

NOTICE OF PUBLIC MEETING

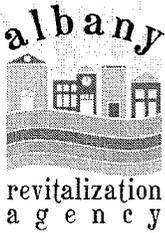
ALBANY REVITALIZATION AGENCY
City Hall Council Chambers
Wednesday, April 18, 2012
4:15PM

AGENDA

1. CALL TO ORDER (Chair Floyd Collins)
2. ROLL CALL
3. APPROVAL OF MINUTES:
 - February 8, 2012. [Page 1]
Action: _____
 - February 22, 2012. [Pages 2-3]
Action: _____
4. SCHEDULED BUSINESS
 - a. Business from the Public
 - b. Consideration and discussion of Linn County Commissioners' letter dated December 14, 2011. [Pages 4-5]
Action: _____
5. BUSINESS FROM THE AGENCY
6. NEXT MEETING DATE: *Next regular meeting Wednesday, May 1, 2012*
7. ADJOURNMENT

City of Albany Web site: www.cityofalbany.net

The location of the meeting/hearing is accessible to the disabled. If you have a disability that requires accommodation, please notify the Human Resources Department in advance by calling 541-917-7500.



CITY OF ALBANY
Albany Revitalization Agency
Council Chambers, 333 Broadalbin Street SW
Wednesday, February 8, 2012
7:15 p.m.

MINUTES

Agency Members present: Sharon Konopa, Jeff Christman, Bessie Johnson, Floyd Collins, Ray Kopczynski, Dick Olsen, and Bill Coburn

Agency Members absent: None

Staff present: Urban Renewal Manager Kate Porsche, Public Information Officer/Management Assistant Marilyn Smith, Community Development Director Greg Byrne, Public Works Director Mark Shepard, City Attorney Jim Delapoer, City Manager Wes Hare, and Finance Director Stewart Taylor

CALL TO ORDER

Chair Floyd Collins called the meeting to order at 7:15 p.m.

ROLL CALL

APPROVAL OF MINUTES

January 11, 2012, minutes

MOTION: Member Ray Kopczynski moved to approve the January 11, 2012, minutes as presented. Member Bessie Johnson seconded the motion, and it passed 7-0.

SCHEDULED BUSINESS

Business from the Public

There was no business from the public.

American Legion, 1215 Pacific Boulevard SE (\$74,000 matching grant with stipulations)

MOTION: Member Sharon Konopa moved to adopt the resolution for the matching grant with stipulations, and Member Dick Olsen seconded it. The motion passed 6-1, with Kopczynski voting no.

BUSINESS FROM THE AGENCY

There was no business from the Agency.

NEXT MEETING DATE

The next meeting of the ARA is March 21, 2012, following the CARA Advisory Board meeting that begins at 5:15 p.m.

ADJOURNMENT

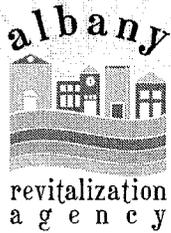
Hearing no further business, Chair Collins adjourned the meeting at 7:17 p.m.

Respectfully submitted by,

Reviewed by,

Mary Dibble, MMC
Deputy City Clerk

Kate Porsche
Urban Renewal Manager



APPROVED:

CITY OF ALBANY
Albany Revitalization Agency
Council Chambers, 333 Broadalbin Street SW
Wednesday, February 22, 2012
7:15 p.m.

MINUTES

Agency Members present: Sharon Konopa, Jeff Christman, Bessie Johnson, Floyd Collins, Ray Koczynski, Dick Olsen, and Bill Coburn

Agency Members absent: None

Staff present: Urban Renewal Manager Kate Porsche, Public Information Officer/Management Assistant Marilyn Smith, Community Development Director Greg Byrne, Public Works Director Mark Shepard, City Attorney Jim Delapoer, City Manager Wes Hare, and Finance Director Stewart Taylor

CALL TO ORDER

Chair Floyd Collins called the meeting to order at 7:15 p.m.

ROLL CALL

SCHEDULED BUSINESS

Business from the Public

Michael Thomson, 1291 Elm Street SW, is here to support the efforts of revitalization. He said that we have read in the paper and heard during the Council meetings much about urban renewal. He did some digging around and learned that there are 66 cities and 4 counties in Oregon with over 100 urban renewal plans in progress right now. Why would Albany give that up? The cities using urban renewal represent the width and breadth of Oregon. It seems like the few that come to these meetings to talk about doing away with Central Albany Revitalization Agency (CARA) only talk about the expense side and are opposed on grounds of ideology. But they don't see the progress that other citizens, including him, see. The return on investment is 8/1, and there was more than a nine percent increase in assessed value in the CARA district last year. Thomson said that there is a great slide show on the City's website under the City Manager tab. People can see for themselves several downtown buildings and the progress that has been made. There will be disagreements with details of the plan and particular projects, but the idea of urban renewal is good and it would be foolish for this community to do away with it. There seems to be an adversarial relationship between those that come to these meetings and the Agency; so he wants to say he does support urban renewal. He thanked the Agency for their time.

ARA Short-Term Extension of Line of Credit resolution

Collins said there is an updated resolution on the dais (see agenda file).

Finance Director Stewart Taylor provided some background. Three years ago the urban renewal agency took out a line of credit (LOC) with Bank of America in anticipation of future projects but did not know when they would draw it down. The instrument they chose to use was a LOC since it was a cheaper means of financing and provided more flexibility as projects came along over the years. The LOC matures on March 1 and will need to be extended, paid in full, or replaced with long-term financing.

In considering options for long-term financing, it appears there may be an opportunity for substantial savings if CARA were to extend the current LOC and then explore other options. The built-in option is a bank offering from Bank of America, which is also holding the LOC; the rate they are offering appears to be competitive in the current market, although we may be able to get a better interest rate with a competitive bond sale. The March 1 deadline is too short a time frame to explore other options. Staff is requesting an extension of the LOC under the same terms and conditions to allow time to explore alternative ways to secure cheaper financing. This extension would expire on December 31, 2012.

Member Ray Kopczynski asked if staff is proposing to extend and make payments or just extend the time frame. Taylor said that CARA would pay interest on the portion drawn down and also on the portion that has not been drawn down, and those continue at the same rates. The potential savings from other options is several hundred thousand dollars.

Member Bill Coburn asked if there is a chance it could be resolved sooner than the December deadline. Taylor said they hope to resolve it in 90 days but wanted Agency authorization for a longer period in case something unforeseen comes up.

Member Bessie Johnson asked what the interest rate is. Taylor said that it is the London Interbank Borrowing Rate (LIBOR) plus approximately 0.6 percent. Currently, the LIBOR is about two percent; so the total is between two percent and three percent.

Urban Renewal Manager Kate Porsche used an overhead to show the three changes in the revised resolution on the dais. Staff added the word "aggregated" because there was some confusion about what the number represented. The resolution has to include the aggregate total amount of debt incurred transfer by CARA. Porsche likened it to the total mortgages over a person's life, which is not the same number as their current mortgage balance. The second change is to the current outstanding balance, and the third change is in the amount of total indebtedness. Previous resolutions showed that \$7 million was approved; however while that amount was authorized it was not all used; so the number was reduced from \$16 million to \$14 to reflect that difference.

MOTION: Coburn moved to adopt the revised resolution for the ARA short-term extension of line of credit, and Kopczynski seconded it. The motion passed 6-0 and was designated ARA Resolution No. 2012-02.

BUSINESS FROM THE AGENCY

There was no business from the Agency.

NEXT MEETING DATE

The next meeting of the ARA is April 18, 2012, following the CARA Advisory Board meeting that begins at 5:15 p.m.

ADJOURNMENT

Hearing no further business, Chair Collins adjourned the meeting at 7:26 p.m.

Respectfully submitted by,

Reviewed by,

Mary Dibble, MMC
Deputy City Clerk

Kate Porsche
Urban Renewal Manager



TO: Albany Revitalization Agency
FROM: Kate Porsche, Urban Renewal Manager *Kate Porsche*
DATE: April 11, 2012, for April 18, 2012, ARA Meeting
SUBJECT: Staff Report – Overview

ARA Chair Collins asked that we take some time to review, consider, and have a policy discussion related to the letter submitted to us by the Linn County Commissioners dated December 14, 2011 (attached).

Part of this discussion will include the topic of under-levying; please see the ARA Budget Committee and CARA Advisory Board memo for details on this subject.

Please note, the ARA meeting will be held prior to the joint meeting on the 18th. The ARA meeting will begin at 4:15 p.m., and the joint budget meeting is set to begin at 5:15 p.m.

KCP:ldh

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LINN COUNTY BOARD OF COMMISSIONERS

ROGER NYQUIST
Commissioner

WILL TUCKER
Commissioner

JOHN K. LINDSEY
Commissioner

*Linn County Courthouse
P.O. Box 100, Albany, Oregon 97321
Phone: 541-967-3825 Fax: 541-926-8228*

RALPH E. WYATT
Administrative Officer

December 14, 2011

Floyd Collins, Albany Revitalization Area Board Member

Dear Councilor Collins:

We write to you today in regards to your scheduled meeting tonight and the potential approval of proposed funding of Albany Revitalization area projects.

We have three points for your consideration. First, in your deliberations this evening, we request that you give full consideration to the opportunity presented to you in ORS 457.455(2) which permits you to tax less than the full amount allowed. Choosing to tax something less than the full amount would create an opportunity to allocate badly needed financial resources for the 2012-2013 budgets of both the City of Albany and Linn County. As an example, you could choose to spend part or all of the ARA reserves listed in your budget at \$4,041,100 instead of bonding whatever projects you choose to fund. Based on the budget document posted on the CARA website, you could choose to collect nothing in the way of tax revenues for 2012-2013. Such a move would generate more than \$600k for the City of Albany budget and more than \$400k for the Linn County budget for essential services such as public safety.

Second, we again ask that you have a public conversation concerning the merits of appointing a representative of one or more of the taxing districts impacted by CARA (other than the City of Albany) to the ARA Board.

Lastly, we object to the proposed expenditure of \$500k for the expansion of the Broadalbin Street promenade. The funding of the promenade would be problematic on a number of fronts, not the least of which is the public perception if either of our organizations have to cut public safety budgets when budget deliberations begin in a few months. We would also point out that such an expenditure is inconsistent with the Linn County Ten Year Plan to end homelessness that the City of Albany helped develop. That plan states in part "We fully acknowledge the gravity of today's economics and the pressing need to drastically reduce the number of our unemployed neighbors as soon as humanly possible". We fail to see how the proposed promenade extension is going to create any permanent jobs other than temporary jobs during construction of said sidewalk.

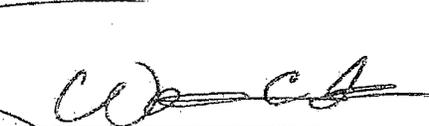
In closing, we want to thank you for your public service and consideration of the points raised in this document.

Sincerely,

LINN COUNTY BOARD OF COMMISSIONERS


Roger Nyquist, Chairman


John K. Lindsey, Commissioner


William C. Tucker, Commissioner

c: Wes Hare, Albany City Manager
Kate Porsche, Albany Urban Renewal Manager