



APPROVED: June 21, 2006

CITY OF ALBANY
Central Albany Revitalization Area
Advisory Board
City Hall Council Chambers, 333 Broadalbin Street
Wednesday, May 17, 2006
5:15 p.m.

MINUTES

Advisory Board Members present: Lisa Bartel, Jeff Christman, Ray Hilts, Bessie Johnson, Doug Killin, Gordon Kirbey, Sharon Konopa (arrived approximately at 5:19 p.m), Chris Norman, Dick Olsen, Cordell Post, Ralph Reid, Jr., and Kim Sass

Advisory Board Members absent: Chuck McLaran and Stella Reimers

Staff present: Economic Development Department Director Dick Ebbert, Special Projects Coordinator Guy Mayes, Administrative Assistant I Tracy Swett

Others present: Four others in the audience

CALL TO ORDER

Chair Chris Norman called the meeting to order at approximately 5:17 p.m.

ROLL CALL

APPROVAL OF THE April 19, 2006, MINUTES

Board Member Cordell Post moved to approve the minutes, as written. Board Member Ray Hilts seconded the motion, which passed unanimously.

SCHEDULED BUSINESS

Business from the Public

Glen Rea, 644 Spyglass Court, presented an update on the Iron Works development. He said site improvement work has begun. Efforts at branding and marketing are ongoing and center on the Downtown Center Plan and the site's history as the Albany Iron Works. All marketing pieces will promote "a return to the waterfront; it's a great place to live, work and play." He presented the logos and architectural drawings for the three projects within the development.

Rea said an official groundbreaking ceremony is scheduled for Monday, May 22, 2006, at 9:30 a.m.

Norman asked if Rea was planning on reciprocal links between the development's Web site and the CARA site. Rea said yes.

Board Member Bessie Johnson asked the timelines for each of the projects. Rea said the construction timelines for the office building is about eight months, and the townhomes and apartments are both about six months respectively.

Economic Development Director Dick Ebbert said the Albany Chamber of Commerce had been notified of the groundbreaking ceremony and representatives will be present.

Policy Discussion Follow-Up on CARA Committee Appointments

Ebbert said he spoke with City Clerk Betty Langwell regarding committees and public meeting rules. The Board has two active committees, which should be referred to as "subcommittees." The subcommittees are required to meet public meeting laws, which include posting of agendas and faxing agendas to the regional media.

Terms limits have not been established for subcommittee members. Since Board members have terms, it may be more important to consider establishing term limits for members of the public that serve on the subcommittees. In addition, the concern has been raised that one of the subcommittees has authority to award money in the form of grants and loans. Ebbert wondered if the Board could direct staff regarding establishing a balance between lay members and Board members serving on a subcommittee. Ebbert referenced the current split in the Downtown Building Revitalization Review Subcommittee with five lay members and two Board members.

Board Member Gordon Kirbey asked why term limits are important. Norman said in theory the lay members could serve forever without established term limits. Members of the Board who serve on subcommittees would have the same term on a subcommittee as they have on the Advisory Board.

Board Member Lisa Bartel asked if the Downtown Building Revitalization Review Subcommittee's role was to make recommendations to the larger Advisory Board. She thought that the five-to-two split might not be a concern. Ebbert said no, the subcommittee does have the authority to award money as funds are available within the building revitalization grant and loan fund and within the established program limits.

Johnson and Board Member Doug Killin stated they were in favor of term limits. Killin would like a minimum term limit of two years. Discussion followed.

Norman asked who would appoint members to the subcommittee. Board Member Sharon Konopa said members of Council subcommittees are appointed by the Mayor, but all appointments must be ratified by the Council.

MOTION: Killin moved that three-year term limits be created for subcommittee members, and appointments will be made by the Advisory Board Chair subject to ratification by the Board at large. Post seconded the motion.

Board Member Jeff Christman asked if term limits would be established for subcommittees' lay members. Killin said his motion included all subcommittee members. Hilts asked how each member's term would be established to ensure a rotation. Killin suggested staff could determine a method.

ACTION: Hilts called the question. A vote was taken, and the motion passed unanimously.

Reaffirm Downtown Committee Appointments: Rogers and Bond

MOTION/ACTION: Johnson moved to reaffirm Rick Rogers and Rebecca Bond's appointments to the Downtown Building Revitalization Review Subcommittee. Hilts seconded the motion, which passed unanimously.

Ebbert asked if the Board had any feedback regarding a balance between lay members and Board members serving on subcommittees. Discussion followed. The Board agreed it was not an immediate concern.

Follow-Up on Streetscape Questions

Special Projects Coordinator Guy Mayes presented a follow up to several questions asked at the April 19, 2006, CARA Advisory Board meeting regarding the streetscape project.

He said the selection of the 16-foot light fixture was a result of the engineering consultant's modeling which consisted of two options for pedestrian level lighting: 12-foot poles with four fixtures per block or 16-foot poles with three fixtures per block. Staff chose the 16-foot poles which saved about \$28,000.

Board Member Dick Olsen asked how the two different height fixtures would look when placed together. Mayes said that aspect was not looked into since the project looked only at 1st Avenue as a linear corridor. No discussions took place regarding how the higher fixtures would look adjacent to lower ones located at City Hall or near the county courthouse. Discussion followed.

Mayes said there was a draft streetscape plan that was developed to provide recommendations for fixtures, but the plan was never adopted. Since the engineers had not done modeling which could have changed some of the features of the plan, it was better that the plan provided recommendations rather than specific selections.

Olsen asked how the 1st Avenue lights measure up against the lights in front of St. Mary's Church on Ellsworth Street. Mayes said he did not know. Olsen said the lights look good in front of the church, but around the corner on 9th Street there are cobra-head lights along with the pedestrian fixtures. He asked if the cobra heads would be removed. Mayes said no, they would stay since 9th is a state highway. The desire was to maintain the downtown streetscape look. ODOT's standards for intersection lighting require cobra heads. Staff had to convince ODOT to install pedestrian lighting on a state highway. The standards for intersection lighting require the cobra heads.

Olsen said consideration of existing lighting should be given when planning the next phase of streetscape.

Post asked what the construction crew was currently working on along 1st Avenue. Mayes said the City rejected work consisting of a small sawcut in the new sidewalks and a asphalt overlay to blend into the old asphalt. The contractor is currently redoing that work since the weather has improved.

Board Member Kim Sass asked if a solution was found for the flower baskets. Mayes said CARA agreed to pay for hangers to enable the Albany Downtown Association (ADA) to hang the flower baskets this year. Sass said that hanging banners would also be a problem. Norman asked if the poles could be rotated. Mayes said no, he has contacted the factory to get a recommendation on process for drilling new holes to reset the arms lower on the pole and in the proper angle to the street. If a factory recommendation is received, staff will evaluate the recommendation and bring it the back to the Board for a decision. Olsen said he looked forward to a future report on this item from staff.

Kirbey asked how the green plastic bicycle locker between the parking lot near Wyatt's and the Venetian was to be used. Mayes said the side doors open. Keys have not yet been received from the contractor. Discussion followed

Albany Downtown Director Rick Rogers said he has been moving newspaper racks in front of the locker to lessen its visual effect impact of the locker. Discussion followed regarding securing the newspaper racks.

Norman asked if the striping and parking signs have been installed on 1st Avenue. Rogers said yes.

Mayes said the streetscape project is near completion, with the exception of a few minor fixes. He noted staff is looking into a solution for the electrical junction boxes in the tree wells.

Norman asked if a fountain was included in this phase of streetscape. Mayes said one fountain has been installed, but water is not yet connected.

Board Member Ralph Reid, Jr. said he disagreed with Mayes' statement that streetscape is almost done. Mayes agreed, he should have said this contract is almost complete.

Committee Reports

Downtown Revitalization

Jordan Jewelers Status: Kirbey said Brad Jordan has submitted for building permits. Turn around of permits should be about two weeks. Discussion followed.

Flinn-Ames Project Status: Kirbey said Dortignacq is currently working on the project, including design of the office entrance and the building facades. The design for the entrance to the offices will be submitted to the Landmarks Advisory Commission soon. Manley has selected an engineering firm for the seismic upgrades. Fitzpatrick Painting has been selected to do painting and surface preparation, scheduled to begin August 1, 2006. Contractor selection for roofing and skylights is underway.

Ray Fisher: Kirbey said he spoke with Ray Fisher who owns the Duedall-Potts Building about his windows. Fisher indicated he has spent all of his CARA funds and does not have money to replace the windows. He said he may be able to replace them in about six weeks.

Olsen asked if the building was on the tour last week. Kirbey said yes. Ebbert said he would contact Fisher to discuss further.

RFQ – Response Report/Next Steps

Norman said an ad hoc selection committee was formed of Board Members Chuck McLaran and Stella Reimers, Olsen, Sass, and himself. Three of the members met on Monday, May 15, 2006, to open the RFQ submissions.

Ebbert said one official formal response was received from Telos in Salem. He said the Board should not be discouraged that more responses were not received. Staff has had several conversations with other developers who expressed interest in being subcontractors in the project. One of those was Centercal, who developed Bridgeport Plaza in Lake Oswego. They currently have five other projects in various stages and felt they could not devote the time this project would take since it is a ground-up project with demolition. They would be interested in developing a retail portion if another developer was to take the lead.

Ebbert said he was not familiar with Telos, but City Manager Wes Hare was. Telos had constructed a hotel redevelopment in La Grande. They currently are working on a \$20 million project in downtown Salem in conjunction with the YMCA. He said they are local and bring an expertise that will likely be a good fit for what CARA is trying to accomplish.

He said the next recommended step is to ask Telos to meet with other developers with projects in the area (Glen Rea, David Reece, Brownstone, and Scott Lepman) to round table solutions to the area's development challenges.

Brownstone has committed to developing the three parcels known as Inland Quick Freeze into 80 condos. They have completed a market study which indicated there is a market for the types of homes Brownstone is looking to develop. Olsen asked if Brownstone had indicated pricing yet. Ebbert said no, but he thought they would sell around \$100 to \$125 per square foot. The Portland market for these types of homes is around \$400 per square foot.

Brownstone's plan is to develop about ten feet off the railroad and have it set back enough to have offsite parking available to provide additional parking for their development. In order for them to do that, the City needs to find a way to get them some more land to give them the space they would lose. Staff is looking at ways to assist the Brownstone group.

Norman said he had hoped there would be one magic developer to come up with a vision for the whole area. Now the Board will likely have to formulate and maintain a vision. In addition, there are four or five parties who will need to work together. Developments now will need to be done in a way that avoids conflicts with future developments. He suggested consultant George Crandall come back to help the Board formulate an overall vision for the area. It might help Board members to have a point of reference to make decisions when developers bring forward proposals in the future.

Reid said he would prefer to follow Ebbert's suggestion of getting the current parties together to see how well they work together. With their input, the Board could then move forward with a larger vision for the area. Ebbert agreed. Discussion followed.

BUSINESS FROM THE ADVISORY BOARD

None.

NEXT MEETING

The next meeting of the CARA Advisory Board was tentatively scheduled for Wednesday, June 21, 2006, at 5:15 p.m. in Council Chambers.

ADJOURNMENT

Hearing no further business, Chair Norman adjourned the meeting at approximately 6:08 p.m.

Submitted by

Reviewed by

Signature on file

Signature on file

Tracy Swett
Administrative Assistant I

Dick Ebbert
Economic Development Director