
6 And so I sit here contemplating a path forward and I want to apologize
7 because we sit up here together. Some may have known, some may didn't know
8 but we rise and we fall together. And so I can apologize for the fact that I
9 didn't know but I cannot apologize on behalf of the entire council. So here
10 we are. We're in this place to where we gotta find, as I said earlier, we
11 still gotta find a path forward. And one of the things that I know that all
12 of us collectively have worked really hard on is trying to reestablish the
13 public's trust. And I think we blew it. I really think we blew it. And
14 that's hard to say because I am a part of this team.

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TO: Mayor and City Council
THROUGH: Krishna Namburi, City Manager
FROM: Kristin Retherford, Community Planning and Development Director

SUBJECT:

This report provides City Council and the community an update on the proposed data center at Mill Creek Corporate Center, including the current status of the proposal, activities to date, anticipated review process, and planned public engagement opportunities.

Ward(s): Ward 3

Councilor(s): Councilor Matthews

Neighborhood(s): SEMCA – Southeast Mill Creek Association

Result Area(s): Result Areas – Good Governance; Natural Environment Stewardship; Safe and Healthy Community; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy; Welcoming and Livable Community.

SUMMARY:

The company, Verrus, began its exploration of Salem as a site for a data center sometime around March 2025. In late March 2025, at the company's request, the City entered into a non-disclosure agreement (NDA) while the company evaluated Salem as a potential location for a data center. During this period, as part of the preliminary review process, Verrus worked with City staff to evaluate site feasibility, including transportation access, utility capacity, site design, and environmental considerations.

In late April 2026, Verrus shared a revised site plan with technical staff. In June 2026, after staff informed the City Manager that the company intended to move to the next stage of evaluation, City leadership took steps to seek the City's release from the NDA so information about the project could be shared publicly. The City was released from its NDA on July 8, 2026. At the next opportunity to address the City Council and the community in an open public forum, the City Manager publicly shared information about the proposal.

The purpose of this report is to explain:

- the current status of the proposal;
- activities to date;
- what decisions have and have not been made;
- the City's role in reviewing the proposal;
- opportunities for public engagement; and,

- potential next steps should the project move forward.

ISSUE:

Information only.

RECOMMENDATION:

Information only.

FACTS AND FINDINGS:

The purpose of this report is to provide City Council and the community with information regarding the proposed data center at Mill Creek Corporate Center. The report includes current status of the proposal and summarizes activities to date, explains the City's development review process, planned public engagement opportunities if the proposal proceeds, and outlines anticipated next steps.

Preparing Mill Creek Corporate Center for Industrial Use

In 2005, the [Mill Creek Urban Renewal Area](#) formed to prepare 650 acres of relatively flat land for industrial development in southeast Salem. Also in 2005, an Employment Center Zone was established for the area. In 2014, the Unified Development Code was adopted, which included data centers as an allowed use in Employment Center zones. Data centers are an [allowed use in land zoned for Employment Centers](#).

Initial Inquiry

When companies are evaluating potential locations for significant investments, they often request confidentiality during the early stages of discussions. This is a common practice in economic development because companies may be evaluating multiple locations while sharing proprietary information about their business plans, operations, technology, investment levels, and site requirements.

In late March 2025, at the request of the company, Verrus, the City of Salem entered into a non-disclosure agreement with a company that was evaluating Salem as a potential location for a data center at the Mill Creek Corporate Center. Non-disclosure agreements are commonly requested by companies or developers during their due diligence process while they determine project feasibility. While the NDA remained in effect, the City was contractually obligated not to disclose information provided by Verrus.

Preliminary Review: Evaluating Site for Proposed Use

The preliminary review process allows a prospective developer to determine whether a

site may be feasible for a proposed use. It also allows City staff to identify potential issues early in the process. Participation in this process does not indicate City support or approval of the proposal.

As part of the preliminary review process, the company submitted a pre-application with the City. During this stage, companies evaluate whether available land can meet their proposed need, whether the employment base is sufficient, and whether road, water, sewer, and electrical capacity are sufficient to support the development. Verrus had three preliminary technical conversations with staff about the development proposal, and one conversation about a proposal to establish a conservation easement on the property. A complete listing of conversations and materials received by the City is included in Attachment 1: Pre-Development Application Process: Data Center Proposal at Mill Creek Corporate Center.

These preliminary discussions were limited to evaluating project feasibility for the site. The City has not approved the proposal, negotiated development terms, committed City resources, nor made any decision regarding the project.

In June 2026, the City Manager was informed that the company intended to move the project into the next phase of evaluation. The City subsequently sought release from the non-disclosure agreement so information about the proposal could be shared publicly.

On July 8, 2026, the City was released from the non-disclosure agreement with [Verrus](#), the company exploring development of a potential data center to be located in the Mill Creek Corporate Center. The next opportunity for the City Manager to address the full Council as well as the community was in an open public forum at the July 13, 2026, Council meeting, where the City Manager informed the Council and the community about the project. On July 14, 2026, the City posted initial questions and answers regarding the data center proposal to its website.

Current Status of the Data Center Proposal

The proposal remains in the preliminary stages. Although the City has participated in preliminary technical discussions, no decisions have been made regarding approval of the project or commitments by the City.

At this time:

- No formal land use application has been submitted.
- No land use approval has been granted.
- No construction permits have been issued.
- No building permits have been issued.
- No development agreement has been executed.
- No Community Benefits Agreement has been negotiated or executed.

- No utility commitments have been made by the City.

The company, Verrus, has received approval for a standard three-year Enterprise Zone property tax exemption from Marion County under an existing state-authorized program.

It can take time — sometimes years — from a company's initial inquiry about locating in a community to proceeding through the development process. If Verrus submits a formal land use development application, the City will evaluate the proposal through its established planning, development, building, utility, and regulatory processes. Through these processes, together with community conversations, the City can evaluate whether the proposed development fits with community goals and whether potential benefits and impacts are appropriately addressed (see Attachment 2: Development and Community Benefits Agreement Process Steps).

Water demand estimates remain preliminary and will be evaluated through the City's development review process, if a formal application is submitted. Any final determination regarding water service requirements would be based on detailed engineering analysis and compliance with applicable City utility standards.

During the preliminary review process and pre-application stage, the developer typically works with the City to evaluate site feasibility, including initial site design, transportation access, early indications of anticipated energy and water needs, and other infrastructure considerations. The pre-application process is iterative based on feedback from technical staff from the City and other agencies, the landowner, and the developer.

To date, staff review has focused on preliminary technical issues, including:

- Transportation access
- Utility availability
- Water and wastewater infrastructure
- Electrical infrastructure
- Site design
- Environmental considerations
- Heritage oak tree preservation
- Conservation easement concepts

These discussions are intended to evaluate project feasibility and do not constitute project approval.

If the proposal moves forward and a formal development application is submitted, [the](#)

[status of a development application](#) will be available on the City's website. Verrus has identified the proposed project as [Oakline at Mill Creek](#).

Potential Investment and Employment. The investment and employment estimates discussed below are based on information provided by the developer and would depend on the project proceeding substantially as proposed.

Verrus's investment in our community is projected to be more than \$5 billion. The City's current tax base is approximately \$16.7 billion. The company's investment would be taxable, and after the first three years, those tax revenues would flow to the City's General Fund to help pay for City services like Police, Fire, and other services — as well as the Community Services Levy. Because the City is no longer collecting property tax increment revenue at the Mill Creek Urban Renewal Area, all property taxes collected from this development will be distributed to taxing districts such as the Salem-Keizer School District, Marion County, and Salem Area Mass Transit District (Cherriots).

A portion of the electric bill paid by the company would generate funds for General Fund services through the City's Franchise Fee, which assesses 5 percent to all utilities using the City's right of way. This fee is assessed on telephone, electricity, natural gas, cable providers, and City of Salem utilities (water, wastewater and stormwater). Verrus anticipates bringing 75 permanent new high-paying jobs to Salem.

Three-Year Property Tax Abatement. Verrus submitted their application for a three-year Enterprise Zone tax abatement to the Marion County Assessor on May 27, 2026. Their request was approved. A standard three-year enterprise zone application does not require Council approval.

New Tariffs Protect Residential Energy Customers. There are new tariffs specific to data centers. PGE, as the electric utility provider, is responsible for evaluating electrical service requirements and system capacity to serve customer demand. The Oregon Public Utility Commission recently approved PGE's request to establish a separate rate structure for large data centers. Under that decision, data center customers will see an average 29 percent increase in rates, while residential customers are expected to see an average 1.3 percent decrease. Verrus participated in the rate structure discussions and supported the changes.

Next Steps in Development Process

The City does not yet have a formal application for the proposed development.

If Verrus elects to move forward and submit an application, the proposal would move into a formal development application. The development proposal would be reviewed through the City's planning, development, building, utility and regulatory processes which includes protections for heritage oak trees. In the formal stage, [the status of a development application](#) is accessible on the City's website.

The review will include consideration of:

- Land use compliance
- Environmental regulations
- Transportation
- Water
- Wastewater
- Stormwater
- Infrastructure capacity
- Heritage oak tree protections
- Engineering standards
- Building code requirements

If Verrus's proposal meets the intent of the land use established in Salem Revised Code, this review remains administrative. Recent changes in State law restrict local governments from engaging in policy level review of this type of administrative land use application.

Opportunities for Community Engagement

Development Review. The development review process takes into account the City's land use regulations. The proposal will be reviewed through the City's planning, development, building, utility and regulatory processes which includes protections for heritage oak trees.

This process will provide an opportunity for public comment. Public notice is provided of a formal development application, in accordance with State law, to the Neighborhood Association and neighboring property owners. There is a 14-day comment period.

After a decision is issued, there is a 15-day appeal period during which an appeal could be filed, and then there would be a public hearing. Once they have a land use approval (the application is not appealed or all appeals are exhausted), the applicant would then need to obtain construction permits for infrastructure and site development, as well as building permits. Additional state and/or federal permits may be required prior to construction.

Community Input and Feedback. Staff and the City Council continue to remain available for feedback on this project proposal. City Council and staff are receiving comments and questions from constituents and the media. Answers to these questions are posted to our web page regularly. In addition to the development review process, there will be several opportunities to provide feedback on this project should it advance.

Verrus-led Community Conversations. Verrus has expressed a strong desire to

engage directly with the community and has indicated it intends to release a community engagement plan.

Community Benefits Agreement. Community benefits agreements are one tool that communities may use to secure commitments from developers for items of community interest. Should the proposal advance, the City will evaluate whether a community benefits agreement is an appropriate tool to establish accountability measures for the project. If the City determines a community benefits agreement is an appropriate tool and the proposal advances, such an agreement could establish clearly defined, legally binding commitments between the developer and the community. A community benefits agreement could address topics such as workforce development, employment opportunities, site improvements, residents' digital access, infrastructure investment, and other community priorities. Any such agreement would be evaluated based on the specific circumstances of the proposal, the community's interests, and the City's legal authority. The City has not committed to a Community Benefits Agreement at this stage.

Conservation Easement. Verrus has expressed interest in a conservation easement for the preservation of heritage oak trees on the site. An easement is permanently attached to the land itself rather than to a specific owner, meaning it "runs with the land" and automatically transfers to new owners if the property is sold.

BACKGROUND:

In late March 2025, at the request of the company, the City of Salem entered into a non-disclosure agreement with a company evaluating the Mill Creek Corporate Center as a potential location for a data center. During the preliminary review process, Verrus had three technical conversations with staff regarding the proposed development, and one conversation about a proposal to establish a conservation easement on the property. These discussions allowed the company to evaluate available land for their proposed need, whether the employment base was sufficient, and whether road, water, sewer and electrical capacity are sufficient to support the development.

In June 2026, after staff informed the City Manager that the company intended to move to the next stage of evaluation, the City took steps to seek the City's release from the non-disclosure agreement so information about the project could be shared publicly.

On July 8, 2026, the City was released from the non-disclosure agreement with Verrus, the company exploring development of a potential data center to be located in the Mill Creek Corporate Center. At the next opportunity to address the City Council and the community in an open public forum, the City Manager informed the Council about the proposal during the July 13, 2026, City Council meeting. On July 14, 2026, the City posted initial questions and answers regarding the data center proposal to its website and prepared to receive feedback at the July 27, 2026, City Council meeting.

Attachments:

1. Pre-Development - Data Center Proposal at Mill Creek Corporate Center. 2
2. Development and Community Benefits Agreement Process Steps.

Pre-Development Application Process:**Data Center Proposal at Mill Creek Corporate Center**

Development projects are iterative in nature. It can take time —sometimes years — from a company’s initial inquiry to site a facility in a community to proceeding through the development process.

Responses to initial inquiries allow companies to evaluate available land for their proposed need, identify whether the proposed use is allowed, what standards of the development code will apply, determine whether the employment base is sufficient and whether road, water, sewer and electrical capacity are sufficient to support the development.

The following presents a series of pre-development application activities, in chronological order of which they occurred from March 27, 2025 through July 20, 2026 regarding the data center proposal at Mill Creek Corporate Center in Salem.

Date	Activity
March 27, 2025	City signs the non-disclosure agreement regarding proposal for data center at Mill Creek Corporate Center. The agreement, Attached NDA , is subsequently executed by both parties on April 10, 2025.
April 1, 2025	Introductory meeting with Verrus to review the land use process, discuss the need to apply for a pre-application conference.
May 14, 2025	Follow up consultation regarding site plan review, conservation easement, infrastructure needs, and application process.
July 14, 2025	Pre-application conference scheduled with Verrus and technical staff for August 11, 2025 (Memo attached). (Pre-application materials were originally submitted July 2, 2025, and the meeting was rescheduled from July 24, 2025 to August 11, 2025.)
August 11, 2025	Pre-application conference occurs.
September 5, 2025 & September 8, 2025	Notes from pre-application conference (attached) are released to proposal proponent. Summary notes regarding transportation access, utility availability, water and wastewater infrastructure to the property released on September 5, 2025. Summary notes regarding land use, site design, and tree preservation released on September 8, 2025.
September 8, 2025	Verrus submits Tree Variance application to the City.
September 17, 2025	Verrus and technical staff meeting regarding oak knoll area on property proposed for data center, including the conservation easement requirement outlined in the original intergovernmental agreement with the State of Oregon and the City of Salem regarding development of the State-owned property (2006).
October 8, 2025	Tree Variance application determined to be incomplete and letter issued to applicant identifying required additional application materials that must be submitted.
March 8, 2026	Tree variance application expires due to required additional application materials not being submitted.
April 6, 2026	SEDCOR, on behalf of Verrus, requests a follow up meeting to discuss a revised site plan and other technical issues.
April 28, 2026	Verrus and technical staff meeting to review revised site plan (attached) .

Date	Activity
May 6, 2026	Verrus and technical staff meeting regarding stormwater management.
May 12, 2026	Enterprise Zone Application submitted (attached).
July 7, 2026	City leadership meeting with Verrus to discuss release from NDA.
July 8, 2026	City is released from NDA (attached) .
July 10, 2026	City leadership meeting with SEDCOR and Verrus regarding community engagement and briefings.
July 17, 2026	City leadership meeting with SEDCOR and Verrus regarding community engagement and briefings.
July 20, 2026	Verrus and technical staff meeting regarding permitting requirements for formal development application.

Request / Incident Summary

Request Type: Public Records Request
Primary Requester E-Mail: prestopoole@proton.me
Reference No: R001933-072526
Status: No Records Exist
Balance Due: \$0.00
Payments: \$0.00

UPLOAD DATE



Files:	07/29/2026	
	Fillable_-_FEE_WAIVER_REQUEST_FORM_-_Final_completed By_JLP.pdf	
	07/29/2026	
	Fillable_-_FEE_WAIVER_REQUEST_FORM_-_Final.pdf	

Additional Information

Type of Requestor:
Public

Type of Record(s) Requested:
Other

Property Address:
One address per request

Describe the Record(s) Requested or Provide Additional Information:

How much staff time and/or resources and/or expense has been devoted to the project "proposed data center at Mill Creek Corporate Center, referenced as Agenda Item 5.1 on the Agenda for July 27, 2026?"

Re: Data Center Proposal Costs So Far?

From Paul Tigan <ptigan@cityofsalem.net>
To John L. Poole <prestopoole@proton.me>
CC salemnen@gmail.com
Date Sunday, July 26th, 2026 at 9:03 PM

John -

I've received your email but don't have the answers to the questions you posed. I am hoping that the council can have a productive conversation about the use of NDAs.

Thanks,

Paul

Paul Tigan

City Councilor - Ward 1

Salem, Oregon

971-453-1710

Note: all communications are public records

From: John L. Poole <prestopoole@proton.me>
Sent: Saturday, July 25, 2026 10:15 AM
To: Paul Tigan <ptigan@cityofsalem.net>
Cc: salemnen@gmail.com <salemnen@gmail.com>
Subject: Data Center Proposal Costs So Far?

Saturday,
July 25, 2026
10:15 AM PDT

Dear Councilman Tigan,

Would you share the costs so far that the City of Salem has spent on the data center at the Mill Creek Corporate Park?

It seems to me if the city can operate in secret under non-disclosure agreements, there needs to be some accountability especially when the expenditure and costs to the city exceed \$1,000. Hopefully, you have already asked this question and received a response from the City Manager.

I have filed two public records requests and I am concerned they will not be timely addressed for the upcoming motions of councilmember Varney set as Agenda Items 5.2 and 5.3 on the July 27th hearing which became public yesterday.

Here are the public records requests I just filed:
reference number R001932-072526.

Records Requested: 1) How many non-disclosure agreements has the City of Salem entered into since 2010? If over 5, then best estimate is fine.
2) How many non-disclosure agreements currently prohibit disclosure?

reference number R001933-072526.

Records Requested: How much staff time and/or resources and/or expense has been devoted to the project "proposed data center at Mill Creek Corporate Center, referenced as Agenda Item 5.1 on the Agenda for July 27, 2026?

Thank you,

John Poole

John L. Poole
1566 Court Street NE
Salem, Oregon 97301
707-812-1323

Krishna's Comments during Council Meeting

I know there have been questions about the Data Center project in Salem

- how this came about,
- the process that was followed,
- and the non-disclosure agreement.

I want to take a few minutes to answer these questions and also provide the Next Steps

The company "Verrus" released the City from the NDA late last week and publicly announced the project today.

As a result, we are now able to share additional information.

- a web page on Verrus' proposed investment in Salem, called
 - the Oakline at Mill Creek. was launched by Verrus about an hour ago
 - <https://oaklineatmillcreek.com/>
- an article about this project will also be published in the Portland Business Journal tomorrow morning

Initial Inquiry:

The initial inquiry came through SEDCOR in March 2025.

As with many economic development opportunities

- SEDCOR connected the company *with* City staff to determine
 - whether Salem could be a suitable location for the project.

Non-Disclosure Agreement:

When companies are evaluating potential locations for significant investments,

- they often request confidentiality during the early stages of discussions.
- This is a common practice in economic development because
 - companies may be evaluating multiple locations
 - are not ready to share information about their
 - operations, technology, or investment levels, and site requirements.
- The City regularly works with prospective businesses through this type of process.
- These discussions typically involve
 - the company,
 - SEDCOR, Business Oregon,
 - and the appropriate City staff.
- The purpose of these discussions is to understand
 - whether the [necessary infrastructure exists](#) for the company to operate,
 - whether their [type of use is allowed](#) and the land use requirements, and
 - whether [there are other opportunities or challenges](#) to be addressed.

Meetings:

The NDA was signed with Verrus in late March of 2025 and was handled consistent with our normal practice.

Since then, staff had

- **one introductory meeting** with the company,
- followed by **three technical meetings** to understand
 - proposed site design,
 - possible transportation access,
 - utilities needed,
 - environmental considerations,
- and **one additional conversation** happened about a
 - **conservation easement** for the [preservation of heritage oak trees](#).
- That is essentially the extent of our interaction with the company.
- To be completely Transparent, Both the City and The company agreed that will release the details of its meetings publicly.

Project details

Location:

- The proposal is for a data **center in the Mill Creek Corporate Center**.
- *This property is zoned* for industrial uses, **and a data center is a permitted use**.

Economic Impact:

- The company has indicated **the potential for** 75 permanent, high-paying jobs
- **a private investment** of approximately \$5.1 billion.
 - For context, the City's current tax base is approximately \$16.7 billion.
- Based on the **City's initial estimates**, the project could generate
 - approximately \$9 million annually for the City's General Fund and
 - approximately \$1.5 million annually for the Community Livability Levy beginning in the fourth year after development.

Water:

- **We have also been informed that**
 - the proposed facility would be designed **as a low-water-consumption data center**.
- **Staff will carefully evaluate** the project's water demand to ensure
 - it does **not put Salem's long-term water** needs at risk.

Electricity:

On July 7, PGE became the first company to implement

- **Oregon's POWER Act, delivering on its commitment to have growth pay for growth.**

The Oregon Public Utility Commission approved **PGE's request** to

- **establish a separate rate structure** for large data centers.
- Under the new framework,
 - **costs related to growth are paid for** by the customers driving that growth.
 - As a result, data centers will see **an average 29 percent increase in rates**,
 - while residential customers are expected to see **an average 1.3 percent decrease**.
 - Verrus also participated in **the rate structure discussions** and supported the changes.

Next Steps

At this point, the City is evaluating the proposal—**not advocating for or approving it.**

If the project moves forward,

- it will go through the City's normal
- planning, development,
- engineering, utility, and
- regulatory review processes. (Site Plan Review)

The City's role is to ensure that

- that both the **potential benefits and impacts** are carefully evaluated and
- any development **aligns with our community's long-term interests**
- We will also Work with the company to develop a Community Benefit Agreement that **provides meaningful benefits to the Salem community.**
- I was also encouraged to hear that the company is interested in making additional investments in projects and **priorities that are important to our community.**

I want to assure you that it **is very important to both me and our staff** that

- we **carefully evaluate** every aspect of this proposal and
- **do everything we can** to identify and mitigate potential risks.

The City will have a web page available

- with a list of frequently asked questions and answers.

As additional information becomes available –

We will continue to keep the Council and the community informed.

Thank you.

From: [John L. Poole](#)
To: [CityRecorder](#)
Cc: [citycouncil](#); [Julie Hoy](#); [Paul Tigan](#); [Linda Nishioka](#); [Shane Matthews](#); [Deanna Gwyn](#); [Dr. Irvin M Brown](#); [Mai Vang](#); [Vanessa Nurdyke](#); [Micki Varney](#)
Subject: [EXTERNAL]August 3rd City Council Hearing Submission
Date: Monday, August 3, 2026 9:14:45 AM
Attachments: [Aug_3_2026_Agenda_2_Submission_of_John_Poole.pdf](#)

Dear Amy Johnson, City Recorder for the City of Salem,

Please add the attached file, Aug_3_2026_Agenda_2_Submission_of_John_Poole.pdf consisting of a single page, to the Agenda Packet for tonight's council meeting. I am copying each councilor to expedite their consideration of my request.

Please reply confirming receipt.

Thank you,

John Poole

John L. Poole
1566 Court Street NE
Salem, Oregon 97301
707-812-1323

CAUTION! This email came from outside the City of Salem. Do not click links or open attachments unless you recognize the sender. For guidance on identifying legitimate senders/emails, please review the IT Intranet Cyber Security Page.

Submission for Agenda Item 2 “SPECIAL ORDERS OF BUSINESS” for Monday, August 03, 2026
06:00 PM

Subject: Request for Council disclosure concerning the Verrus matter

Dear Mayor Hoy and Councilmembers,

Mayor-elect Nordyke wrote:

No Personal Involvement in the Non-Disclosure Agreement

I was not apart [sic] of the NDA, never saw it or signed it. I only recently learned about this data project.¹

The City’s decision to enter into and operate under a non-disclosure agreement concerning a proposed investment exceeding \$5 billion—an amount equal to approximately **30 percent** of Salem’s current \$16.7 billion tax base²—for nearly 15 months has caused a serious breach of public trust.

At this evening’s special meeting, August 3, 2026, I respectfully request that each of you state on camera for your constituents:

1. The date on which you first learned that Verrus, LLC was considering a data center in Salem;
2. The date on which you first learned that the City had entered into a non-disclosure agreement concerning Verrus; and
3. The date on which you first learned that City staff were devoting time and resources to assisting or evaluating the proposed project.

These are straightforward factual questions. Public answers would help establish who knew what, and when, and would permit the community to understand how a project of this magnitude proceeded for so long without public disclosure or apparent consideration by the full Council.

Please demonstrate, through full and direct disclosure, your commitment to restoring the trust of your constituents.

Sincerely,

John Poole
1566 Court Street NE
Salem, OR 97301

1 Source: email to John Poole from Vanessa Nordyke, Friday, July 24th, 2026 at 2:45 PM

2 Source: Agenda - FullPackage City Council _Jul27_2026.pdf, sheet 41.



John Laurence Poole <jlpoole56@gmail.com>

Opportunity to clarify the public record concerning Verrus

John Laurence Poole <jlpoole56@gmail.com>
To: dgwyn@cityofsalem.net

Tue, Aug 4, 2026 at 5:32 PM

Subject: Opportunity to clarify the public record concerning Verrus

Dear Councillor Gwyn,

On August 3, 2026, I submitted written public comment, with carbon copy to you directly, requesting that each member of the Salem City Council state:

1. The date on which the member first learned that Verrus, LLC was considering a data center in Salem;
2. The date on which the member first learned that the City had entered into a non-disclosure agreement concerning Verrus; and
3. The date on which the member first learned that City staff were devoting time or resources to assisting or evaluating the proposed project.

During the August 3 meeting, several councilors addressed some or all of these questions. I am preparing a factual summary of the responses and want to ensure that every member has a fair opportunity to clarify or complete the record.

During the meeting, you indicated that you did not previously know about the matter. I did not hear a specific date, however, or a distinction among when you first learned of the proposed project, the NDA, and City staff's work on the matter.

Please let me know whether you wish to provide dates or otherwise clarify the record concerning these three questions. I am working to complete this summary promptly. To ensure that your response can be included, I would appreciate any clarification or correction by **5:00 p.m. Thursday, August 6, 2026**. If I do not hear from you by then, I will rely on the August 3 meeting record while noting that I provided an opportunity to clarify or supplement it.

Sincerely,

John Poole

--

John L. Poole
Salem, Oregon
707-812-1323



John Laurence Poole <jlpoole56@gmail.com>

Opportunity to clarify the public record concerning Verrus

John Laurence Poole <jlpoole56@gmail.com>
To: Paul Tigan <ptigan@cityofsalem.net>

Tue, Aug 4, 2026 at 5:32 PM

Subject: Opportunity to clarify the public record concerning Verrus

Dear Councillor Tigan,

On August 3, 2026, I submitted written public comment, with carbon copy to you directly, requesting that each member of the Salem City Council state:

1. The date on which the member first learned that Verrus, LLC was considering a data center in Salem;
2. The date on which the member first learned that the City had entered into a non-disclosure agreement concerning Verrus; and
3. The date on which the member first learned that City staff were devoting time or resources to assisting or evaluating the proposed project.

During the August 3 meeting, several councilors addressed some or all of these questions. I am preparing a factual summary of the responses and want to ensure that every member has a fair opportunity to clarify or complete the record.

My review of the meeting record did not locate a statement from you addressing these questions.

Please let me know whether you wish to provide dates or otherwise clarify the record concerning these three questions. I am working to complete this summary promptly. To ensure that your response can be included, I would appreciate any clarification or correction by **5:00 p.m. Thursday, August 6, 2026**. If I do not hear from you by then, I will rely on the August 3 meeting record while noting that I provided an opportunity to clarify or supplement it.

Sincerely,

John Poole

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John L. Poole
Salem, Oregon
707-812-1323



John Laurence Poole <jlpoole56@gmail.com>

Opportunity to clarify the public record concerning Verrus

John Laurence Poole <jlpoole56@gmail.com>
To: jhoy@cityofsalem.net

Tue, Aug 4, 2026 at 5:33 PM

Subject: Opportunity to clarify the public record concerning Verrus

Dear Mayor Hoy,

On August 3, 2026, I submitted written public comment, with carbon copy to you directly, requesting that each member of the Salem City Council state:

1. The date on which the member first learned that Verrus, LLC was considering a data center in Salem;
2. The date on which the member first learned that the City had entered into a non-disclosure agreement concerning Verrus; and
3. The date on which the member first learned that City staff were devoting time or resources to assisting or evaluating the proposed project.

During the August 3 meeting, several councilors addressed some or all of these questions. I am preparing a factual summary of the responses and want to ensure that every member has a fair opportunity to clarify or complete the record.

My review of the meeting record did not locate a statement from you addressing these questions.

Please let me know whether you wish to provide dates or otherwise clarify the record concerning these three questions. I am working to complete this summary promptly. To ensure that your response can be included, I would appreciate any clarification or correction by **5:00 p.m. Thursday, August 6, 2026**. If I do not hear from you by then, I will rely on the August 3 meeting record while noting that I provided an opportunity to clarify or supplement it.

Sincerely,

John Poole

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John L. Poole
Salem, Oregon
707-812-1323



John Laurence Poole <jlpoole56@gmail.com>

Opportunity to clarify the public record concerning Verrus

John Laurence Poole <jlpoole56@gmail.com>
To: ibrown@cityofsalem.net

Tue, Aug 4, 2026 at 7:45 PM

Subject: Opportunity to clarify the public record concerning Verrus

Dear Councillor Brown,

On August 3, 2026, I submitted written public comment, with carbon copy to you directly, requesting that each member of the Salem City Council state:

1. The date on which the member first learned that Verrus, LLC was considering a data center in Salem;
2. The date on which the member first learned that the City had entered into a non-disclosure agreement concerning Verrus; and
3. The date on which the member first learned that City staff were devoting time or resources to assisting or evaluating the proposed project.

During the August 3 meeting, several councilors addressed some or all of these questions. I am preparing a factual summary of the responses and want to ensure that every member has a fair opportunity to clarify or complete the record.

My review of the meeting record shows you addressed the question at 3:44:22–3:45:24. Here's a link for your convenience to the point where you commented at 3:41: <https://www.youtube.com/live/nmUXtavahQ0?si=L3bXLknbX4xzAn5R&t=13284> At 3:41:57 you stated "I didn't know" referring to Rachel Atchison's (https://www.youtube.com/live/nmUXtavahQ0?si=rB7olGHJ-M7y_gmg&t=7498) memorable presentation. You may not have had time to read my written submission in the public testimony 2 packet where I seek to a date specific. (See https://salemdata.net/CityOfSalem/20260803/08-03-26_Council_Written_Testimony_2.pdf#page=87 .) the City Recorder, Amy Johnson, has acknowledged there was a problem making the #2 packet timely available to the public, that may have also affected whether councilors received it. Would you identify the date of your discovery? Something like after July 9, 2026, will be suffice.

Please let me know whether you wish to provide dates or otherwise clarify the record concerning these three questions. I am working to complete this summary promptly. To ensure that your response can be included, I would appreciate any clarification or correction by **5:00 p.m. Thursday, August 6, 2026**. If I do not hear from you by then, I will rely on the August 3 meeting record while noting that I provided an opportunity to clarify or supplement it.

Thank you for your consideration,

John Poole

--

John L. Poole
Salem, Oregon
707-812-1323



John Laurence Poole <jlpoole56@gmail.com>

Opportunity to clarify the public record concerning Verrus

John Laurence Poole <jlpoole56@gmail.com>
To: smatthews@cityofsalem.net

Tue, Aug 4, 2026 at 5:31 PM

Subject: Opportunity to clarify the public record concerning Verrus

Dear Councillor Matthews,

On August 3, 2026, I submitted written public comment, with carbon copy to you directly, requesting that each member of the Salem City Council state:

1. The date on which the member first learned that Verrus, LLC was considering a data center in Salem;
2. The date on which the member first learned that the City had entered into a non-disclosure agreement concerning Verrus; and
3. The date on which the member first learned that City staff were devoting time or resources to assisting or evaluating the proposed project.

During the August 3 meeting, several councilors addressed some or all of these questions. I am preparing a factual summary of the responses and want to ensure that every member has a fair opportunity to clarify or complete the record.

My review of the meeting record did not locate a statement from you addressing these questions.

Please let me know whether you wish to provide dates or otherwise clarify the record concerning these three questions. I am working to complete this summary promptly. To ensure that your response can be included, I would appreciate any clarification or correction by **5:00 p.m. Thursday, August 6, 2026**. If I do not hear from you by then, I will rely on the August 3 meeting record while noting that I provided an opportunity to clarify or supplement it.

Sincerely,

John Poole

--

John L. Poole
Salem, Oregon
707-812-1323

00:02:45 **MAYOR HOY:**

All right. Chair Nishiyoka, do we have any additions or deletions? We do not have any additions or deletions for tonight. Yes, that'll be in the consent calendar. Great. Okay, we are moving on to council and city manager comment, and I'm going to take the opportunity to go first this evening.

I'd like to take a moment to recognize something that deserves our attention and our gratitude. Earlier this year, at our January 27th council meeting, I brought forward a motion directing staff to move deeper into conversations with the Oregon Department of Transportation regarding the management of ODOT properties here in Salem. That motion passed unanimously. Reflecting this council's shared commitment to finding practical, compassionate, and lasting solutions, I want to thank this city council for that. Since that evening, our city staff has done what they do best. They've worked tirelessly, thoughtfully, and collaboratively. They've invested countless hours building relationships, navigating complex issues, and staying focused on what is best for our community. Because of their dedication to the Oregon Department of Transportation, I'd like to thank the city council for their support. We are now very close to finalizing an intergovernmental agreement between the city and ODOT, an important step forward in connecting people with the help they need. Tonight, I want to be intentional about giving credit where credit is due. This progress is not the accomplishment of any one individual. It is the result of several public council conversations, a unanimous council providing clear direction, and professional staff carrying that direction forward with excellence, and community partners who remained committed to working together. That is how meaningful progress is made. In a time when individual motives often reduce complex work to simple narratives or seeks to assign credit to a single person, it is important that we recognize the

1 reality. The work before us has always been a team effort, and every person
2 who contributes to the work is a part of the team effort. And every person
3 who contributes to the work deserves to share in that success. That is this
4 entire city council. To city staff, thank you.

5 Your work is often done quietly, behind the scenes, without fanfare or
6 recognition. Yet your professionalism, integrity, and commitment to public
7 service are the foundation upon which this city moves forward. Salem is
8 stronger because of you. To my colleagues on council, thank you for your
9 unanimous vote in January and for demonstrating that when we come together
10 around a common purpose, we can accomplish meaningful things for the people
11 we serve. Public service is about accepting the responsibility to serve with
12 humility, courage, and faithfulness. Leadership is measured not by whose name
13 is remembered, but by whether people's names are remembered, and whether they
14 are remembered or not. People's lives are made better because we chose to
15 work together. Tonight, I hope every member of city staff and each member of
16 council leaves knowing your work matters. Your dedication and commitment is
17 greatly appreciated.

18 Thank you for all that you do for the City of Salem.

19 Anyone else? Councillor Nordyke.

20 00:02:45 **COUNCILOR NORDYKE**

21 Sure, thank you so much. So I wanted to let folks know that I will be
22 conducting my fourth Garbage Conference. This is a cleanup project with a
23 group of volunteers. I have posted this event on my Facebook page, and I
24 would love to have the Salem community show up and support us. So that will
25 be Friday, July 24, from 8 a.m. to 10 a.m. You can meet us at the Riverfront
26 Park in the Rotary Pavilion. That's a cool little gazebo next to the parking
27 lot for Gilbert's House Children's Museum. I really want to thank city staff

1 because every time we do this, we partner with the city. They give us these
2 bright yellow garbage bags so that when you're done stuffing them and you put
3 them on the side of the road, the city staff knows to come down and pick that
4 up. So it's a great partnership. They also provide you with the sterile
5 gloves and little garbage pickers and this and that. I have done three of
6 these already. I want to thank Councillor Vang, who joined me for one of
7 those garbage cleanups. I invite all members of council, including our mayor,
8 if you would like to come down and support our work, that would be great. I
9 would love to inspire more folks to be a part of the solution. I would love
10 to inspire more people to be in our area and to really just see that every
11 person can make a difference when it comes to the cleanliness of our city. So
12 once again, that's Friday, July 24, 8 a.m. to 10 a.m. If you go to my
13 Facebook page, I really encourage you to sign up because we need to know how
14 many garbage bags to pick up. I need to know if 40 people are coming so that
15 we can have all the right safety equipment available to you. We also put on
16 some nifty safety vests as well. So hope you all can join me.

17
18 [probable boundary: possible speaker handoff]

19
20 00:08:19 **MAYOR HOY:**

21 Thank you so much. Anyone else? Yeah, Councillor Brown.

22 00:08:19 **COUNCILOR BROWN**

23 Thanks, Madam Mayor. Greetings, everyone. Those that are in the audience and
24 those that are watching from home. I do want to highlight just a few
25 happenings, Madam Mayor. The first one is, a couple weeks ago, well, let me
26 start at the beginning. We recall earlier this year when we passed a motion
27 to help out a lot of our struggling neighbors when it comes to food. And we

1 passed a motion to allow, you know, money to go to Marion Polk Food Share.
2 And so long story short, we're going to do that. Long story short, I reached
3 out to them because I wanted to tour their facility just to see what this
4 roadshow looks like when it comes to helping a lot of our families since
5 there's a huge, you know, food scarcity. And I would say that I was just left
6 highly impressed. Seeing where, not only where our money is going, but seeing
7 the contribution of hundreds of volunteers throughout our city doing what it
8 takes to take care of one another. So I definitely give my hats off to the
9 leadership at the Marion Polk Food Share. Secondly, this past weekend, really
10 on Friday, it was Fun Friday. Fun Friday is an event that C-Bell puts on in
11 regards to having a lot of resources available to the community. And this
12 past Friday, we had that event at the Northgate Park. Several hundred people
13 were there. And I want to give some props to Interim Chief Brandon Ditto. I
14 think he's back there in the corner. I'm in his moment right now. So just to
15 highlight him and his team of cadets and also Ms. Angie Hendrick. Because we
16 went from door to door passing these out. And basically, what you're looking
17 at in my hand, this is basically a door hanger. English on one side, Spanish
18 on the other. There's been a lot of vandalism and crime that's happened in
19 our city, particularly in Ward 5. And what we're trying to do is to bring
20 that down. Bring people to the awareness of who they can call when certain
21 things are going on, especially when it comes to graffiti. And in this
22 community, in this park, under the direction and care of Chair Mentrum and his
23 wife, there has been just like countless vandalism and graffiti. And so they
24 had a team out there to repaint and remove all the graffiti. And then with
25 the city staff, we were able to put some plexiglass to cover the beautiful
26 artwork. And so that whole event, from the city staff, to the neighborhood
27 association, to Chief Ditto and his team, going from door to door,

1 encouraging folks to, hey, here's the QR code. If you're having some
2 problems, this is where you can reach us. And the beauty of this is we went
3 from door to door. And so having the opportunity to have first responders
4 going from door to door, not only inviting them to come to a Fun Friday
5 event, but also just showing up to say hello.

6 And so thank you, Chief Ditto, for doing your job. And thank you, Madam
7 Mayor, team, for that. Because it was a huge, huge work. And I would say
8 that all of this work that we're doing in Northeast, it's not, as Madam Mayor
9 just said, it's not one or two people, but it's several. And in my hand, this
10 is a calendar that the city staff has put together. And basically, this
11 calendar highlights everything they're doing throughout July and in August.
12 Because we want people to know that we are in the community. And so city
13 staff, they're working their butt off. And of course, under the direction of
14 City Manager Nammer, we appreciate you and the visionary that you have had,
15 just for how we started this all off. For those of us in this room that may
16 live in Northeast Salem, Northeast Salem is a part of the community. It's
17 very diverse. It's very dense when it comes to a lot of brown and black
18 families. There are a lot of folks in the ward that live below the poverty
19 line. And so having the opportunity to put more of the city's resources into
20 this community means a lot. And so I just want to give my hat off to the
21 city, city staff, just for making this happen. Because it's exciting. It's
22 exciting to see Northeast Salem change in so many ways. And I'm a firm
23 believer that we're going to make some lasting impacts there that's going to
24 last for a long time. So much appreciation to you, Madam Mayor. And of
25 course, to you, the City Manager. Thank you.

26 Are you on the floor?

1 12:39 **MAYOR HOY:**

2 Thank you, sir. Anyone else?

3 Well, I would like to add that I had the pleasure of attending the Marion
4 County Fair all four days. And it was wonderful to watch the young ones.
5 Showing the animals that they work so hard to care for and raise. It was a
6 great time. And just really appreciate that in our community. As well as the
7 Chemeketa Theater Group that performed at the Riverfront over the weekend. I
8 saw the show Mean Girls. And I had never seen it before. It's quite
9 something. And they did a great job. There's so much really high quality
10 talent here in Salem. We just don't even know what we've got. And great
11 things are happening. The last thing I want to mention is the Salem
12 Philharmonia was performed for the 250th on the Capitol Mall this weekend for
13 an hour. The orchestra was beautiful. It was so well done. So well
14 conducted. And I just wanted to voice my appreciation for that free concert
15 that they gave to a really good sized crowd. So, thank you.
16 Councilor Nishioka.

17 00:13:49 **COUNCILOR NISHIOKA:**

18 Thank you, Mayor. I just wanted to add for those that might be listening in.
19 Or in the room. Reminder that the Half Ironman, the Ironman 70.3 is happening
20 this weekend. So that means that roads will be along River Road. And Front
21 Street will be a little congested during the event. It's going to be
22 extremely hot. So I hope that we don't have to call on the emergency vehicles
23 too much. I know that I'm going to be doing the relay. And I get the run
24 section. And it will be very hot. I hope I am able to cross the finish line.
25 But I just wanted everyone to be invited to come out and cheer the athletes
26 on. And also be aware that that will be happening. And it is certainly a
27 grand thing for our city. It brings a lot of people. A lot of visitors in.

1 Our restaurants are busy. And our hotels. So it's a wonderful event that
2 takes place. Thank you.

3 00:14:52 **MAYOR HOY:**

4 I'm so glad you mentioned that. And side note. My husband at 70. And our
5 son and son-in-law are all competing on Saturday. Yeah. So not the relay.
6 They're each doing the race. The whole race. Oh, wow. Good for them. Yeah.
7 Yeah. Ice packs. Ice packs. Make sure you drink a lot. Well, I'll be there
8 cheering you on.

9 Thank you for that. Awesome. Anybody else?

10
11 15:17 **MAYOR HOY:**

12 City Manager Nombery.

13 0:15:20 **CITY MANAGER:**

14 Thank you, Madam Mayor. I know there have been questions about the data
15 center project in Salem. ...

Table of Mayor and City Council Knowledge of NDA

Below is an incomplete table. The Mayor and each councilor were sent an emails on August 3rd. No responses were received. A follow-up email was sent on August 4th to Mayor Hoy, council members Tigan, Brown, Gwyn, and Matthews. The only response was from Mayor Hoy.

Ward	Name	Date Learned	Source	Elected	Notes
0	Juli Hoy	not disclosed - note below		May 2022	Current Mayor
1	Paul Tigan	not disclosed		January 2025	
2	Linda Nishioka		I did not know about the NDA either. (8/3 03:28:16)	May 2022	
3	Shane Matthews	not disclosed		January 2025	
4	Deanna Gwyn	not disclosed		November 2022	
5	Dr. Irvin M. Brown		I didn't know. 8/3 03:41:22	January 2025	
6	Mai Vang			May 2025	
7	Vanessa Nordyke		I did not know about the NDA either. I certainly didn't sign it. I learned about it after it was lifted (8/3 03:28:16)	May 2020	Mayor-elect
8	Micki Varney			May 2022	

Note: On 8/4, Hoy responded to follow-up email of 8/4: "I was notified July 6,2026, along with the rest of council." No response to Poole's reply noting of "notified" was not sufficient.

Sources:

Below are excerpts from machine transcriptions of various hearings.

Brown:

August 3, 2026

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BLOCK 0241 03:41:22.100 - 03:42:51.220 cues 4436-4477

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Councillor Brown. Thanks Madam Mayor. I for those of you who know me, I wear my expressions on my face and I sit here in this chair and I'm going to be honest with you I'm surprised. I'm surprised at how we got here. Someone asked a question and I think in the back like who knew and when did they know? I didn't know. And so I sit here contemplating a path forward and I want to apologize because we sit up here together. Some may have known, some may didn't know but we rise and we fall together.

Nishikoka:

August 3, 2026

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BLOCK 0225 03:26:32.560 - 03:28:12.880 cues 4021-4064

=====

Okay in the interest of time we are going to simply pause to handle the city business of voting on item 2.1 and then we will come back to public testimony. So Councillor Nishioka. Can you please read the motion. I move to direct staff to initiate the process to establish a moratorium on AI data centers in Salem and adopt resolution number 2026 dash 36 to initiate the process to amend the city's zoning code to address AI data centers. Second. Motion and a second by Nordyke. Councillor to the motion. Well we are hearing testimony. And and again I do want to confirm that I did not know about the DNA or this until July July 10th. And I'm sure that my fellow councillors are in that same position. So that's an answer to one of the questions. So I just want to make that very clear.

Nordyke:

August 3, 2026

=====

BLOCK 0226 03:28:16.240 - 03:29:06.040 cues 4065-4089

=====

Anyone else? Comment? Councillor Nordyke. Sure. So I want to yeah I too I already spoke about this at the last meeting. I did not know about the NDA either. I certainly didn't sign it. I learned about it after it was lifted.

Nishioka:

=====

BLOCK 0225 03:26:32.560 - 03:28:12.880 cues 4021-4064

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Okay in the interest of time we are going to simply pause to handle the city business of voting on item 2.1 and then we will come back to public testimony. So Councillor Nishioka. Can you please read the motion. I move to direct staff to initiate the process to establish a moratorium on AI data centers in Salem and adopt resolution number 2026 dash 36 to initiate the process to amend the city's zoning code to address AI data centers. Second. Motion and a second by Nordyke. Councillor to the motion. Well we are hearing testimony. And and again I do want to confirm that I did not know about the DNA or this until July July 10th. And I'm sure that my fellow councillors are in that same position. So that's an answer to one of the questions. So I just want to make that very clear. I think that we have a very a very well spoken community to make sure that we are trying to do the right thing. And I believe that putting this moratorium in place will begin that.

Employment History of Krishna Namburi

Date	Status / Council action	Significance
Feb. 10, 2025	Acting-in-capacity City Manager	Namburi began performing City Manager duties after Keith Stahley's departure. This appears to have been an administrative/temporary acting status, not yet a Council appointment as Interim City Manager. The City itself says she had been "acting-in-capacity City Manager since February 10." (City of Salem)
Mar. 10, 2025	Appointed Interim City Manager by Council	Council unanimously adopted Vanessa Nordyke's motion expressly " to appoint Krishna Namburi as interim City Manager, " direct preparation of an interim employment agreement, and defer permanent recruitment until at least September. (Salem Legistar)
Mar. 24, 2025	Interim employment agreement approved	Council approved the agreement governing her Interim City Manager appointment and authorized the City Attorney to execute it. The agenda expressly says she "was appointed as interim city manager at the March 10, 2025 City Council meeting." (Salem Legistar)
Oct. 13, 2025	Appointed permanent City Manager, conditionally	Council unanimously approved Linda Nishioka's motion: " I move that the City Council appoint Krishna Namburi as City Manager, subject to the approval and execution of an employment agreement by Council... " (Salem Legistar)
Oct. 27, 2025	Permanent employment agreement approved	Council unanimously approved her City Manager contract. The staff report describes the Oct. 13 action as an appointment "subject to approval of an employment agreement"; the Oct. 27 action supplied that approval. (Salem Legistar)