

NOTICE OF PUBLIC MEETING

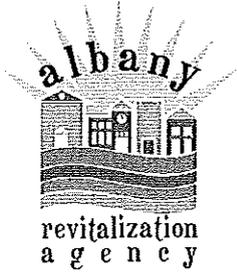
ALBANY REVITALIZATION AGENCY
City Hall, Council Chambers
Wednesday, May 21, 2008
Immediately Following the CARA Advisory Board Meeting

AGENDA

1. CALL TO ORDER (Chair Sharon Konopa)
2. ROLL CALL
3. APPROVAL OF MINUTES
 - April 2, 2008. [Pages 1-2]
Action: _____
 - April 16, 2008. [Pages 3-5]
Action: _____
4. SCHEDULED BUSINESS
 - a. Business from the Public
 - b. Adoption of Resolution
 - 1) Revoking Mr. Lepman's Willamette Seed Building CARA funding. [Page 6]
Action: _____ ARA RES. NO. _____
5. BUSINESS FROM THE AGENCY
6. NEXT MEETING DATE: *Next regular meeting Wednesday, June 18, 2008*
7. ADJOURNMENT

City of Albany Web site: www.cityofalbany.net

The location of the meeting/hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling (541) 917-7500.



APPROVED: _____

CITY OF ALBANY
Albany Revitalization Agency
City Hall Council Chambers, 333 Broadalbin Street SW
Wednesday, April 2, 2008

MINUTES

Agency Members present: Mayor Dan Bedore and Councilors Jeff Christman, Floyd Collins, Bessie Johnson, and Sharon Konopa

Agency Members absent: Dick Olsen (departed following the adjournment of the CARA Advisory Board meeting) and Ralph Reid, Jr.

Staff present: Urban Renewal Coordinator Kate Porsche, Administrative Assistant I Tracy Swett

CALL TO ORDER

Chair Sharon Konopa called the meeting to order at 7:15 p.m.

APPROVAL OF MINUTES

March 19, 2008

MOTION: Dan Bedore moved to approve the March 19 minutes. Bessie Johnson seconded the motion, and it passed 5:0.

SCHEDULED BUSINESS

Business from the Public

None.

BUSINESS FROM THE AGENCY

Jeff Christman said that he calculated the Board spent approximately \$966,000 of its \$1.3 million in available funding. He felt that the Advisory Board continues to struggle with prioritizing projects. Projects are starting to come to CARA that do not fit the original intent of CARA. He said that the Viper Northwest proposal was an easy decision because jobs were being created and the property was remaining on the tax rolls. Conversely, tonight's proposal by HTI would create jobs and put a little bit of personal property on the tax rolls, but the company did not own the building. He feels conflicted between the intent of CARA and the funding requests CARA is receiving. Konopa suggested that the review criteria might need to be reevaluated.

Floyd Collins agreed. He thought there are three policy questions that need to be addressed: 1) when to convert a grant into a loan; 2) how to address requests from nonprofits within the original scope of CARA; and 3) whether to fund projects that plan to or already utilize the tax freeze programs. He suggested staff develop a policy manual that would then guide future funding decisions.

NEXT MEETING

The next meeting of the ARA Agency is scheduled for Wednesday, April 16, 2008, following the CARA Advisory Board meeting in Council Chambers.

ADJOURNMENT

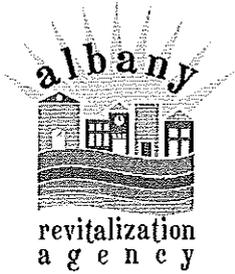
Hearing no further business, Chair Konopa adjourned the meeting at 7:49 p.m.

Respectfully submitted by,

Reviewed by,

Tracy Swett
Administrative Assistant I

Kate Porsche
Urban Renewal Coordinator



APPROVED: _____

CITY OF ALBANY
Albany Revitalization Agency
City Hall Council Chambers, 333 Broadalbin Street SW
Wednesday, April 16, 2008

MINUTES

Agency Members present: Mayor Dan Bedore, Councilors Jeff Christman, Floyd Collins, Bessie Johnson, Sharon Konopa, Dick Olsen, and Ralph Reid, Jr.

Agency Members absent: None.

Staff present: Urban Renewal Coordinator Kate Porsche, Administrative Assistant Teresa Nix

CALL TO ORDER

Chair Sharon Konopa called the meeting to order at 7:45 p.m.

SCHEDULED BUSINESS

Business from the Public

None.

Adoption of Resolutions

Urban Renewal Coordinator Kate Porsche distributed three resolutions that were not included in the packets. She invited the Agency to either move on the resolutions at this time or wait until the next meeting.

Hydration Technologies

MOTION: Dan Bedore moved to adopt the resolution on the Hydration Technologies request for a developer partnership in the amount of \$162,270 for the property at 2482 Ferry Street SW. Ralph Reid, Jr., seconded the motion, and it **passed** unanimously. The resolution was designated as ARA Resolution No. 2008-11.

Habitat for Humanity

MOTION: Bedore moved to adopt the resolution on the Habitat for Humanity request for a developer partnership in the amount of \$62,385 for the property at 1225 Sixth Avenue SE. Bessie Johnson seconded the motion, and it **passed** unanimously. The resolution was designated as ARA Resolution No. 2008-12.

R3 Development

MOTION: Bedore moved to adopt the resolution on the R3 Development request for a developer partnership in the amount of \$547,700 and a forgivable loan in the amount of \$200,000 for the property at 317 First Avenue SW. Reid seconded the motion.

Dick Olsen said that he would like to discuss this request further, given the discussion at the CARA Advisory Board meeting regarding projects that do not provide tax increment. Floyd Collins said that it would have been good to have previously had the context of that discussion, but he feels CARA has made a commitment to fund this project. Jeff Christman added that this project will be a major investment which will help bring others downtown and benefit the entire area. Discussion followed regarding the possibility of establishing policy criteria that historical properties on the tax freeze be asked to not reapply after their freeze expires. Porsche noted that the Board and Agency previously indicated a willingness to accept a loss of tax increment financing in exchange for historic preservation. Whether CARA wants to continue that policy is one of the questions she intends to bring to the table during this summer's planning process.

The motion **passed** unanimously. The resolution was designated as ARA Resolution No. 2008-13.

Albany Civic Theater

MOTION: Johnson moved to adopt the resolution on the Albany Civic Theater request for a \$5,000 small matching grant. Olsen seconded the motion, and it **passed** unanimously. The resolution was designated as ARA Resolution No. 2008-05.

Albany Downtown Association

MOTION: Johnson moved to adopt the resolution on the Albany Downtown Association request for a \$1,000 small matching grant. Reid seconded the motion, and it **passed** unanimously. The resolution was designated as ARA Resolution No. 2008-06.

Charlie's Rhythm and Brews

MOTION: Olsen moved to adopt the resolution on the Charlie's Rhythm and Brews request for a \$3,000 small matching grant. Bedore seconded the motion, and it **passed** unanimously. The resolution was designated as ARA Resolution No. 2008-07.

Fortier

MOTION: Bedore moved to adopt the resolution on the Fortier request for a \$5,000 small matching grant. Reid seconded the motion, and it **passed** unanimously. The resolution was designated as ARA Resolution No. 2008-08.

Pix Theater

MOTION: Johnson moved to adopt the resolution on the Pix Theater request for a \$5,000 small matching grant. Bedore seconded the motion, and it **passed** unanimously. The resolution was designated as ARA Resolution No. 2008-09.

Sandberg

MOTION: Johnson moved to adopt the resolution on the Sandberg request for a \$4,910 small matching grant. Bedore seconded the motion, and it **passed** unanimously. The resolution was designated as ARA Resolution No. 2008-10.

Porsche advised that contracts will include the conditions recommended by the Small Grant Subcommittee.

BUSINESS FROM THE AGENCY

None.

NEXT MEETING

The next regular meeting will be held Wednesday, May 21, 2008, immediately following the CARA Advisory Board meeting.

ADJOURNMENT

Hearing no further business, Chair Konopa adjourned the meeting at 7:56 p.m.

Respectfully submitted by,

Reviewed by,

Teresa Nix
Administrative Assistant

Kate Porsche
Urban Renewal Coordinator

ARA RESOLUTION NO. _____

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY REVOKING THE GRANT FUNDS PREVIOUSLY COMMITTED TO SCOTT LEPMAN FOR THE PROPERTY KNOWN AS 521 WATER AVENUE/220 JEFFERSON STREET

WHEREAS, the aforementioned applicants had requested and received a commitment for a grant in the amount of \$758,886 from CARA funding; and

WHEREAS, during the appropriate staff review and contract preparation on this project, it was found that the applicant could not agree to the terms set forth in the draft of the contract which was prepared seven months prior and the applicant was unwilling to sign the contract; and

WHEREAS, the City Attorney prepared a letter outlining his assessment that the status of the previous commitment from CARA, which was in the form of a contract dated July 16, 2004, was now void because of specific timelines that had been identified but not met; and

WHEREAS, City staff, the City Attorney, and the Chair of the Central Albany Revitalization Area met with Mr. Lepman and his attorney to discuss this matter on April 28, 2008, at which time Mr. Lepman and his attorney agreed that any previous commitment of funds from CARA were void and Mr. Lepman conceded that the commitment of funds from January 2007 should be revoked; and

WHEREAS, the Albany Revitalization Agency's previous approval of this grant and loan was subject to staff direction concerning the appropriate means to secure applicants' compliance with the grant and loan applications and contracts and further that the applicant is not in compliance due to being unwilling to accept the terms outlined in the draft of the CARA contract, therefore eliminating the commitment of funds; and

WHEREAS, the ARA resolved that it would have the final authority to approve, deny, or modify a developer partnership, grant, or loan application or commitment.

NOW, THEREFORE, BE IT RESOLVED that the Albany Revitalization Agency hereby revokes the commitment for a \$758,886 grant to Scott Lepman for the property known as 521 Water Avenue/ 220 Jefferson Street; and

BE IT FURTHER RESOLVED that the Albany Revitalization Agency hereby repeals ARA Resolution No. 2007-5.

DATED AND EFFECTIVE THIS 21ST DAY OF MAY 2008.

ARA Chair

ATTEST:

City Clerk