



**CITY OF ALBANY**  
**Central Albany Revitalization Area**  
**Advisory Board**  
**City Hall Council Chambers, 333 Broadalbin Street**  
**Wednesday, July 19, 2006**  
**5:15 p.m.**

**MINUTES**

Advisory Board Members present: Councilors Dick Olsen, Doug Killin, Ralph Reid, Sharon Konopa, Bessie Johnson, and Jeff Christman; Chris Norman, Kim Sass, Stella Reimers, Lisa Bartel, Cordell Post, & Gordon Kirbey.

Advisory Board Members absent: Mayor Chuck McLaran & Ray Hilts

Staff present: Economic Development Director Dick Ebbert, City Manager Wes Hare, and Administrative Assistant Shirley Lindsey

Others present: Approximately 3 others in the audience.

**CALL TO ORDER**

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

**ROLL CALL**

APPROVAL OF THE JUNE 21, 2006, MINUTES - Moved and seconded that the Minutes be approved as written. Motion carried unanimously.

**SCHEDULED BUSINESS**

Business from the Public

Mark Manley (Flinn Building), started by saying thank you for the support of their projects; they couldn't have done the rehab on the Flinn and Ames buildings without it, and he thinks that together, they will be building amazing buildings. He stated that he was here because he has a problem (and noted that he felt that he was in the Brad Jordan "memorial seat" tonight). Manley stated that he was recently informed by the Fire Marshall that he is going to require them to add sprinklers in their Thai restaurant area – which includes the seating area, kitchen, basement, crawl space underneath it, and office space above. The problem is that this is a change from what they had been told earlier.

When the Manley's bought the buildings in November, they invited the Fire Department and the Building Department to come down and take a detailed tour. They shared their vision for rehab and asked them to point out any deficiencies, and to clarify what the requirements would be for rehab in the building. At that point – although Manley indicated they were very, very helpful meetings and conversations - the Fire Marshall said they would not need to add the sprinklers in the Thai Restaurant unless either 1) they added apartments above the restaurant, or 2) changed the use of the restaurant. The project plan was then completed; it's very tight, very aggressive, doable, and set to meet the priorities of this group (CARA) (which were to secure the buildings envelopes, do seismic upgrades, and to improve the façade of the building).

However, now the Fire Department is saying – even though no apartments have been added over the restaurant and no change of use of the restaurant is taking place - that now they do need to add fire sprinklers. The problem is that this is a \$25,500 project that doesn't fit in the pre-determined budget. Manley feels they are in the same position as Brad Jordan was last time the group met. The project has been defined, the funding has been put in place, work has begun, and the rules have changed.

Manley has met with Gordon's subcommittee and they have been working on it. He sent a letter to the group a week or so ago. Manley indicated that he knows we all want the buildings to be safe, but if this going to be the requirement going forward, what they are asking for from CARA is an additional grant to cover the cost of the change in the rules (or \$25,500) to install the sprinklers.

Reimers asked if there was indication why the change, since there was no occupancy changes. Manley indicated not specifically; answers were more on the fire safety side. Reimers then said her concern is if this is going to be done there, will they go up and down 1<sup>st</sup> Street and ask everyone to sprinkle, and she was worried about the people they have already assisted and the projects that are done which have the Mixed Use combination that seems to be at the root of this. Kevin Kreitman & Blaine Brassfield testified at the last meeting that Mixed Usages – commercial & apartments – would require sprinklers. Manley noted they are doing offices and commercial; not even mixed uses. Manley stated that everything in the building is sprinkled, except the Thai restaurant areas and the crawl spaces under the building.

Several members of the Board expressed concern at the interpretation involving the need for sprinklers on several of the downtown projects and the added expense it would impose on each renovation. Post asked if the meeting last November involved the same people as the current discussion. Manley responded that the people who came were Steve Haufstetter (now retired Fire Marshall), Blaine Brassfield, Gary Stutzman, Building, and Melanie Adams from Code Enforcement. So, with the exception of Steve, the same people he is talking to now. Post then indicated he was having a hard time with this, and the whole sprinkler thing had not been sitting well with him since the last meeting. He thinks they (CARA) had to bail out the City, and he didn't like having to do that. He also thinks it will put a damper on upper floor redevelopment, to say the least, and he doesn't agree with it and doesn't like the rationale for it, since the use has not changed and apartments are not being put in above it (the restaurant).

Manley indicated he did not know what the trigger was, but the Code change that was presented the last time they met seems to be the source. Bartel noted that change in the Code occurred in October 2005, and Manley didn't meet with them until November. Manley has e-mails confirming the details he is relating to the group (which are in Dick's hands). Ebbert indicated he had hoped to have a Downtown Subcommittee meeting with Mr. Brassfield and Mr. Kreitman present prior to tonight's meeting; that did not happen because of scheduling. He is planning a meeting for next week, July 26, with both of those folks and the downtown subcommittee, so he suggested that this group defer any action on this until they have met and Gordon can come back and advise the group on what was discussed.

A question was posed as to whether Mr. Manley could be present at that meeting with his e-mails, and Ebbert noted that he had already planned to have copies available and to distribute them so that everyone would have the week to review them before the meeting. Several members expressed interest in being part of that combined meeting. Ebbert noted that he would share the information on time and place with them.

Kim Sass stated that she had one issue from the last meeting - that the Fire Dept. went to the Democrat Herald before the meeting with the CARA group and she thought that might have been an effort to add additional pressure. She indicated she would like the word to go back to them that this group does not want them to do that, or perhaps she would join Cordell and they would go the ADH first (for CARA to talk with the ADH before meeting with the City representatives).

Sass noted she did not think that was necessary, and thinks the Fire Dept. played a bit of politics with the Board before the last meeting. Sass also noted that this Board (CARA) is not happy with this change in direction. Chair Norman said that he had not heard anyone with a significantly different message than Sass & Post's, and that he was right there with them. He thought that if we are going to do this, not only have they negated all the

upper floor development they have already done, but have certainly put a damper and a huge roadblock in the way that's going to keep some of CARA's downtown development from going forward. Chair Norman continued by saying that he thought they needed to save that discussion until Ebbert had a chance to talk with the City staff that were involved in this. Norman thinks the message from this Board is pretty loud & clear that they are not happy with this change in direction.

Reid asked Manley what was this going to do to his schedule. In response to the question, Manley indicated that he had three priorities for the completion of his proposed work: 1) preserving the building envelopes, 2) seismic upgrades, then 3) façade renovations. He will have to take something back off his list to accommodate the cost of the sprinklers, should CARA not approve his request.

Councilor Reid re-worded his previous question about potential delays in scheduling work by having to wait until this meeting would take place in a week or so, and Manley responded that the easiest thing for him to trade out would be the painting, since it isn't structural and isn't seismic, and the cost is about the same. However, he also stated that he can't get out of the contract (painting), which begins on July 31. Reid again asked if he had to wait 2-3 weeks, how would that affect his timeline? Manley indicated that, although painting is the best candidate to swap out, it would not be fair to the painters to stop that part of the work.

Sass asked if Manley could obtain the permits necessary to do the work. In response to the question, Manley indicated that he did not think he would need a permit for the painting, but may need a permit for the roof work (to be requested by the roofer). Sass noted that in the Brad Jordan case, the question about sprinklers came to life when the permit was requested. So, she asked, why is the Fire Marshall coming to him completely out of the blue and indicating the need for sprinklers. Manley stated that he was talking at the Planning counter and the Fire Chief came up to him and indicated he needed sprinklers in the Thai restaurant area. Manley indicated that no time limits or timetable had been imposed by the Fire Chief. Manley also stated that in order to meet the very aggressive schedule to do what he can by the end of the year; he can't stop, but must move ahead. If this group (CARA) can't help, he will have to find another way.

Manley was asked by Director Ebbert if the Thai restaurant had a fire suppression hood/hood dampers in the restaurant. Manley replied that he knew there was a suppression system, but was not sure if there was a hood. Ebbert asked Manley to get that information to him before the July 26 meeting.

**FLAG POLE RESTORATION:** Rick Rogers, ADA Executive Director, gave an update on the status of the restoration of the flag pole in front of the Lund building. Everything is a go ahead right now. They got the lighting set for it, and will be proceeding with the restoration in mid-August. Albany has now received a grant and will proceed, with the restoration to be completed by mid-August. Rogers stated that we will have a dedication ceremony - with the Flag for the first time in a quarter of a century - sometime around the end of August. He has spoken with Senator DeFazio's people and they will be providing a Flag that has flown over the Nation's Capitol for the pole, and we will have a complete ceremony with a Color Guard. Rogers noted that the Council and CARA will be invited, and Mr. DeFazio will be here for the ceremony.

Rogers indicated that Fitzpatrick's Painting will be doing the painting of the pole, which will begin on August 16. He has accepted the bid for lighting on the pole, so the Flag will be able to be flown and seen 24 hours a day, seven days a week. For the first time this year in a long time, we will have a Veteran's Day Parade on 2<sup>nd</sup> Street where the Flag will be flying in front of the dignitaries stand.

Chair Norman asked for Committee reports:

#### Committee Reports

1. **Revere House** (202 First Avenue SW – Jordan) – Windows have been opened up in the upper stories. Jordan indicated that as near as he can tell, there had never been electricity in the upstairs area, which initiated some conversation and discussion of earlier times in Albany when this was used as a hotel.

2. **Flinn/Ames Buildings** (Manley) - Manley reported that new tenants were coming into the building. Unit #9 updated with paint and new carpet and is now to be occupied by *Whispering Willow Antiques*. The Ames basement is being updated with dry wall and paint so an existing tenant, *New Wine Fellowship*, can expand. Office spaces on the 2<sup>nd</sup> floor of the Ames building are being updated with plaster, repairs, and carpet. The theatre space is being updated with paint and lighting so that it can be used for events, parties, receptions, concerts, and meetings.

Kirbey noted that the renovation of the Women's Room in the Mall is nearly complete – all that are missing are partitions and accessories. Eight windows in the front of the Ames Building have been restored. Three second story windows in the rear of the Ames Building have been restored. They had been covered with plywood (and look out on the alley). The original sashes were found and are being restored. They're working on rebuilding the ones on the front of the building. Architectural design for the façade renovation is complete. A draft of the Landmarks Application is underway. They are working on project requirements for roof renovation. CSE Engineering is nearing completion of the engineering aspect of the seismic upgrade. Patrick Painting will begin painting in August. Color swatches are up for review now.

3. **Vintage Furniture** (aka Oregon Furniture Mart – Swaboda). Gordon's committee has received updated drawings with seismic bars and tie downs. It was noted that if the work is done as presented, it will be nice. A lot of the building is opening up. Dick noted they may be getting another application asking for some additional funds as they get into some of the projects, and asked the Board to keep that information in the back of their minds.

4. **Completed Projects this month:** Masonic Temple. They finished the painting and finally completed some of the window work they had done. Ebbert reported that the Masonic Temple project is now completed and closed.

5. **343 First Avenue W.** (Cindy Mitchell). Cindy has her new awning up and it looks good.

**Larry Heer building:** Gordon indicated he has received more application information from Larry Heer. Chair Norman noted that there is a sign up for Willamette Community Bank and wondered if Heer had gotten financing independently. Several people indicated the sign had been up for about a month. It was noted that this is a work in progress.

Chair Norman indicated that he has only seen one small CARA sign at the Swaboda's. He thinks we need to let people know that CARA is involved in many of the downtown projects and renovations and, to that end, need to have some big signs, not just small window ones. Chair Norman asked if CARA had any larger signs that could be posted on projects. Ebbert indicated that the ones he is seeing were intended for windows, and that CARA needs some larger banners. He also mentioned that Matt (Harrington) has been working on a new logo, and he will check to see where that is at.

**Finance Committee:** Christman reported a brief recap that there was some confusion about where CARA stood on the financials last time they met. The difference on the report that he was working off of versus the one that was handed out was \$115,000 that was part of the Jordan Jeweler's loan that had been withdrawn between the time that he received the financial statements and the statement that was put together and presented to the Board (so it was no longer a commitment), and was the reason the numbers were off, so that was why the confusion. There have been no substantial changes from what the Board received last time. Christman reported that CARA has \$155,000 in the grant loan program that can be used to commit to projects. These figures are working off the April 2006 financials.

Christman noted that Susan Busbice was working on end of the fiscal year figures and that they would be available at the next CARA meeting. Bartel asked if that figure included the funds committed to Manley. Ebbert responded that it had not been taken out of the books yet because it will fall into the next fiscal year.

Ebbert indicated that CARA may have some funds coming back from the Streetscape project, although he was not prepared to say how much at this time. Several questions about remaining balances and expenditures were

discussed briefly, but it was noted that the basic remaining amounts were the same as reported previously. Christman indicated that the finances of CARA will not change substantially on the income side until November, which is the next time the tax payments will be made.

**RFQ – Progress Report:** Update on Edgewater Village (RCM Homes) project. Ebbert indicated that CMC Homes and Brownstone are one and the same. He visited with them while in Portland last week. They showed him what the concept looks like. They are calling it Edgewater Village. Ebbert also indicated he had spoken with Ed Hodney (Parks & Rec) about a property swap, noting that it will make the numbers work out better. Ed was excited about that idea and the concept.

Ebbert noted that the group has three huge projects going, one in Hillsboro, and he believes that they will have some good information and experience to bring to this project.

Post inquired about when Brownstone is going to get rid of the burned out shell at the Inland Quick Freeze site and Ebbert indicated the Railroad seems to be (verbally, at least) amenable to getting out of the way. Inland Quick Freeze is still working through getting the permits to allow them to get rid of the burned materials and wood products. Prior to the fire, they would not have had nearly the problems they have now with the burned materials – wood, steel, and other items - that will need to be cleaned up. In the meantime, they will be looking to begin demolition of the other buildings.

Question about the old Deudall Potts (Fisher) building. Ray has the windows in hand and plans to install them starting the 15<sup>th</sup>. He hopes to have them done by the 25<sup>th</sup>. Gordon noted there was less plywood in the windows.

#### Staff Issues

**Streetscape Project closeout:** After a brief discussion of the Streetscape project, two Board members expressed concern that the project not be closed out before some of the problems were settled, including the lamp posts being turned ¼ the wrong direction; the lighting on the poles not working due to the in ground electrical outlets/connectors being destroyed by winter water getting into them; the flower basket hooks being in the wrong places, and other problems (rust forming on the light poles, etc.). Ebbert indicated that he will have Guy Mayes do some further checking with the contractor to assure that some of these problems are fixed prior to closing out the project. Ebbert indicated that the closeout would not occur until the questions and concerns had been answered.

A question was posed as to whether there was water to the downtown fountain in the Streetscape project, and Councilor Olson asked whether the water could run continuously. The answer was yes, that the water is working, and although it is not a bubble fountain running freely around the clock, all that has to be done is to press a button for water; it is working properly. It is located in the parking lot between Wyatt's and the Venetian Theatre.

Kirbey asked if the CARA Board was satisfied with the completion of the Streetscape project. He noted the light posts and their orientation (which is incorrect) is still an issue and that it has affected the flower basket project. No indication what is or will be happening on that. He indicated that the flower basket brackets are off and, without adding a collar for the hooks, all the baskets would be off a quarter of a turn, thus hiding the street signs.

ADA's Rick Rogers noted that he and Guy Mayes spoke with the contractor about the problem. Rick indicated that they had to buy the hooks, and Guy is looking for "collars" so that all the hooks for the baskets can come down to the correct height and hang in the appropriate way next year. It was noted that the poles need to be turned to a corrected position. Rick was unsure what could be done to turn them to the correct direction. Kirbey indicated there is also an issue with the bike rack. It is unappealing and under a fruit tree that sheds things all over it – it's really not very usable.

Kirbey also reported that the GFI boxes are failing underground. Ebbert indicated that Brown isn't responsible and is looking to get some new ones that will work. Heavy rains in January and February tunneled down and ruined them. Several are dead now, so the poles will not light. Rogers expressed concern that the light poles be fixed so that the Community Christmas Tree and/or pole lights are able to be used as planned; as of now, that is not the case. Rogers indicated that there are now several dead GFI boxes that will need to be replaced.

Councilor Johnson asked why, if there are still concerns and some problems, we are considering closing out the Streetscape project without getting some of the problems resolved first while under warranty. Ebbert responded that he thought the warranty would still apply even if the project were closed. Johnson noted that the recommendation may be that, since the items were installed incorrectly, they will have to redo them, or do we have to pay for everything? Ebbert pointed out that the contractor does not want the reputation of a bad job, so if folks find out they did a job in Albany and call us and get a bad review, that will affect them, so they will want to try to work things out. Chair Norman had a question about a list of items that need to be discussed. Christman indicated that he, Rick, and Gordon had already put together a list of issues that need attention or changes for the next time they meet. Ebbert noted that this is the "punch list," or items that need follow through for the project.

Councilor Reid related details of a recent trip to Clarkston, Washington, and the next day to Lewiston, Idaho, for the first time since they were there in 1992. He indicated that in addition to re-routing the US 12 highway, they have added bulb outs on every corner, and trees covering the streets (12-18 inches in diameter). You can hardly see daylight on the streets under the trees. He indicated that those interested in streetscapes should make the trip there to see a wonderful success story. He indicated that they didn't get to see the street lights lit, since they weren't there in the dark; they left before streetlights would come on. Sidewalks are about the same as here – 6 to 8 feet.

Reid said the trees meshed over the tops of the streets and traffic slowed for the bulb outs at every intersection. There was no feeling of terror – it was easy to use the cross walks. From his perspective, it was wonderful, and it would make a worthwhile trip to see something actually completed and working that Albany is thinking about doing. In response to a question about the trees, Reid noted that they arched overhead at about 14-16 feet, but the trees may be 35-40 feet tall. All in all, Reid thought the sight was quite impressive. In the daytime, he noted, it was wonderful.

## **NEXT MEETING**

The next meeting of the CARA Advisory Board is scheduled for **Wednesday, August 16, 2006, at 5:15 p.m.** in Council Chambers. Councilor Reid asked that at future meetings, the Chair consider using the microphone.

## **ADJOURNMENT**

Hearing no further business, Chair Norman adjourned the meeting at approximately 6:01 p.m.

Submitted by

*Signature on File*

Shirley Lindsey  
Administrative Assistant

Reviewed by

*Signature on File*

Dick Ebbert  
Economic Development Director

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