

NOTICE OF PUBLIC MEETING

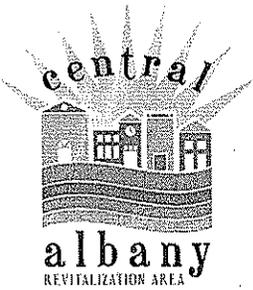
CENTRAL ALBANY REVITALIZATION AREA
ADVISORY BOARD
Council Chambers
Wednesday, April 2, 2008
5:15 p.m.

AGENDA

1. CALL TO ORDER (Chair Norman)
2. ROLL CALL
3. APPROVAL OF MINUTES
➤ March 19, 2008 [Pages 1-3]
Action: _____
4. SCHEDULED BUSINESS
 - a. Business from the Public
 - b. Budget and cash-flow update. [Handouts available at meeting.] (Porsche)
Action: _____
 - c. Presentation of New Funding Requests (Porsche/Applicants)
 - 1) Habitat for Humanity (\$116,745 Developer Partnership). [Pages 4-32]
 - 2) Hydration Technologies (\$422,270 Developer Partnership). [Pages 33-45]
 - 3) JC Penny Building (\$742,000: \$542,000 Developer Partnership, \$200,000 forgivable loan). [Pages 46-61]
 - 4) JC Penny Building Sidewalk Request (\$5,700). [Page 62]
 - d. Deliberation and Funding Decisions
 - 1) Habitat for Humanity.
Action: _____
 - 2) Hydration Technologies.
Action: _____
 - 3) JC Penny Building.
Action: _____
 - 4) JC Penny Building Sidewalk Request.
Action: _____
 - e. Staff updates and issues. [Verbal] (Porsche)
Action: _____
6. BUSINESS FROM THE BOARD
7. NEXT MEETING DATE: *Next regular meeting Wednesday, April 16, 2008*
8. 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
Central Albany Revitalization Area
Advisory Board
City Hall Council Chambers, 333 Broadalbin Street SW
Wednesday, March 19, 2008

MINUTES

- Advisory Board Members present: Chris Norman, Dan Bedore, Jeff Christman, Floyd Collins, Loyd Henion, Oscar Hult, Bessie Johnson, Gordon Kirbey, Sharon Konopa, Ray Kopczynski, Dick Olsen, Cordell Post, Ralph Reid, Jr., Kim Sass
- Advisory Board Members absent: None
- Staff present: Urban Renewal Coordinator Kate Porsche, Administrative Assistant Teresa Nix
- Others present: Approximately three others in the audience

CALL TO ORDER

Chair Chris Norman called the meeting to order at 5:15 p.m.

APPROVAL OF MINUTES

February 20, 2008

MOTION: Ray Kopczynski moved to approve the February 20 minutes as presented. Cordell Post seconded the motion, and it **passed** unanimously.

SCHEDULED BUSINESS

Business from the Public

Rick Rogers, 1530 Broadway SW, Albany Downtown Association Executive Director, addressed the Board. He said that CARA has been extremely successful in helping with renovation in the downtown core, especially in upper stories. He urged CARA to begin thinking of ways to address what will become a real parking issue as the area continues to grow and businesses continue to come into the downtown area.

Sharon Konopa thanked Rogers for bringing up this issue. She recalled that concerns about parking have been heard from downtown business owners since the beginning of CARA and she asked Urban Renewal Coordinator Kate Porsche to ensure that this issue remains on the Board's radar.

WDS/Book Bin - Revoke Funding

Brief discussion followed regarding the information contained within the staff report distributed in the CARA agenda packets.

MOTION: Dan Bedore moved to recommend that the Agency approve the resolution revoking the loan and grant funds previously committed to Willamette Development Services for the property at 415/421 First Avenue West. Bessie Johnson seconded the motion, and it **passed** unanimously.

Dick Olsen arrived at 5:25 p.m.

Clarification of CARA End Date

Porsche advised that she has consulted with an attorney who specializes in urban renewal to help clarify the question of CARA's end date. Early reports indicated an expected end date in the year 2027. This date is an estimate of when CARA will have borrowed and paid back its maximum indebtedness of \$56 million. If CARA has not reached its maximum indebtedness by the year 2027, it may choose to extend its end date. In order to be a good partner, it is recommended that the urban renewal district communicate with the taxing districts prior to making a decision to extend its end date.

Kopczynski said that he would urge CARA to try to sunset by the estimated end date since that was originally communicated to the taxing districts. Reid said that he would like to see a recap of the original proposals that were used to arrive at the \$56 million figure. Porsche said that she has been approached by a graduate student who is interested in doing an internship this summer. If that is approved, she will recommend that the intern conduct an analysis of the original plan, including what has been done to date, what is left to be done, and ways to address parking issues.

Budget and Cash-Flow Update

Porsche distributed and reviewed *March 29, 2008, CARA Funds Available*. She advised that, including an early payoff of the Mexico loan and revocation of WDS funds, the fund balance is roughly \$1.5 million. She will prepare a long-term cash flow update which includes estimates on tax increment income for review at a joint meeting of the CARA Board and the CARA Budget Committee.

Staff Updates and Issues

Porsche distributed copies of a newsletter on historic issues, prepared by City Planner Anne Catlin. She said that she has one copy of Preservation magazine if anyone would like to borrow it.

Porsche said that RCM homes has begun site cleanup and is expected to submit site plans to the Planning Division. She reported that there was a theft incident at the site. The Police Department is increasing patrols in the area, and some of the overgrowth will be cleared. Security is expected to improve as activity increases.

Porsche reported that staff had a productive meeting with waterfront developers to discuss issues including Water Avenue and the railroad. In response to inquiries, she said that there is no contract with Scott Lepman at this time and he has indicated that he will probably not build on his site until next year.

BUSINESS FROM THE BOARD

None.

NEXT MEETING DATE

A special meeting of the CARA Advisory Board is scheduled for Wednesday, April 2, 2008, at 5:15 p.m. in the Council Chambers. The next regular meeting is scheduled for Wednesday, April 16, 2008.

ADJOURNMENT

Hearing no further business, Chair Norman adjourned the meeting at 5:50 p.m.

Submitted by,

Reviewed by,

Teresa Nix
Administrative Assistant

Kate Porsche
Urban Renewal Coordinator



TO: CARA Advisory Board
 FROM: Kate Porsche, Urban Renewal Coordinator *Kate*
 DATE: March 26, 2008, for April 2, 2008, CARA Advisory Board Meeting

SUBJECT: Habitat for Humanity Grant Request

Habitat for Humanity (HFH) is coming before you to ask for assistance in preparing their new building for opening. As some of you may know, Habitat has a ReStore, currently located in Tangent on Highway 99. At the ReStore they sell donated (new and used) building materials, and then use the funds to further Habitat's house-building mission. (If you would like to learn more about the ReStore, check out their website at www.albanyrestore.org).

Proposal

HFH recently had the opportunity to relocate into a larger building in Central Albany. They are seeking funds from CARA to assist with the remodel of the building to get them ready for opening. The total costs of their entire project are \$953,000. The project costs estimated to ready the building for opening are \$233,489. HFH is requesting 50% of this amount.

Total Request: \$171,104 Developer Partnership Grant

Analysis

Item #	Item	Description	Comments
A)	CARA Goal & Objectives	How does it further the CARA Goal and Objectives?	<p><i>Partnering with Habitat for Humanity furthers the CARA goals including:</i></p> <ul style="list-style-type: none"> ♦ Attract new private investment to the area. ♦ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses. ♦ Encourage the development of new forms of housing and home ownership. (Via the Habitat for Humanity Goal, which will be better funded when the new store goes in.)

B)	Financial Impacts	What is the financial risk and financial benefit to CARA?	The \$116K request is fairly modest for a project this size.
C)	Private Risk	Is this a "first-in" project or an untried type of development?	The HFH project in this location would be a first-in development for that area. Additionally, bringing the ReStore to Central Albany would be a new type of business for the area.
D)	Gap	What is the "Gap" or need of the developer?	Since Habitat is a not-for-profit organization with the majority of their funds going back into the building of houses, their funds are sparse. The ReStore has received a grant from the local chapter of Habitat as well as \$200,000 in grants from private donors. Even with these funds, they are left short of their goal for making the space usable again.
E)	Blight	Would it remedy a severely blighted building? How?	The building they are relocating to is located in a blighted area of Central Albany. Additionally, the building has sat vacant for some time.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	Yes. The relocation of their store from Tangent to this location in Central Albany will be an asset to the CARA area.
G)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	Though this store will not rehabilitate a historic property I can assure you that people (like me) who are restoring historic properties do shop at this store!
H)	Adaptability	Would it be developed in a way that ensures it is well used over time	The basic design of the building is such that it could be adapted for different uses in the future. Additionally, the ReStore will be installing sprinklers, freight doors and more that will help the building to be used for large retail.
I)	Development Pattern	Does it achieve desired land use (e.g., mixed-use, higher density) and/or transportation objectives (e.g., Esplanade, pedestrian-friendly areas)?	This project brings a retail store to a blighted area of Central Albany.
J)	Sustainability	How does it meet the Governor's Objectives for Sustainable Communities? (Environmental, Economic Development, Community/Social)	The thought behind the ReStore is to recycle building materials, which directly correlates to the environmental issue. Additionally, since the ReStore helps to fund Habitat projects, one could argue that the presence of this store will only further the community and social goals through the building of homes.

Here's a summary of the project costs and return:

Proposed CARA Investment	\$116,745
Total Project Value	\$1,049,364
ROI on TIF	None. Habitat is a not-for-profit business.
CARA % of investment	11%
Ratio Public : Private \$\$	\$1 : \$9
CARA \$\$/SF of Improvement	\$7.15

KCP:ldh

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Developer Partnership

APPLICATION

1. APPLICANT

Name: Albany Area Habitat for Humanity Restore

Mailing

Address: P.O. Box 2392 Albany, OR Zip Code: 97321

Street

Address: 1225 6th Ave SE, Albany OR Zip Code: 97321

Contact Name: Jackie Saling Phone Number: 541 990-9069

Fax Number: 541 812-9154 Email Address: Storedirector@peak.org

Legal Form: Sole Proprietorship Partnership

Corporation: Profit Non-Profit

In which State are the incorporation and/or organization documents filed? Oregon

Social Security Number/Tax Identification Number: 93-1090685

Birthdate: 04/93

2. BUILDING/BUSINESS INFORMATION

Name: Albany Area Habitat for Humanity Restore

Address: P.O. Box 2392 Albany, OR Zip Code: 97321

Street

Address: 1225 6th Ave. SE, Albany OR Zip Code: 97321

Legal Description: Map 11S-3W-7AA, Lot 105, Albany Oregon

Property Tax Account Number: R 776615

3. OWNER OF PROPERTY (if not applicant)

Name in which tile is held: Ralph Hull Foundation

Contact Name: H. R. Hull

Address: P.O. Box 1084 Corvallis OR Zip Code: 97339

Phone Number: 541 754-4944

4. AUTHORIZATION TO UNDERTAKE WORK:

If the applicant is not the owner of the property, provide written evidence that the owner authorizes this work to be undertaken. (Typically this is in the form of a lease or other written permission).

Lease Option Agreement and Letter of Authorization of Work attached.

5. DESCRIPTION OF PROJECT

Albany Area Habitat for Humanity Restore requests a \$116,745 grant to relocate an existing resale store into a larger building, purchase items necessary to meet City of Albany requirements for businesses, to accommodate stock and to purchase a forklift truck to increase the volume of material diverted from the waste stream. Project funds include a \$ 80,000 cash-match from Habitat for Humanity and \$200,000 in donations dedicated to purchasing the building. Donated sources will include approximately 30% from long-time relationships with manufacturers, showrooms, retailers, building supply stores, contractors, and other local businesses; 60% from individuals who are remodeling or redecorating their home; and 10% in secondhand items from the general public.

The business strategy for the expanded Albany Area Habitat for Humanity Restore is projected to increase the volume of recovered material to 388 tons annually, increase the customer base by 50% with an estimate of 18,200 sales transactions annually, and provide environmental benefits while furthering Habitat for Humanity's house-building mission. Based on the success of the current Albany Area Habitat for Humanity Restore and the track record of similar Habitat for Humanity businesses nationally we expect we will see a marked increase in net profits after we have completed the purchase of the expanded store location.

6. ESTIMATED COST OF PROJECT: \$ 233,489

ESTIMATED VALUE OF PROJECTS UPON COMPLETION: \$ 1,049,364

Basis for valuation and value upon completion: Recent Appraisal by Scott Lepman SRA, RM \$815,875 plus project cost

7. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? All the estimates are based on bids. Bids are attached.
(If applicant prepared their own estimate, objective verification may be required.)

Address: _____

Phone Number: _____ Email Address: _____

8. IN ADDITION TO THE PROPOSED IMPROVEMENTS, IS THERE OTHER WORK PROPOSED?

Yes No

ESTIMATED ADDITIONAL COSTS: \$ -0-

TOTAL ESTIMATED COST OF ALL WORK: \$ -0-

9. CONSIDERING THE LIST OF PROJECT GOALS OUTLINED IN THIS APPLICATION, PLEASE IDENTIFY THE VALUE YOUR PROJECT BRINGS TO CARA

Our goal is to relocate the Albany Area Habitat for Humanity ReStore out of a cramped rented facility located at 34177 Hwy 99E, Tangent to the new location at 1225 6th Ave SE, Albany. This project fulfills several of CARA goals and objectives.

The project aids in the revitalization of the Central Albany Area by providing a new private investment to the area. The ReStore adds to the Main Street multiple use district by adding another commercial entity to the area.

The project retains and enhances the value of existing private and public investment in the area. The property at 1225 6th Ave SE has been vacant for 6 years. A condition existed that could arguably be called blighted. The vacant property is across the street from a public park. By securing the building and opening a vital, well respected business the ReStore provides a community friendly, anchor business which will attract customers interested in stabilizing the community.

The relocation of the ReStore addresses the transportation objective of CARA. Community members will no longer have to leave Albany to shop at the ReStore. Employees and customers will be able to access the ReStore by bus.

The profits from the Albany Area Habitat for Humanity support Albany Area Habitat for Humanity's mission to build houses for low-income community members. Thirty homes have been built or remodeled by Albany Area Habitat for Humanity and three more are in process. Building new homes supports the objective of creating new residential housing in Albany and increasing the tax base.

The Restore' goal is to increase the staffing of the ReStore by adding two full- time positions after relocation is complete. The CARA objective of encouraging sustainability is central to the work of the ReStore. Through the recovery of products that would end up in the landfill it provides a service to its customers and preserves the environment.

10. AMOUNT OF MATCHING FUNDS \$ 80,000 Albany Habitat for Humanity and \$200,000 private donors

SOURCE OF MATCHING FUNDS (CARA may withhold approval of this application until information satisfactory to CARA is provided.) \$80,000 is Albany Area Habitat for Humanity fund dedicated to building homes, \$100,000 contribution from Ralph Hull Foundation and \$100,000 contribution from another local anonymous donor.

Is your funding for these: available today applied for unknown at this time
(CARA may withhold approval of this application until information satisfactory to CARA is provided.)

11. EXPLAIN WHY CARA FUNDING IS NECESSARY TO INSURE PROJECT COMPLETION

Albany Area Habitat for Humanity has committed to purchase the property at 1225 6th Ave SE. The items identified in the project are all necessary requirements to opening the ReStore. Funding by the CARA will allow the opening of the ReStore to go forward immediately. Opening soon will allow Albany Area Habitat for Humanity ReStore to begin to take their place as a committed community partner ready to help bring about the objectives CARA identifies as critical to eliminate blighting influences identified in the Central Albany area.

Assistance Requested - Check and complete applicable sections for requested assistance.

Professional Services – Design Assistance (for projects such as street façade, interior layout, awnings, signs, seismic upgrades, interior wall alterations, etc.)

{Maximum grant is \$10,000 per property with a 50 percent match by the applicant*}

Total amount: _____ Grant Amount Requested (50%of total amount): _____

Building Redevelopment Funding

Grant Amount Requested: \$116,745 Loan Amount Requested: _____

Other Amount Requested: _____

Please Describe: The Building Redevelopment request for \$116,745 allows Albany Habitat for Humanity ReStore to open. These funds will provide the sprinkler system, ceiling tiles, parking lot and landscaping requirements deemed necessary for operation by the City of Albany. They will also provide permanent building alterations necessary to commence business. These include fencing, electrical upgrades, freight doors, receiving area developments, Forklift, racking and shelving, cables for phone and computers, and signage.

Albany Area Habitat for Humanity (AAHfH) was formed as an affiliate of Habitat for Humanity International in April 1993. We work with people in need of simple, decent housing by building and renovating houses. The goal of Albany Area Habitat for Humanity is to eliminate poverty housing by building adequate and basic low-income housing for homeownership. We serve families in the 30-60% of the HUD median income guideline. ~~The organization has completed 31 new or remodeled residential~~ homes with two more in progress in the 2008 calendar year since 1993. Each of these homes has been produced using the same unique Habitat formula: extensive use of volunteer labor, donations of construction materials, and generous cash contributions from individuals, corporations, churches, foundations and organizations. We needed a sustainable income source to support our building program and allow us to increase our mission activities.

To this purpose we started a ReStore seven years ago. The ReStore, a business model endorsed by Habitat for Humanity International, is a resale building materials business that sells donated materials to the public at a discounted price. The profits support our home building program.

The ReStore addresses 3 key problems in our community 1) affordable housing for low income families, 2) a reuse/reduce/recycle program that reduces the amount of usable materials in our landfill, and 3) a resource for renters/homeowners (including low income and - seniors) to purchase inexpensive home improvement materials. Our ReStore has had a dramatic impact on our community in these three areas.

As a startup business we leased a 7,500 square foot warehouse and within 2 years we had outgrown that space in our success. During the last five years we have had to turn away donations due to lack of space. Our ongoing search for a new larger location became successful this year. With the assistance of the Ralph Hull Foundation we are currently leasing with an option to purchase a newer (1999), larger (16,320 square foot) building located in downtown Albany. Our larger capacity will increase our level of bulk donations from manufacturers and retailers that we could not previously accommodate. Our business analysis shows an expected increase of recovered material of 388 tons annually with a 50% increase of customer base along with environmental benefits.

Improvements and a new community friendly, private investment at this Main Street location provides a presence which will benefit the neighborhood and community helping to retain and enhance the value of existing private and public investments. A new source of interest will draw community members to this area and eliminate a transportation issue to the old location in Tangent.

With the success record experienced over the last seven years, we expect the new store to increase the circle of success in the building program for Habitat, the CARA program and the City's comprehensive plan for our community.

City Requirements to open			Gary Stutzman
Sprinkler Upgraded	49,000		Carter
Ceiling tiles	825		Home Depot (phone quote)
Move Trash enclosure	?	(individually I do not know the cost but perhaps it is in the bid with the fencing company)	
Parking lot			
Handicap Spots	5X165	825	Art Plus (shown in sign bids attached)
curbing	?	no bid available	
Landscaping		11,735	Green Thumb
Subtotal		62,385	

Our Requirements for opening	Permanent building fixtures		
Fencing	14,894	Outdoor Fence Company	
Electrical upgrades	37,810	RWE	
Freight Doors			
Doors	2,159	Valley Overhead	
Openings for doors	3,050	Keith Sennel Construction	
Receiving area		Verbal bids from Sullivan	
Cement pad	24,000	Sullivan	
Excavation preparation	4,000	Sullivan	
Awning	18,000	Keith Semmel Construction	
Large equipment			
Forklift	24,971	Norlift	
Racking and shelving	31,500	Norlift	
Phone Cable		Tin Can Communications	
cable and wiring for phone and com	\$620		
Signs			
Building 2 plus installation	7,200	Art Plus	
Lighted	1,000	Art Plus	175,518
Vehicle (van and trailer)	1,500	Art Plus	
Permit	400	Art Plus	
Subtotal		171,104	
Total needed for Store Opening		233,489	
Request 50% Grant from CARA		116,745	

171,104 233,489 116,744.5

Items that will help us run our business effectively but not needed at time of opening

Large equipment			
fork lift Cage plus freight	739	Norlift	
Pallet Jack	4850+370	5,020	Norlift
Rolling Ladder	1,150	Norlift	
Signs			
Sandwich board	250	Art Plus	
Directional	2 at 55.00	110	Art Plus
Banners	365	Art Plus	
Floor scrubber / buffer	4,995	Bob Nagel Co.	
Office Equipment			
Cash registers	2 @ 299.99	599.98	Staples
Computers	4 @ 1K	3999.96	Costco
Fax machine		179.99	Costco
copy machine		399.99	Costco
Printers	4at169.99	679.96	Costco
security camera		1,299.99	Costco
Scale			
Ventilation system	(to decrease condensation in ceiling of Skate floor area)	Unable to obtain a bid	
Central vacuum	No bid available		

Building Purchase Price	
Price	700,000
Total Improvements	253,278
Grand total project costs	953,278
Community Donations committed	-200,000
Asking CARA to fund	116,745

Carter's Fire Sprinkler Maintenance & Piping, Inc.

40478 Baptist Church Drive, Lebanon, OR 97355 - Since 1980 CCB#: 65671

Phone: (541) 258-8510 24Hour EMERGENCY SERVICE



Proposal submitted to:	
Habitat for Humanity / ReStore	
34177 Hwy 99E	
Tangent, OR. 97389	
Phone #	(541) 924-1450
Fax #	(541) 924-1452
Contact	Mike / Jackie

Work to be performed at:	
Habitat for Humanity / ReStore	
1225 SE 6th Street	
Albany, OR. 97321	
Phone #	(541) 924-1450
Fax #	(541) 924-1452
Contact	Mike / Jackie

Description of project:	Install Valves and Main for Dry System to North End of Building
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Date of proposal	Date of plans	Start work date	Your inquiry number	Proposal No.
March 10, 2008	open	open	n/a	310-08

BID PRICE:

Seventeen Thousand Five Hundred Dollars + 00/100 (\$17,500.00)

INCLUDED:

Labor and equipment
 Design, hydraulic calculations, and permit submittal.
 Backflow will be Changed to 4" and a New Dry System will be Installed to Supply New Dock Area
 Dry System Main will run from Valve Room to North End of Building
 New Dry Pipe Valve, Accellerator, Air Compresor, Water Motor Gong, Pressure Switches in Valve Room
 Dry System Piping will be Galvanized with Threaded, Mechanical and Grooved Fittings

EXCLUDED:

Any electrical.
 Any painting
 Any permit costs/fees
 Any sheet-rock repairs
 Alarm System (Will need to add Dry System Devices and reconnect Wet System Devices)

Date of proposal	Date of plans	Start work date	Your inquiry number	Proposal No.
March 10, 2008	open	open	n/a	310-08

Description of project: Install Valves and Main for Dry System to North End of Building
0

For the sum of: Seventeen Thousand Five Hundred Dollars + 00/100 (\$17,500.00)

Payment to be made as followed: 25% down all invoices are due 10 days after receipt.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations deviations from the prior page specifications involving extra costs will be executed only upon written orders, and will become an extra cost over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Note: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

Authorized Signature: _____ Nickie A. Carter Jr.
Estimator/Engineer

The above price, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to complete this proposal as specified. Payment will be made as out lined above.

Authorized Signature: _____ Date: _____

Signature Printed: _____

Title: _____

INSTRUCTIONS:

Please sign and return the original to Carter's Fire Sprinkler with down payment (If applicable). Carter's Fire Sprinkler will send proof of down payment and a copy of this document. If there are permits to be pulled please allow 2 to 3 weeks for this process. The permit process time could take longer depending on the county or city processing.

Art Plus Signs

Hi Jackie,

Here are some sign prices I hope this helps.

The city says your building frontage is estimated off of 6th street.. = 1 3'x12' cost \$3,000.00 and 1 2'x7' for over the door or just on the parking lot side of the building. \$1,400.00. Install est.

\$2,800.00

Electrical permit est. \$400.00

Lighted sign is \$1,400 both sides

Handicap sign and poll with brackets \$65.00 install \$100.00 X 5 spots= \$825

Flags for grand opening \$65.00

Banners

3'x10' \$150.00 3'x12' \$180.00 with a picture add \$12.00 per sq. ft.

Van lettering \$500.00 installed

A Board sign \$250.00

Directional sign \$55.00

I hope this helps let me know if you have any questions

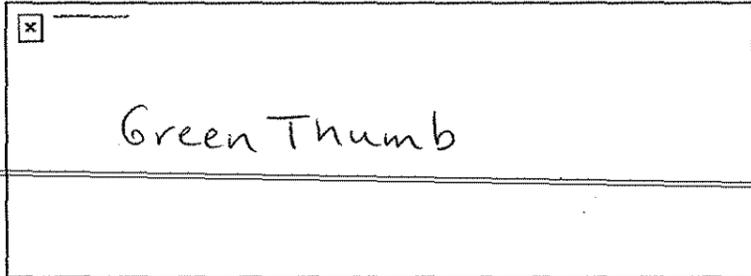
Wendy Bernards-Owner

Art Plus Signs & Designs

1701 Geary St. Albany, OR 97322

PH (541) 924-9055

FAX (541) 924-6846



JOB ESTIMATE

P.O. BOX 5172 Salem, OR 97304

Phone: 541-924-1450

Date: 3/5/2008

Est. By: Damon Sump

Fax Salem Tualatin Albany
(503) 364-6391 (503) 362-7327 (503) 638-6212 (541) 753-4430

Bill To:
Habitat ReStore
1225 SE th Avenue
Albany, OR 97321

Job Location:
Habitat ReStore
1225 SE th Avenue
Albany, OR 97321

Estimate Details

New Store Landscape proposal

Irrigation installation

- Provide labor and materials to install automatic irrigation system as follows:

- * Install backflow device per city requirement
(permit fee to be added to base contract- Approx. \$65.00)
- * Install zoned drip irrigation system for bed areas
- * Tentatively zoned at 4 zones total

6th Avenue plantings (1)

Santiam Avenue plantings (1)

Parking lot planter islands (2)

- * System to use Rain Bird or Hunter components
- * Controller to be mounted on building, owner to provide power.
- * One year warranty on all parts and labor

No provision is made for sleeving in parking areas **\$2,880**

6th Avenue landscape

- * Cleanup landscape from street back to buildings
- * Install the following plants to meet specifications
- Two 15 gallon trees
- Eight 5 gallon Shrubs
- * Complete project with 5 yards of medium fir barkdust **\$1,520**

Santiam Avenue Landscape

- * Cleanup landscape from sidewalk back 10 feet
- * Install the following plants to meet specifications
- Four 15 gallon trees
- Five 5 gallon Shrubs

* Complete project with 8 yards of medium fir barkdust **\$1,645**

Santiam Avenue Hedge - (If no fence is installed)

* Install the following plants to meet specifications

Thirty Six 3-4 foot Arborvitae

* Add one drip irrigation zone to irrigate these plants

* Complete project with 3 yards of medium fir barkdust **\$1,530**

Planter Islands

* Install the following plants to meet specifications

Eighteen 15 gallon trees

Thirty Six 1 gallon Shrubs

* Provide and place 72 yards of topsoil

* Complete project with 10 yards of medium fir barkdust **\$4,160**

Total Project Price: \$11,735.00

Proposal approval Signature and Date

CCB #131659

LCB 7339

This estimate is good for 30 days from the above date.

GTL Estimate Contract v1.0.1

3/5/2008 9:09:39 AM



2780 19th Street S.E.
Salem, Oregon 97302
CCB#41097

Salem (503) 399-1934
FAX (503) 399-8931
Toll Free (800) 336-2307

Albany (541) 967-4141
McMinnville (503) 434-1101
Wilsonville (503) 582-8264
www.outdoorfence.com

3/4/2008 Job ID: 0803429

Customer Name: Habitat for Humanity -Albany
Mailing Address: PO Box 2392 Albany, OR 97321
Job Address: 1225 SE 6th St - Albany

Contact: Mike Baylor
Phone: (541) 990-5413
Alt Phone:

Cell:
Fax:

Chain Link Fence Specifications

Fabric: 11 Ga Galvanized	Fence Height: 6 Foot	Fabric Color: Galvanized
Slats: Included	Slat Color: Beige	End & Corner Posts: 2 3/8" Sch-20
Intermediate Posts: 1 7/8" Sch-20	Top Rail: 1 5/8" Tube	Bottom Tension Wire: 10 Ga. Smooth
Footing: 24" Mixed Concrete	Fence Line: Ground Line	Finish: Outside Only

Gate Specifications

Gate No: 1 Quantity: 1 Type: Single Roll	Gate Height: 6' +/- Frame: 1 5/8" Square Frame	Gate Opening: 18' +/- Gate Post: 2 3/8" Sch-20
Gate No: 2 Quantity: 1 Type: Single Roll	Gate Height: 6' +/- Frame: 1 5/8" Square Frame	Gate Opening: 21' +/- Gate Post: 2 3/8" Sch-20
Gate No: 3 Quantity: 1 Type: Double Swing	Gate Height: 6' +/- Frame: 1 5/8" Square Frame	Gate Opening: 12' +/- Gate Post: 2 3/8" Sch-20

Special Conditions

Selvage: Knuckle / Knuckle	Shrubbery Trimming: Customer	Utility Locate: Outdoor Fence Co.
Dirt Disposal: On-site	Trash Removal: Outdoor Fence Co.	

Job Information

Quote is to install 605' of 6' high galvanized chain link fence. Also install 110' of 6' high industrial link with gray slats. The posts that will be set for the industrial link will be a 30" post set. Also included is to install one 18' roll gate and one 21' roll gate. All posts will be set in wet mixed concrete. Retail price for this is \$13036.00 before donation of labor and materials.

Alt #1 is to install 815' of 6' high galvanized chain link fence. Also install 110' of 6' high industrial link with gray slats. The posts that will be set for the industrial link will be a 30" post set. Also included is to install one 18' roll gate, one 21' roll gate and one 12' double gate. All posts will be set in wet mixed concrete. Retail price for this is \$16467.00 before donation of labor and materials.

Quoted Price 11850.00 Alt#1 14895.00 Alt#2 _____ Effective for 20 Days

Cash on Completion Net 20 Days Other _____

CONTRACT CONDITIONS

1. Property lines and/or fence lines are the exclusive responsibility of the property owner/customer.
2. Liability of damage to underground obstructions such as public or private utilities are the sole responsibility of the owner/customer.
3. All permits, variances or deviations from state, county, or city ordinances are the responsibility of the owner/customer.
4. Concealed conditions such as rocks, boulders, established root systems and construction debris may necessitate additional labor or material charges to facilitate completion of this contract. OUTDOOR FENCE CO. INC. reserves the right to submit reasonable billing for costs incurred.
5. Any alteration or deviation from the specifications set herein will only be executed upon written order. Amendments to this contract may affect the quoted prices.
6. All materials and labor to be provided in a workmanlike manner.
7. All time agreements are contingent upon weather, accidents, strikes, supply fulfillment, etc., beyond the control of OUTDOOR FENCE CO. INC.
8. Should it become necessary to enforce the conditions of this contract by recourse to litigation, the prevailing party shall be entitled to reasonable attorney's fees and court costs.
9. All accounts are due and PAYABLE ON THE DATE OF COMPLETION. A finance charge of 1 1/2% per month, which is an annual percentage rate of 18% will be charged on all past due accounts.
10. Approved financing will waive required deposit.

BY SIGNING THIS CONTRACT I AGREE TO THE TERMS AND CONDITIONS STATED WITHIN AND HAVE READ THE **REVERSE SIDE** (ORS CHAPTER 87 AND 701), AND HEREBY ACKNOWLEDGE RECEIPT OF AN EXECUTED COPY HEREOF.

Bid by: Jan Stanley for Outdoor Fence Co. Ian Stanley Signature: _____ Date: _____

SIGN & RETURN TO OFFICE



RITE WAY ELECTRIC, INC.

2904 Three Lakes Road SE
Albany, Oregon 97322
CGB# 40077 - 541-926-0504 or 1-800-848-0504 - Fax 541-926-2656

PROPOSAL

DATE: MARCH 5, 2008

Albany 541-926-0504 / Lebanon 541-258-6699
Corvallis 541-758-7106 / 1-800-848-0504

TO: HABITAT RE-STORE
P.O. BOX 2392
ALBANY, OREGON 97321

Job Name/Location: 1225 - 6TH AVENUE SE
ALBANY, OREGON
LIGHTING REMODEL PROJECT
PAGE ONE

Attn: JACKIE OR MIKE BAYLOR

Contact Phone Number: F: 541-924-1452

We hereby submit specification and estimates for:

RITE WAY ELECTRIC TO PROVIDE AND INSTALL THE FOLLOWING:

ENTRANCE AND POINT OF SALE AREAS:

- * (16) LITHONIA ELECTRONIC BALLAST T-8 2-LAMP
- * (6) LIGHT SWITCHES FOR LIGHTING
- * (2) 3-WAY SWITCHES FOR LIGHTING
- * REMOVE (14) PENDANT LIGHT FIXTURES AND TERMINATE LIGHTING CIRCUITS (HABITAT TO DISPOSE OF FIXTURES)
- * (6) GENERAL PURPOSE DUPLEX RECEPTACLES FOR POINT OF SALE AREA

TESTING AREA:

- * (1) 50A/240V/4-WIRE RANGE RECEPTACLE
- * (1) 50A/240V/3-WIRE RANGE RECEPTACLE
- * (1) 30A/240V/4-WIRE DRYER RECEPTACLE
- * (1) 30A/240V/3-WIRE DRYER RECEPTACLE
- * (4) GENERAL PURPOSE DUPLEX RECEPTACLES TO BE GFCI PROTECTED
- * (2) FLUORESCENT LIGHT OUTLETS (FIXTURES TO BE DETERMINED)

RECEIVING AREA:

- * (2) GARAGE DOOR OPENER OUTLETS
- * (6) LITHONIA ELECTRONIC BALLAST T-5 2-LAMP STRIP FLUORESCENT FIXTURES

COVERED AREA (120FT X 50FT):

- * (8) LITHONIA ELECTRONIC BALLAST T-5 2-LAMP STRIP FLUORESCENT FIXTURES

CONTINUED

WE PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

dollars (\$ CONT'D).

Payment to be made as follows:

50% DOWN PAYMENT UPON ACCEPTANCE OF PROPOSAL. BALANCE UPON COMPLETION OF JOB.

CONTRACT TERMS AND CONDITIONS

The CONTRACTOR, Rite Way Electric, Inc. and the Buyer (referenced herein), for the considerations hereinafter named, agree as follows:

A. The CONTRACTOR agrees to furnish and install all electrical equipment and supplies as shown above that are required for the prompt and efficient execution of the work as described. All labor and materials to be furnished according to industry standards. If Buyer desires installation and/or materials to differ from industry standards, such modifications must be attached to this contract as an addendum and approved by CONTRACTOR. - B. The CONTRACTOR shall comply with all codes, ordinances, regulations, and requirements of all local governing authorities. - C. In the event of any litigation or arbitration to enforce the terms of this Contract, the prevailing party shall be entitled to recover its costs and reasonable attorney fees. Venue and jurisdiction of any action shall be Linn County, Oregon. Finance charges of 1% per month will be assessed on all past due invoices. - D. Change Orders: Buyer may, without invalidating this Contract, order extra work or changes adding to, or deducting from work. The cost of change orders shall be calculated based on 1) time and material costs or 2) a fixed price amount. Change Orders will become a part of this Contract and the Contract terms once the Change Order form is executed by Buyer and approved Contractor. Payment of the Change Order items shall be made upon completion of the Contract. - E. Buyer acknowledges that Contractor will base its estimate of labor and materials to be furnished after a careful and thorough inspection of the premises and existing wiring system, electrical equipment, etc. Buyer agrees to disclose any condition that might impact the cost of work to be performed by Contractor. Buyer further acknowledges that the cost of work to be performed by Contractor may increase due to hidden and/or unforeseen conditions existing in the house or commercial structure prior to commencement of work. If such conditions are found to exist, Contractor will immediately notify Buyer of such conditions and provide a written estimate of the increase or decrease in cost of work. Buyer may elect to terminate this Contract upon presentation of the estimate, but unconditionally promises to pay Contractor for the value of work performed up to and including the date of termination, including 100% of the cost of materials or equipment, provided there are no disputes regarding the quality of work performed or material used. - F. Buyer agrees to promptly review and pay all invoices within 30 days of the date of invoice. All invoices will be deemed as accurate and accepted unless Buyer sends a written objection to Contractor within 10 calendar days after Buyer receives the invoice(s). All labor and materials furnished by Contractor shall be deemed accepted unless Buyer sends a written objections to Contractor within 10 calendar days after final completion of the contract work, including Change Order requests. Acceptance by Buyer shall in no way void or limit any product or labor warranties. - G. Equipment: Contractor makes no warranties regarding the Buyer's ultimate satisfaction with the type of equipment to be installed. Contractor will advise Buyer of the various alternatives and types of equipment available to make a recommendation if asked based upon the Buyer's specific needs. - H. Warranties: One year on parts and labor plus additional warranties that the manufacturer might provide. Rite Way Electric, Inc. makes no other warranty, express or implied, with respect to any product or part sold hereunder.

Authorized Signature: _____

AARON NOEZIGER

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications, contract terms and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date of Acceptance: _____

Signature: _____



RITE WAY ELECTRIC, INC.

2904 Three Lakes Road SE
Albany, Oregon 97322
CGB# 40077 - 541-926-0504 or 1-800-848-0504 - Fax 541-926-2656

PROPOSAL

DATE: MARCH 5, 2008

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TO: HABITAT RE-STORE
P.O. BOX 2392
ALBANY, OREGON 97321

Job Name/Location: 1225 - 6TH AVENUE SE
ALBANY, OREGON
LIGHTING REMODEL PROJECT
PAGE TWO

Attn: JACKIE OR MIKE BAYLOR

Contact Phone Number: F: 541-924-1452

We hereby submit specification and estimates for:

RETAIL AREA (140FT. X 70FT):

- * (13) LITHONIA ELECTRONIC BALLAST T-5 2-LAMP STRIP FLUORESCENT FIXTURES
- * (2) LITHONIA ELECTRONIC BALLAST T-5 2-LAMP STRIP FLUORESCENT FIXTURES WITH EMERGENCY BACK-UP EGRESS NIGHT LIGHT
- * (12) GENERAL PURPOSE DUPLEX RECEPTACLE

RESTROOMS:

- * REPLACE EXISTING RECESSED CAN TRIMS AND LAMPS
- * REPLACE LAMPS TO ENSURE ADEQUATE LIGHTING THROUGHOUT RESTROOMS

EXTERIOR LIGHTING:

- * REPLACE (6) EXISTING 100W HIGH PRESSURE SODIUM WALL PACK FIXTURES WITH 100W METAL HALIDE WALL PACKS
- * (6) REPLACE LAMPS INSTALLED IN PARKING LOT POLE FIXTURES
- * TEST AND VERIFY VOLTAGE TO SIGNAGE AT STREET FOR FUTURE USAGE

* ELECTRICAL PERMITS AND INSPECTIONS INCLUDED

* BID IS FOR BUDGETARY PURPOSES ONLY. WORK TO BE DONE ON A TIME AND MATERIAL BASIS

**SUBJECT TO POWER COMPANY APPROVAL

**ANY UTILITY CHARGES AND FEES NOT INCLUDED IN ABOVE PRICING.

**REQUIRED PERMITS AND INSPECTIONS TO INSURE SAFETY AND QUALITY.

**EXCLUDING ANY CARPENTRY/SHEETROCK/PLASTER WORK OR REPAIRS, IF NECESSARY.

**RITE WAY ELECTRIC IS NOT RESPONSIBLE FOR EXISTING WIRING NOT UP TO CODE, IN NEED OF REPAIR OR CHANGE DUE TO NEW WORK.

WE PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

THIRTY SEVEN THOUSAND EIGHT HUNDRED AND TEN AND NO/00 _____ dollars (\$ 37,810.00)

Payment to be made as follows:

50% DOWN PAYMENT UPON ACCEPTANCE OF PROPOSAL. BALANCE UPON COMPLETION OF JOB.

CONTRACT TERMS AND CONDITIONS

The CONTRACTOR, Rite Way Electric, Inc. and the Buyer (referenced herein), for the considerations hereinafter named, agree as follows:

A. The CONTRACTOR agrees to furnish and install all electrical equipment and supplies as shown above that are required for the prompt and efficient execution of the work as described. All labor and materials to be furnished according to industry standards. If Buyer desires installation and/or materials to differ from industry standards, such modifications must be attached to this contract as an addendum and approved by CONTRACTOR. - B. The CONTRACTOR shall comply with all codes, ordinances, regulations, and requirements of all local governing authorities. - C. In the event of any litigation or arbitration to enforce the terms of this Contract, the prevailing party shall be entitled to recover its costs and reasonable attorney fees. Venue and jurisdiction of any action shall be Linn County, Oregon. Finance charges of 1% per month will be assessed on all past due invoices. - D. Change Orders: Buyer may, without invalidating this Contract, order extra work or changes adding to, or deducting from work. The cost of change orders shall be calculated based on 1) time and material costs or 2) a fixed price amount. Change Orders will become a part of this Contract and the Contract terms once the Change Order form is executed by Buyer and approved Contractor. Payment of the Change Order items shall be made upon completion of the Contract. - E. Buyer acknowledges that Contractor will base its estimate of labor and materials to be furnished after a careful and thorough inspection of the premises and existing wiring system, electrical equipment, etc. Buyer agrees to disclose any condition that might impact the cost of work to be performed by Contractor. Buyer further acknowledges that the cost of work to be performed by Contractor may increase due to hidden and/or unforeseen conditions existing in the house or commercial structure prior to commencement of work. If such conditions are found to exist, Contractor will immediately notify Buyer of such conditions and provide a written estimate of the increase or decrease in cost of work. Buyer may elect to terminate this Contract upon presentation of the estimate, but unconditionally promises to pay Contractor for the value of work performed up to and including the date of termination, including 100% of the cost of materials or equipment, provided there are no disputes regarding the quality of work performed or material used. - F. Buyer agrees to promptly review and pay all invoices within 30 days of the date of invoice. All invoices will be deemed as accurate and accepted unless Buyer sends a written objection to Contractor within 10 calendar days after Buyer receives the invoice(s). All labor and materials furnished by Contractor shall be deemed accepted unless Buyer sends a written objections to Contractor within 10 calendar days after final completion of the contract work, including Change Order requests. Acceptance by Buyer shall in no way void or limit any product or labor warranties. - G. Equipment. Contractor makes no warranties regarding the Buyer's ultimate satisfaction with the type of equipment to be installed. Contractor will advise Buyer of the various alternatives and types of equipment available to make a recommendation if asked based upon the Buyer's specific needs. - H. Warranties: One year on parts and labor plus additional warranties that the manufacturer might provide. Rite Way Electric, Inc. makes no other warranty, express or implied, with respect to any product or part sold hereunder.

Authorized Signature: _____

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

AARON NOFZIGER

ACCEPTANCE OF PROPOSAL - The above prices, specifications, contract terms and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date of Acceptance: _____

Signature: _____

VALLEY OVERHEAD DOOR
SALES INC.
Your SALES SERVICE & INSTALLATION Specialists
 PO BOX 3238 ALBANY OR 97321
 CCB#167050
 ALBANY# 926-3828 LEBANON# 258-2661
 FAX# 926-2874

Estimate

Date	Estimate #
3/11/2008	460

Bill To:
 Habitat For Humanity
 34177 Hwy 99e
 Tangent, OR 97389

Ship To:
 OLD SKATE PARK

Rep	Customer Phone	Terms	Due Date	Job
JOEL	541-990-9069	Due on receipt	3/11/2008	

Item	Description	Qty	Cost	Total
Commercial Door	14'0" X 8'0" DBCI COMMERCIAL ROLL UP DOOR MODEL# C2500 SLIDEBOLT BOTTOM BAR LOCK 4.4:1 RD CHAIN HOIST KIT INSTALLED	1	1,256.00	1,256.00
Commercial Door	8'0" X 8'0" DBCI COMMERCIAL ROLL UP DOOR MODEL# C2500 SLIDEBOLT BOTTOM BAR LOCK 4.4:1 RD CHAIN HOIST KIT INSTALLED ATTN: JACKIE IF YOU HAVE ANY QUESTIONS FEEL FREE TO GIVE US A CALL. THANK YOU, KEVIN MINAHAN 541-926-3828	1	903.00	903.00

We appreciate your business!

Total	\$2,159.00
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Keith Semmel Construction, Inc.

General Contractor

615 Third Avenue, SE

Albany, Oregon 97321

(541) 926-6039

C.C.B. 68012

ESTIMATE & AGREEMENT

DATE: 3/11/08

TO: Habitat For Humanity

We hereby submit specifications and bid for: Remodel Work at Old Skating Rink

① Create opening for installation of 1-14' wide x 8' tall roll up door by other contractor. Opening will have a header for load.

② Create opening for installation of 1-8' wide x 8' tall roll up door by other contractor. Opening will have header for load.

Bid includes labor, materials and permits.

* No painting

* No Electrical Work

TOTAL: \$ 3050.00

CONTRACTOR'S GUARANTEE

We guarantee all material used in this contract to be as specified above and the entire job to be done in a neat, workmanlike manner. Any from plan or alterations requiring extra labor or material will be performed only upon written order and billed in addition to the sum covered by this contract. Agreements made with our workmen are not recognized.

DATE 3/11/08 SIGNED Keith Semmel

ACCEPTANCE OF BID

The above specifications, terms and contract are satisfactory, and I (We) hereby authorize the performance of this work.

DATE _____
SIGNED _____



7373 S.E. Milwaukie Expressway
 Portland, Oregon 97222
 P.O. Box 68348
 Portland, Oregon 97268
 (503) 659-5438 • FAX (503) 653-6966
 1-800-452-0050
 www.norliftor.com

QUOTE NO.

3263

DATE

November 28, 2006

TO:

ATTENTION:

Jackie

Habitat For Humanity
 Albany, Or 97321

We are pleased to submit the following quotation for your consideration:

QUANT.	PRODUCT SPECIFICATIONS	PRICE EA.	TOTAL
1 EA	<p>NEW LINDE RX50-16 30000LB BASIC CAPACITY 3 wheel Sit Down Rider Forklift (3000lbs at a 24" load center,)</p> <p>SPECIFICATIONS- AC Control Technaology with no Brushes in the motors or Contact tips</p> <p>42" Palett Forks 186" Triple Stage Mast Hydraulic Fork Sideshift Ergonomic forward revers control on Hydraulic levers Dual Drive Motors 90 Degree Steering 24-VOLT PROGRAMMABLE, AC CONTROL, with Full Diagnostics VARIABLE SPEED DISC BRAKES COMBINATION HOUR METER/BDI WITH LIFT INTERUPT 24 Volt Battery 12-85-21 850 Amp hour 24Volt Battery SCR CHARGER BATTERY COMPARTMENT 32.75 x 19.46 x 22.74</p> <p>RED PAINT, WITH BLACK OFFSET: W IN Stock</p>		
	<p>NET PRICE, DELIVERED, EACH →</p>	\$24971.00	

TERMS: **NET ON DELIVERY** Information has been provided regarding safety features & accessories and the availability of lift truck operator safety training programs.

F.O.B.

This quotation is subject to acceptance by buyer and seller hereof and only in accordance with the terms stated on the front and reverse side hereof. Buyer grants to seller a security interest in equipment described herein until payment has been made in full.

BUYER'S NAME KEVIN HANNAM

ACCEPTED BY SELLER: **NORLIFT** of Oregon, Inc.

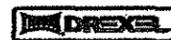
BY _____

TITLE _____
 (SIGNATURE OF AUTHORIZED OFFICER OR REPRESENTATIVE REQUIRED)

QUOTATION SUBMITTED BY:

NAME _____ TITLE _____
 This Quotation is valid for at least 30 days.

Kevin Hannam SALESMAN



Norlift Racking

I can get you some of this : but shelving and racking would need quantity determined:

Standard Pallet jack ECOLIFT 27" x 48" 5500#=\$370.00

Low profile Pallet Jack Eagleman L65LP 4000# 27" x 48" = \$795.00

Electric pallet Jack 4500# Jungheinrich EJE120 24 volt 48" x 27" + \$4,650.00

Work platform for Forklift 36" x 36" with safety screen+ \$555.00

~~Rack per Bay 15' by 44" depth 3 levels (6 load beams) 96" bays = \$390.00 if wire deck needed add 6-- 44 x 46 WD \$120.00~~

Shelving Rivitier 1xx 8' shelve with five levels 48" x 24" = \$250.00 per bay

These prices are accurate Racking and shelving will vary if dimensions change and addon bays are a little less because you won't need as many uprights.

Kevin Hannam

Norlift of Oregon

503-209-0987

Fax 1-503-587-7461 salem

kevinlifts@msn.com

www.norliftor.com

www.freewebs.com/norliftor For used lifts

Rack per Bay 15' high by 44" depth 3 levels (6 load beams) 96" or 8' bays
=\$390.00

if wire deck needed add 6-- 44 x 46 WD \$120.00

Open area is about 140' long.

Say we have 4 rows of racking the entire 140'.

Say we need wire decking for 120' of the 4 rows.

racking

140' X 4 rows = 560' / 8' sections = 70 individual sections.

70 X \$390 per section = \$27,300.00

Wire deck

70 / 2 = 35 sections X \$120 = \$4,200

27300

+ 4200

\$31,500

Phone + Data Cables

Hi Jackie,

The material cost for cable, jacks, face plates, gang boxes, RJ jacks for DATA & phone lines.

Labor charges.

Material \$220.00

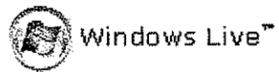
Labor \$400.00

Total \$620.00

Thanks

Jan

New Albany location



Fw: Pictures of new and old ReStore

From: **MIKE BAYLOR** (AMBAYLOR1183@msn.com)

Sent: Sun 3/09/08 8:53 AM

To: Bill Clotere (wrclotere@aol.com); Bruce Oswald (bruceo@parr.com); Jackie Saling (fatcatsat19@hotmail.com); Michael & Sugar Kinney (havnfun@mwkinneys.com); Kevin Priest (kmpriest@comcast.net)

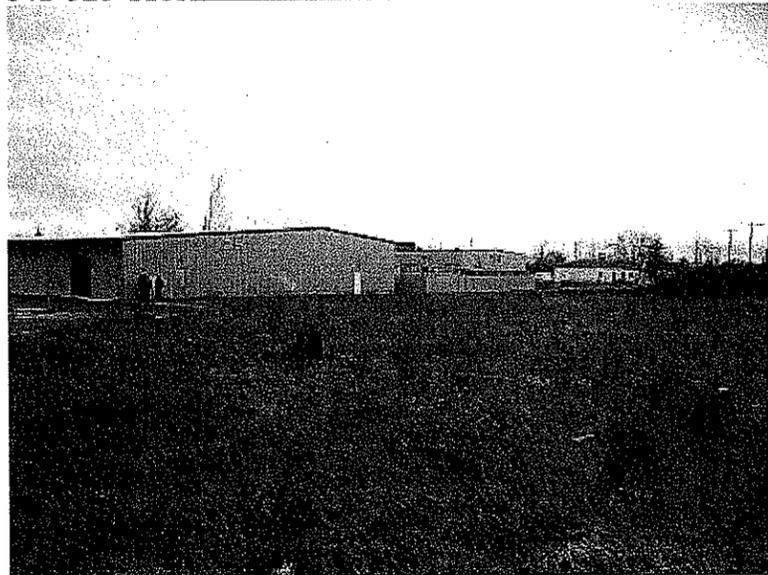
Cc: veeg2@comcast.net

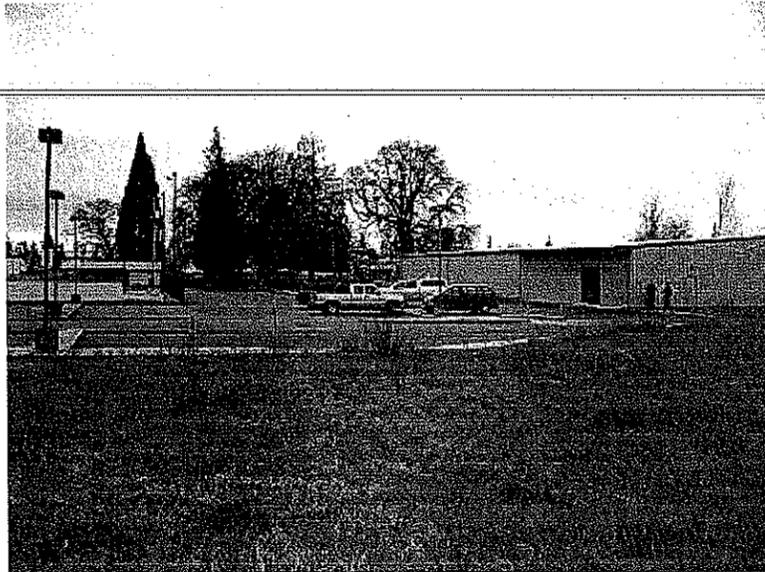
Attachments: 77.jpg (32.5 KB), 78.jpg (25.4 KB), 79.jpg (31.8 KB), ReStore Security scan upon download 
3.jpg (2.2 MB); ReStore-2.jpg (2.0 MB); ReStore-1.jpg (2.3 MB)

Alice & Mike
A&M Associates



541-928-1183





----- Original Message -----

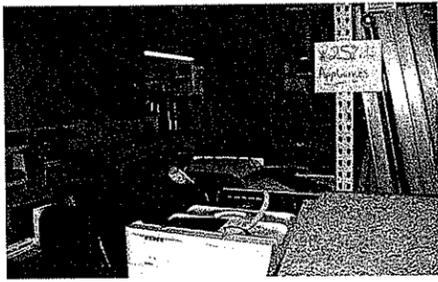
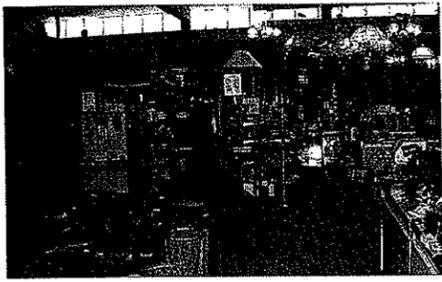
From: Jackie Saling

To: Gina Vee

Cc: Michael & Wanda Kinney ; MIKE BAYLOR

Sent: Saturday, March 08, 2008 10:02 AM

Subject: Re: Pictures of new and old ReStore



Current Tangent
ReStore Location



RALPH HULL FOUNDATION

P.O. Box 1084
Corvallis, OR 97339
541-754-4944

March 3, 2008

Habitat for Humanity
34177 Hwy 99E
Tangent, OR 97322

To Whom it may concern:

This is to inform you that per our verbal agreement your purchase price of the building will be reduced from \$700,000 down to \$600,000 once you receive the balance of the other funding that has been pledged.

If you have any questions please call the above number or 541-847-5711.

Sincerely,



Ralph Hull Foundation

We, at the Ralph Hull foundation understand that the Albany Area Habitat for Humanity Restore plan to do the following upgrades to the building at 1225 6th Avenue SE, Albany, Oregon, 97321.

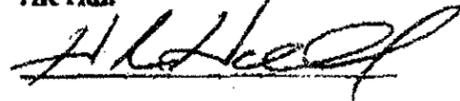
Items required by the city:

- Upgrade Sprinkler system
- Install Ceiling tiles (approx. 600)
- Move Trash enclosure
- Upgrade Parking lot striping, curbing, handicap signage and landscaping

Items Habitat requires to open doors:

- Fencing of entire perimeter of property
- Electrical upgrades for better retail lighting
- Freight doors
 - 14X8 foot door to outside of building at North end
 - 8X8 foot door between receiving room, North end, and main floor
- Excavation for cement pad at receiving/North end of building
 - 102X60 foot cement pad
 - 60X20 foot awning
- Racking and shelving to be placed and secured inside the building
- Phone and Data lines and cable will be run through length of the building to all offices
- Habitat ReStore signs will be hung on outside of building

I have read and agree to the above upgrades for building and lot improvements, *as long as*
PERMIT BY CITY
Landlord, Ralph Hull Foundation,
HR Hull





TO: CARA Advisory Board
 FROM: Kate Porsche, Urban Renewal Coordinator *KAP*
 DATE: March 26, 2008, for April 2, 2008, CARA Advisory Board Meeting

SUBJECT: Hydration Technology Request

Hydration Technology Inc., (HTI) is coming before you to ask for assistance in getting back on their feet after a fire that destroyed their production line in 2007. HTI manufactures water filtration products. (For more information on what they do, see their application, additionally, they will explain further at the CARA meeting—I can tell you it's really interesting!)

Back in February we had a meeting with Wes Hare, myself, Dick Ebbert and representatives from HTI as well as OECDD (that's the Oregon Economic and Community Development Department). The purpose of the meeting was to try and find a way that the City and the state could assist our friends at HTI with getting their promising business back on its feet. At that meeting the representative from OECDD said the state may be able to help with a \$75,000-\$100,000 matching grant. It was proposed that CARA could provide resources to help with their gap.

Proposal

In total, HTI is requesting \$422,270 in grants from CARA. However, this amount can be broken into specific, separate parts for your consideration.

\$162,270 (Could be considered in total or using the potential state money as a match – 50% of this amount would equal \$81,135). The \$162,270 is needed by HTI to complete the rebuilding after the fire. It is important to note that this gap is not just a gap from what their insurance covered to the cost of rebuild. Rather, HTI explained to me that in the rebuilding they upgraded their equipment, which will translate to a 50-100% increase in their capacity compared to what they were doing prior to the fire. These funds are their first priority.

\$260,000 – These funds would help HTI to expand their business ever further by building a new production line.

In their application, they state that resumption of production and the installation of the new production line would create an estimated additional 25 jobs. And that based on their projections they would be able to add another 25 jobs in 2009 and another 25 jobs in 2010.

Total Request: \$422,270 Developer Partnership Grant

Analysis

Item #	Item	Description	Comments
A)	CARA Goal & Objectives	How does it further the CARA Goal and Objectives?	<p><i>CARA Key Objectives:</i></p> <ul style="list-style-type: none"> ◆ Retain and enhance the value of existing private investment and public investment in the area. <p><i>CARA Additional Objectives:</i></p> <ul style="list-style-type: none"> ◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.

B)	Financial Impacts	What is the financial risk and financial benefit to CARA?	The impact of the request would depend on how much of it CARA agrees to fund. A 50% match of the \$162,270 (or \$81,135) would be modest and would only use about 5% of the remaining \$1.5 M in funds. However, if you were to fund the full amount of their request (\$422,270) that would usurp almost 1/3 of the remaining funds. It should be noted (as outlined in item D below) that HTI, since the fire, has had some challenges in raising funds. This does create some additional risk for CARA (though helping them would create that much more benefit...)
C)	Private Risk	Is this a "first-in" project or an untried type of development?	No. This is a continued industrial use in an industrial area.
D)	Gap	What is the "Gap" or need of the developer?	In their application HTI states that since the fire they have had difficulty raising new equity funds. CARA's funds would help alleviate this challenge.
E)	Blight	Would it remedy a severely blighted building? How?	No. This would complete the rebuilding process.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	No. The industrial area is outside the core DT.
G)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	No.
H)	Adaptability	Would it be developed in a way that ensures it is well used over time	The addition of the new line would ensure better adaptability for HTI as a business in the long run.
I)	Development Pattern	Does it achieve desired land use (e.g., mixed-use, higher density) and/or transportation objectives (e.g., Esplanade, pedestrian-friendly areas)?	Yes, this is a continued industrial use in an industrial area.
J)	Sustainability	How does it meet the Governor's Objectives for Sustainable Communities? (Environmental, Economic Development, Community/Social)	One should consider the positive economic impacts that this project could bring to Central Albany via job creation and the continued growth of one of our businesses.

Here's a summary of the project costs and return at the maximum request (\$422,270):

Proposed CARA Investment	\$422,270
Total Project Value	\$1,00,000
ROI on TIF	It would take over 22 years to recapture the funds.
CARA % of investment	42%
Ratio Public : Private \$\$	\$1 : \$2.4
CARA \$\$/SF of Improvement	N/A – since some of the money could be funding new equipment.

KCP:ldh

G:\CARA\CARA Advisory Board\2008\Staff Reports\04-02-08\04.02.08 Hydration Staff Report.doc

APPLICATION FOR CARA GRANT

By

Hydration Technologies, Inc.

OVERVIEW OF HTI REQUEST FOR GRANT

Hydration Technologies, Inc. ("HTI") is an Albany-based company that manufactures water filtration products that convert water from any source into a safe drinking water that tastes like a "Gatorade-light" or sports drink. The purification process, based upon forward osmosis, utilizes a proprietary membrane produced at HTI's facility on Industrial Way in Albany.

The membrane production line was destroyed in a fire in March of 2007.

HTI has spent \$660K of a budgeted \$822K to date and needs \$162K to complete the rebuild.

Once production resumes, HTI plans to build a new production line to make low-cost filtration products to provide relief for victims of natural and manmade disasters. The cost of building this new production line is estimated to be \$260K.

Resumption of production and installation of the new production line will create an estimated 25 new jobs during 2008. Based upon projections, HTI could add another 25 new jobs in 2009 and 25 new jobs in 2010.



Grant
APPLICATION

1. APPLICANT

Name: **Hydration Technologies, Inc.**

Address: ~~2484 Ferry Street SW~~
Albany, OR 97322

Contact Name: **Bob Schmieg**
Fax Number: **541-917-3345**

Phone Number: **541-917-3335**
Email Address: **b.schmieg@hydrationtech.com**

Legal Form: Sole Proprietorship Partnership
Corporation: Profit Non-Profit

In which State are the incorporation and/or organization documents filed? **Oregon**

Social Security Number/Tax Identification Number: **33-1005306**
Date of Incorporation: **12-3-01**

2. BUILDING/BUSINESS INFORMATION

Name: **Hydration Technologies Membrane Production Facility**

Address: **1517 Industrial Way SW** Zip Code: **97322**

Legal Description: _____

Property Tax Account Number: **919166**

3. OWNER OF PROPERTY (if not applicant)

Name in which title is held: **Not known**

Contact Name: **Ed Perlenfein**

Address: **1527 Industrial Way SW**
Albany, OR 97322

Phone Number: **541-979-5767**

4. AUTHORIZATION TO UNDERTAKE WORK:

If the applicant is not the owner of the property, provide written evidence that the owner authorizes this work to be undertaken. (Typically this is in the form of a lease or other written permission).

HTI and the landlord are preparing a new lease. See the attached letter from Mr. Perlenfein authorizing the work.

5. DESCRIPTION OF PROJECT

There are two projects for which the funding is being requested. The first is to complete the rebuild of the membrane production line that was destroyed by fire in March of 2007. The second is for a new production line which will manufacture water filtration pouches for victims of natural or manmade disasters and for home preparedness against such disasters. Please see Attachments A, B and C for detailed description and expenditures of the projects.

6. ESTIMATED COST OF PROJECT: \$422,270

ESTIMATED VALUE OF PROJECTS UPON COMPLETION: \$1,000,000 PLUS

Basis for valuation and value upon completion: The costs of the projects, including those that have already been incurred will be in excess of \$1,000,000. If future revenues and profit margins anticipated from the products produced are capitalized, the potential value would be substantially higher.

7. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? HTI engineering staff (Please see Attachments B and C)
(If applicant prepared their own estimate, objective verification may be required.)

Address: _____

Phone Number: _____ Email Address: _____

8. IN ADDITION TO THE PROPOSED IMPROVEMENTS, IS THERE OTHER WORK PROPOSED?

Yes No

ESTIMATED ADDITIONAL COSTS: \$NONE

TOTAL ESTIMATED COST OF ALL WORK: \$422,270

9. CONSIDERING THE LIST OF PROJECT GOALS OUTLINED IN THIS APPLICATION, PLEASE IDENTIFY THE VALUE YOUR PROJECT BRINGS TO CARA

The value to CARA and the City of Albany is retaining a tenant in the Urban Renewal area and creating a significant source of new jobs. When HTI resumes production, it is expected that HTI will add at least 25 new jobs during 2008. The projected sales that HTI expects to see for future years could add an additional 25 jobs in 2009 and another 25 jobs in 2010. The basis for these employment projections is the utilization of 25 employees per shift and going from a single shift in 2008 to 24/7 in 2010.

10. AMOUNT OF MATCHING FUNDS: \$75,000

SOURCE OF MATCHING FUNDS (CARA may withhold approval of this application until information satisfactory to CARA is provided.) At a meeting with CARA and Bob Warren of OECDD, Mr. Warren stated that he would seek matching funding of \$75,000 to \$100,000.

Is your funding for these: available today applied for unknown at this time

(CARA may withhold approval of this application until information satisfactory to CARA is provided.)

11. EXPLAIN WHY CARA FUNDING IS NECESSARY TO INSURE PROJECT COMPLETION

Since the fire in March of 2007, HTI has experienced difficulty in raising new equity funds to complete the rebuild of the burned facility, resume production and acquire new equipment needed for potentially high profit new products. The funding that HTI has raised during this period has been very high cost debt with warrants to buy HTI shares in the future. This process has been highly dilutive to HTI shareholders, many of whom are residents of the greater Albany area. CARA funding will facilitate HTI returning to production and hiring new employees.

Assistance Requested - Check and complete applicable sections for requested assistance.

Professional Services – Design Assistance *(for projects such as street façade, interior layout, awnings, signs, seismic upgrades, interior wall alterations, etc.)*

{Maximum grant is \$10,000 per property with a 50 percent match by the applicant*}

Total amount: _____ Grant Amount Requested (50% of total amount): _____

Building Redevelopment Funding

Grant Amount Requested: **\$422,270** Loan Amount Requested: _____

Other Amount Requested: _____

Please Describe: _____



Hydration Technologies, Inc.

PO Box 1027
Albany, Oregon 97321 USA
Tel: 541.917.3335
Fax: 541.917.3345
Email: info@HydrationTech.com
www.HydrationTech.com

February 21, 2008

Ed Perlenfein
1527 Industrial Way
Albany, OR 97322

Dear Ed:

HTI is applying for a grant from CARA (Central Albany Revitalization Area) related to the rebuild of the membrane line and new equipment for the new disaster relief pouch. As part of the grant process, we need to provide CARA with evidence that you, as our landlord, authorize the required work to be done in the building at 1517 Industrial Way. Please acknowledge your authorization by signing on the appropriate line below.

Best regards,

A handwritten signature in black ink, appearing to read 'Bob', written over a horizontal line.

Robert W. Schmieg
Chief Financial Officer

HTI is authorized to do the work for the CARA grant at 1517 Industrial Way SW.

A handwritten signature in black ink, appearing to read 'Ed Perlenfein', written over a horizontal line.
Ed Perlenfein, Landlord

**Hydration Technologies, Inc.
Funding Request**

ITEMS	Amount
Rebuild Budget (See Attachment B)	\$822,706
Insurance Proceeds	\$660,436
Shortfall of Proceeds due to equipment upgrades	\$162,270
Cost of New Product Line (See Attachment C)	\$260,000
Total Funds Requested	\$422,270

Hydration Technologies, Inc.
Rebuild Budget

<u>ITEMS</u>	<u>Budget</u>	<u>Spent</u>	<u>Remaining</u>
Clean Up	\$9,802	\$9,802	\$0
Engineering	\$104,500	\$96,920	\$7,580
Casting Equipment	\$330,560	\$322,671	\$7,889
Mixers	\$114,938	\$94,338	\$20,600
Dryer	\$28,109	\$8,734	\$19,375
Lab	\$15,297	\$7,027	\$8,270
Improvements	\$128,500	\$0	\$128,500
Waste Water Handling	\$24,000	\$0	\$24,000
Material Handling	\$27,000	\$10,770	\$16,230
Controls	\$15,000	\$0	\$15,000
Start Up	\$25,000	\$0	\$25,000
TOTAL	<u>\$822,706</u>	<u>\$550,262</u>	<u>\$272,444</u>
Insurance proceeds received	\$660,436		
Shortfall of proceeds due to upgrades	<u>\$162,270</u>		

Note: The shortfall is a result of a decision by HTI to replace the destroyed product line with upgraded equipment that will produce 50% to 100% more product.

<u>ITEMS</u>	<u>Budget</u>
Form Fill Sealer	\$40,000
Quality Control Station	\$12,000
Packaging Station	\$20,000
Straw Attachment Sealer	\$10,000
Product Labeler	\$5,000
Carton Conveyors	\$5,000
Carton Labeler	\$5,000
Palletizing Station	\$10,000
Clean Room	\$30,000
Air Handling	\$15,000
Electrical	\$25,000
Process Air	\$3,000
Engineering Design	\$25,000
Installation	\$30,000
Start Up	\$25,000
TOTAL	<u>\$260,000</u>



TO: CARA Advisory Board
 FROM: Kate Porsche, Urban Renewal Coordinator *KAP*
 DATE: March 26, 2008, for April 2, 2008, CARA Advisory Board Meeting

SUBJECT: JC Penny Building Developer Partnership Request

The new owners of the JC Penny Building are coming before you to ask for assistance in rehabilitating their building and creating a restaurant space.

Proposal

The project for the JC Penny building consists of a full and complete restoration of the 27,000 square-foot building. This work includes seismic work, new sprinklers, electric and plumbing. It will open up the second floor for use as office space and will create new retail space in the basement. The main floor and mezzanine will be rehabilitated into two large retail bays with the hope that one side would house a large restaurant.

Their request breaks into two specific parts. The first is a request for \$542,500 in the form of a developer partnership which would assist in the \$5.4 Million in renovation costs. The second would be a no-interest loan, which would help fund the cost of a restaurant in half of the first floor space. The idea with this loan would be that if the developers are successful large-scale restaurant with a long-term lease into the space sometime in the first five years, then CARA would forgive the loan.

Total Request: \$742,000 - \$542,000 Developer Partnership, \$200,000 Forgivable Loan

Analysis

Item #	Item	Description	Comments
A)	CARA Goal & Objectives	How does it further the CARA Goal and Objectives?	<p><i>CARA Key Objectives:</i></p> <ul style="list-style-type: none"> ◆ Attract new private investment to the area. <p><i>CARA Additional Objectives:</i></p> <ul style="list-style-type: none"> ◆ Preserve the Historic Districts, historic resources and existing housing in the area. ◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses. ◆ Provide an enriching environment and livable neighborhoods.

B)	Financial Impacts	What is the financial risk and financial benefit to CARA?	If approved the \$742,000 request would usurp half of CARA's remaining funds. Moreover the request (including the forgivable loan—assuming it is forgiven) would exceed the 10% of project costs that you have traditionally stayed below with large-scale developers. (However you have done numerous 50% matching grants on smaller-scale projects)
C)	Private Risk	Is this a "first-in" project or an untried type of development?	This is not a first-in project for the central area, though if they are able to get a large-scale restaurant on board it would be the first of its kind in downtown.
D)	Gap	What is the "Gap" or need of the developer?	The costs of a complete historic rehabilitation on the building are significant. In addition getting part of the space ready for a restaurant carries additional costs as well.
E)	Blight	Would it remedy a severely blighted building? How?	The building as it stands isn't blighted per se, but it does need some TLC. Additionally, the use of the basement and the third floor would mean added benefit compared to the once unused spaces.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	Yes. Changing this space to be used as a large retail and restaurant space will be a people attractor for our downtown.
G)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	Yes. The JC Penny building is one of the finest historic buildings in our downtown, originally built by Charles Burggraf.
H)	Adaptability	Would it be developed in a way that ensures it is well used over time	Yes, the extensive rehabilitation including sprinklers and seismic work will ensure that the building will continue to be able to be used for some time.
I)	Development Pattern	Does it achieve desired land use (e.g., mixed-use, higher density) and/or transportation objectives (e.g., Esplanade, pedestrian-friendly areas)?	Yes, this project brings a mixed-use of retail, restaurant and office space on the upper floor to Central Albany.
J)	Sustainability	How does it meet the Governor's Objectives for Sustainable Communities? (Environmental, Economic Development, Community/Social)	The historic preservation and rehabilitation of this building could be considered sustainable.

Here's a summary of the project costs and return:

Proposed CARA Investment	\$742,000
Total Project Value	\$1,049,364
ROI on TIF	None. The developers are planning on placing the building on the historic tax freeze (if it was not on the freeze CARA would see a return on the TIF in year 10).
CARA % of investment	14%
Ratio Public : Private \$\$	\$1 : \$7.11
CARA \$\$/SF of Improvement	\$28.21

It is worth noting a couple things on this analysis. First, the analysis assumes that the developers are able to get a restaurant in the space and the \$200,000 is forgiven. Second, CARA has not typically gone past a 10% proportion in its funding. However, this is a substantial rehabilitation project, which will yield two additional floors of usable space and a large-scale restaurant.

Prior to this meeting I have had many meetings with the developers. In these meetings I have let them know that the proportion that they are requesting is higher than normal. As you know, I do what I can to negotiate the best possible partnership for CARA. In this case the developers have asserted that due to the high costs, extensive level of rehabilitation and significant size of the building their need is greater. My job is not to give you my opinion on the subject, but to turn the facts over to you so that you may make the best decision possible.

KCP:ldh

G:\CARA\CARA Advisory Board\2008\Staff Reports\04-02-08\04.02.08 JC Penny Building Staff Report.doc



Developer Partnership

APPLICATION

1. APPLICANT

Name: R3 Development, LLC

Address: 3015 Salem Ave. SE
Albany, OR

Zip Code: 97321

Contact Name: Rick Mikesell

Fax Number: 541-812-2513

Email Address: rick@ctcmovers.com

Legal Form: Sole Proprietorship

Partnership

Corporation: Profit

Non-Profit

In which State are the incorporation and/or organization documents filed? Oregon

Social Security Number/Tax Identification Number: 26-1707704

Birthdate: [REDACTED]

2. BUILDING/BUSINESS INFORMATION

Name: JC Penny's Building

Address: 317 1st Avenue, Albany

Zip Code: 97321

Legal Description: 0080784 11S 03W 06CC 02100: Code No. 008-46

Property Tax Account Number: R 80784

3. OWNER OF PROPERTY (if not applicant)

Name in which title is held: _____

Contact Name: _____

Address: _____

Zip Code: _____

Phone Number: 541-928-3385

4. AUTHORIZATION TO UNDERTAKE WORK:

If the applicant is not the owner of the property, provide written evidence that the owner authorizes this work to be undertaken. (Typically this is in the form of a lease or other written permission).

5. DESCRIPTION OF PROJECT

The project will be a complete renovation back to the historical new condition. This will include a restaurant, amenities, and class A office and retail space.

6. ESTIMATED COST OF PROJECT: \$5,275,000

ESTIMATED VALUE OF PROJECTS UPON COMPLETION: \$4,000,000

Basis for valuation and value upon completion: The basis for valuation is a fully leased up building calculated at a 7% capitalization rate

7. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? Cougar Construction, Inc. and Bill Ryals, architect

(If applicant prepared their own estimate, objective verification may be required.)

Address: 1935 Springhill Drive, Albany, OR 97321

Phone Number: 541-791-3410 Email Address: r.nagel@comcast.net

8. IN ADDITION TO THE PROPOSED IMPROVEMENTS, IS THERE OTHER WORK PROPOSED?

Yes X No

ESTIMATED ADDITIONAL COSTS: \$150,000

TOTAL ESTIMATED COST OF ALL WORK: \$5,425,000

9. CONSIDERING THE LIST OF PROJECT GOALS OUTLINED IN THIS APPLICATION, PLEASE IDENTIFY THE VALUE YOUR PROJECT BRINGS TO CARA

The JC Penny's Building upon completion will be the largest occupied commercial building in downtown Albany. The entire 27,000 square foot structure will be restored and made accessible by elevator with activities from an antique mall (to be relocated in the basement), restaurants and commercial space on the main floor and mezzanine, to class A office space with views of the river from the top floor.

Our goal is to attract a large-scale restaurant to the building, perhaps a regional chain, to serve as an attractor and anchor tenant in the heart of downtown. Few if any other structures in downtown are large enough, or have the required adjacent parking, to attract such a tenant.

As part of downtown revitalization it is essential to promote vital, up-scale, commercial and entertainment activities, especially if the goal is to encourage more people to visit and live in the center of town.

The JC Penny Building was designed by Charles Burggraf, the Architect of the Albany Public Library and of Central School. Burggraf is widely recognized as a Master of his profession. This historic building is a classic work of his and deserves a competent and careful restoration befitting a major landmark in our historic downtown.

In addition to historic restoration, the JC Penny Building will undergo a full seismic upgrade and be equipped with an automatic fire sprinkler system to help ensure that this landmark will remain a vital part of our downtown for generations to come.

- Blank -

10. AMOUNT OF MATCHING FUNDS

\$4,682,500

SOURCE OF MATCHING FUNDS Private equity funding

Is your funding for these: available today applied for unknown at this time

(CARA may withhold approval of this application until information satisfactory to CARA is provided.)

11. EXPLAIN WHY CARA FUNDING IS NECESSARY TO INSURE PROJECT COMPLETION

Careful restoration of historic structures is quite expensive, especially when accessibility and seismic considerations are taken seriously. Also given the fact that the primary building systems like electrical, plumbing and HVAC are inadequate or dangerous and need to be completely replaced in order to attract first class tenants, the square foot cost of this project easily exceeds the cost of building a new structure in the suburbs. Saving our historic legacy is not cheap.

In order to provide investors with a viable return on investment and to encourage the private sector to undertake projects that revitalize our historic urban centers, public funding is often necessary to even the playing field. In this way we demonstrate that such projects are not only civically responsible, they are economically viable.

Assistance Requested - Check and complete applicable sections for requested assistance.

Professional Services – Design Assistance (for projects such as street façade, interior layout, awnings, signs, seismic upgrades, interior wall alterations, etc.)

{Maximum grant is \$10,000 per property with a 50 percent match by the applicant*}

Total amount: \$130,000 Grant Amount Requested (50%of total amount): \$10,000

Building Redevelopment Funding

Grant Amount Requested: \$542,500 Loan Amount Requested: \$200,000 0% interest

Other Amount Requested: _____

Please Describe: In order to provide incentive to the developer to aggressively pursue and attract a large-scale restaurant as an anchor tenant, we propose that a loan for the above amount be made with the condition that if the developer can attain a long-term lease from a large-scale restaurant within a 5 year period, the loan will be forgiven. If a large-scale restaurant tenant is not secured within that time, the loan will be due and payable at the end of the 5 years.

Certification

The Applicant understands and agrees to the following conditions:

1. Any physical improvements proposed must be approved by the Central Albany Revitalization Area (CARA) Agency and may require approval by the City of Albany Landmarks Advisory Commission or other entities. These entities may require certain changes or modifications before final approval and Commitment of Funds.
2. Commitment of Funds will not be processed until the Applicant satisfies all conditions.
3. Any work begun before receipt of a Commitment of Funds notice is ineligible for reimbursement.
4. Any work deviating from that detailed in the Commitment of Funds must be pre-approved in writing to be eligible for reimbursement.
5. While only proprietary information may be held in confidence outside of the public record, CARA will attempt to maintain all information provided in a confidential manner.
6. Originals of all materials prepared with CARA assistance belong to CARA and will be maintained in the public record.
7. Application must be completed in its entirety before being considered; if not, it will be returned for completion.
8. Staff is authorized to independently verify any and all information contained in this application.

If the Applicant is not the owner of the property to be assisted or if the Applicant is an organization rather than an individual, the Applicant is required to certify that she/he has the authority to sign and enter into an agreement to receive the assistance requested and to perform the work proposed. Evidence of this authority is attached and included as a part of this application by reference.

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining CARA assistance and is true and complete to the best of the Applicant's knowledge.

_____ {Signature on File} _____
 Applicant's Signature Date

_____ _____
 Applicant's Signature Date

Return to: City of Albany Economic Development Department
c/o Kate Porsche, Urban Renewal Coordinator
333 Broadalbin Street SW/ P.O. Box 490, Albany, Oregon 97321

FOR CITY USE ONLY

Date Received: _____ By: _____ Application Complete: Yes No

If no, comments: _____

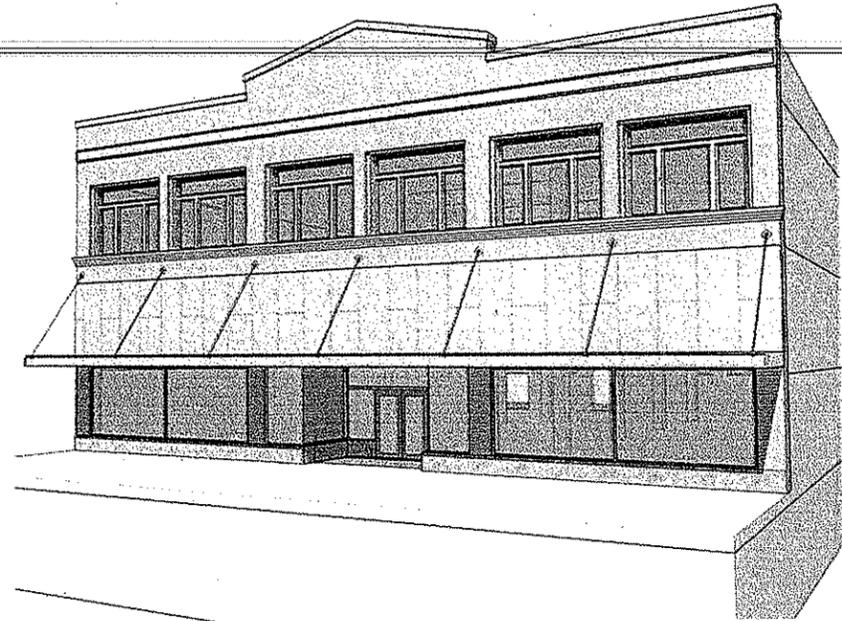
Date application returned to applicant for completion: _____

Date application returned to City: _____

By: _____

J.C. PENNEY BUILDING

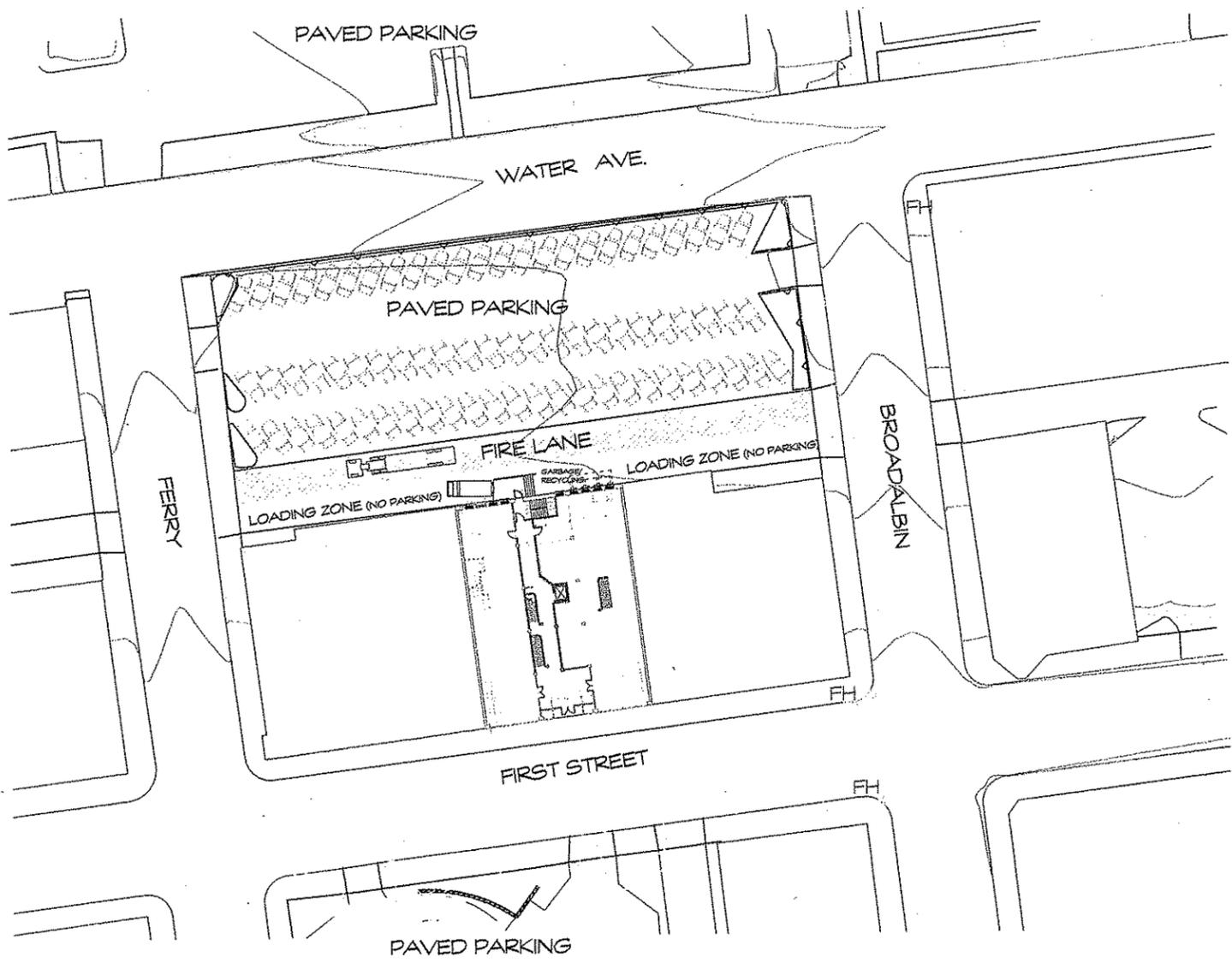
EST. 1915



EXISTING

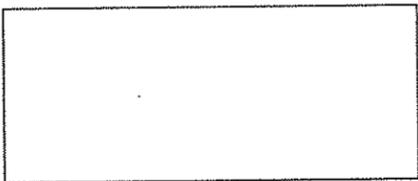


RESTORED



MOA
490 MADISON AVE. SUITE 1
CORVALLIS, OREGON 97331

55



J.C. Penney Building

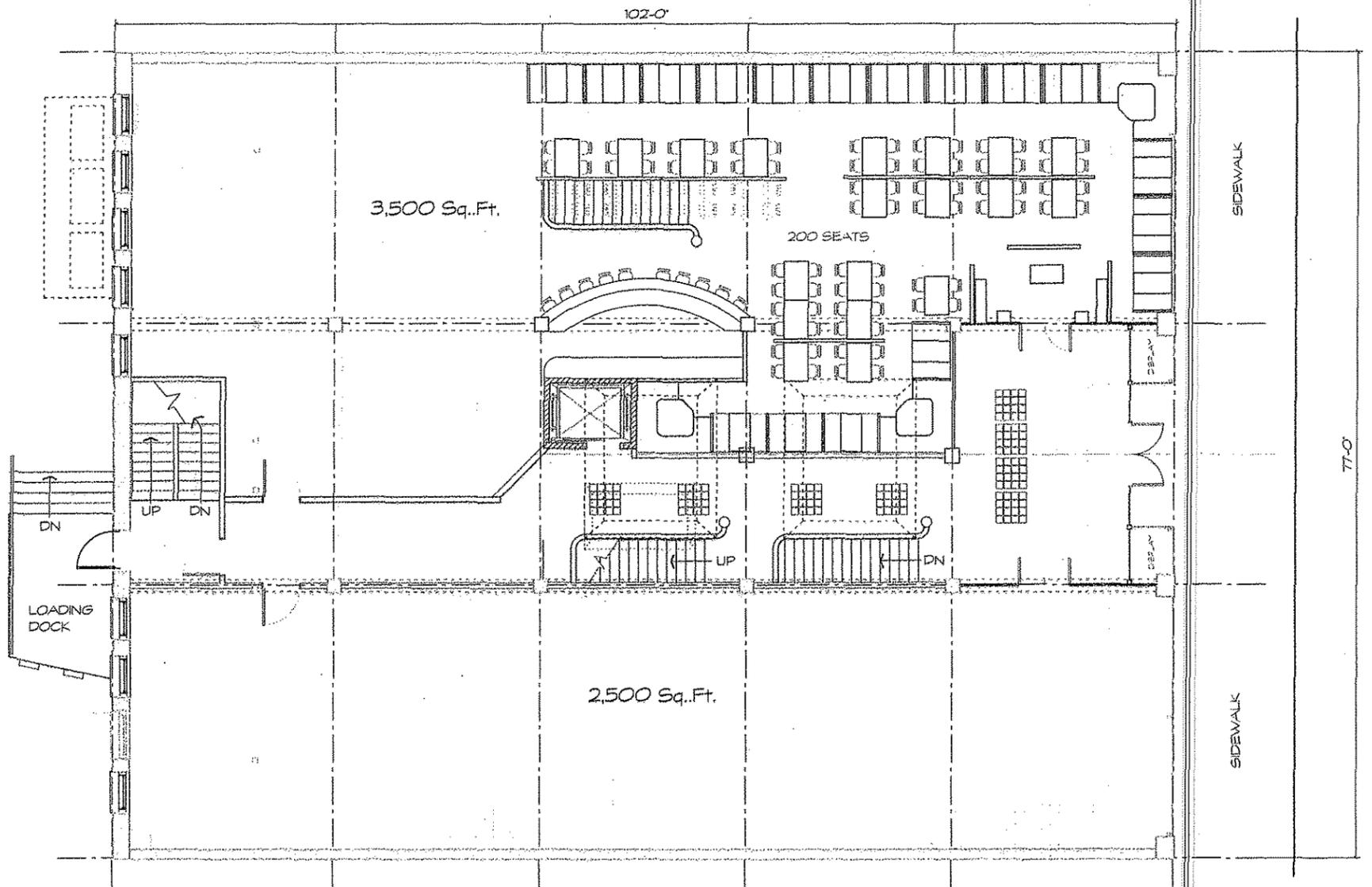
RESTORATION AND RENOVATION

317 1st Avenue NW
Albany, Oregon 97321



SITE PLAN

DRAWN BY:	WGR
FILE:	JCPB.FP-01.00
DATE:	Dec 12, 2007
SCALE:	1/4" = 1'-0"
SHEET:	A 0.1



1 FIRST FLOOR PLAN
A1.0 SCALE 1/4" = 1'-0"



MOA
400 MADISON AVE. SUITE 1
CORVALLIS, OREGON 97331

J.C. Penney Building

RESTORATION AND RENOVATION

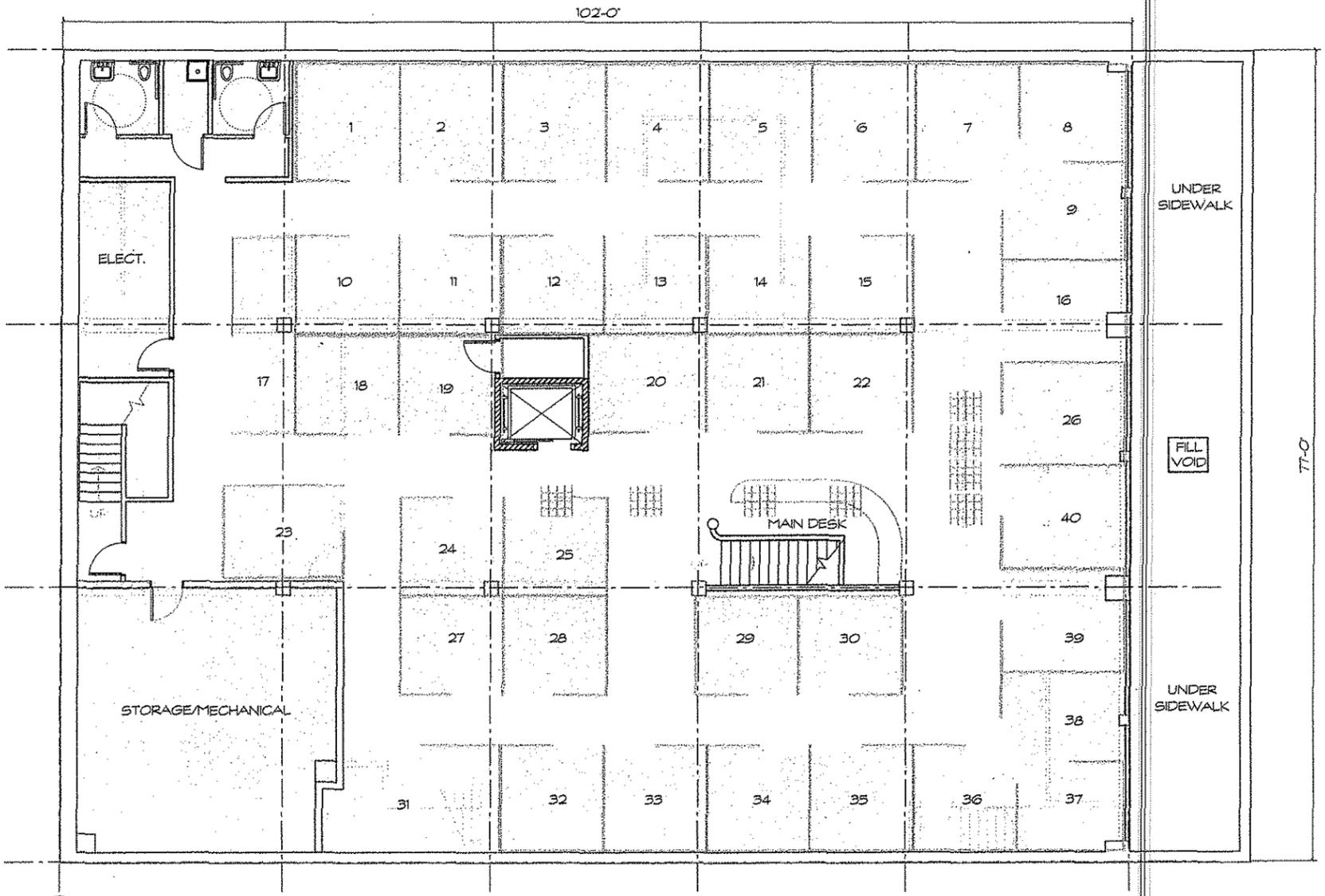
317 1st Avenue NW
Albany, Oregon 97321



WILLIAM Q. RYALS
ARCHITECT
317 1st Ave. NW
Albany, Oregon 97321
Phone: 503 874-0002

FIRST FLOOR PLAN

DRAWN BY:	WGR
FILE:	JCPB.FP.01.08
DATE:	Dec 12, 2007
SCALE:	1/4" = 1'-0"
SHEET:	A 1.0



1 BASEMENT PLAN
A1.3 SCALE 1/4" = 1'-0"



MOA
450 MADISON AVE, SUITE 1
CORVALLIS, OREGON 97331

57

J.C. Penney Building

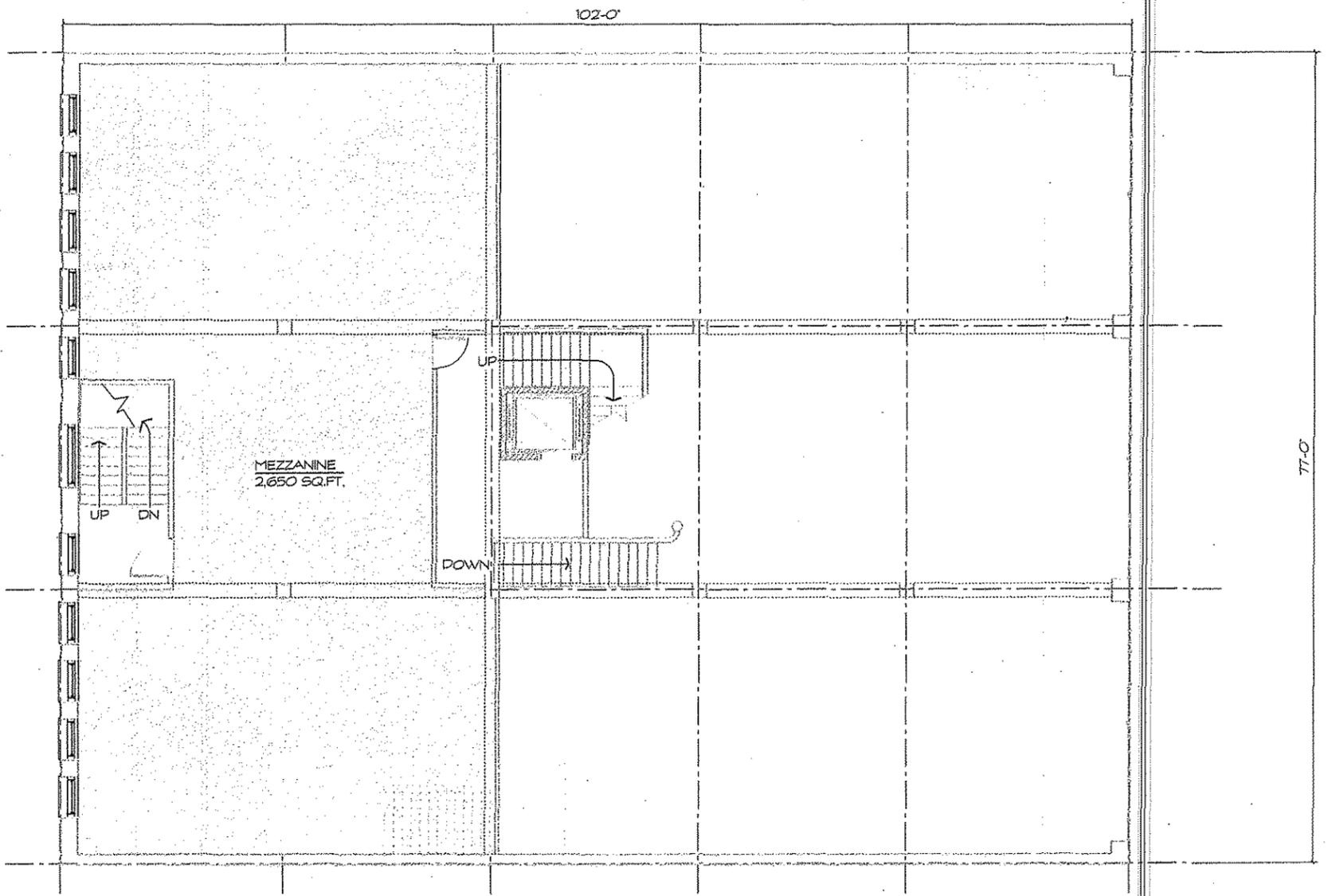
RESTORATION AND RENOVATION

317 1st Avenue NW
Albany, Oregon 97321



BASEMENT PLAN

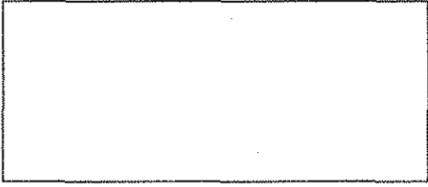
DRAWN BY:	WOR
FILE:	JCPB.FP.01.08
DATE:	Dec 12, 2007
SCALE:	1/4" = 1'-0"
SHEET:	A 1.3



1 MEZZANINE PLAN
 A1.1 SCALE 1/4" = 1'-0"



MOA
 460 MADISON AVE. SUITE 1
 CORVALLIS, OREGON 97331



J.C. Penney Building

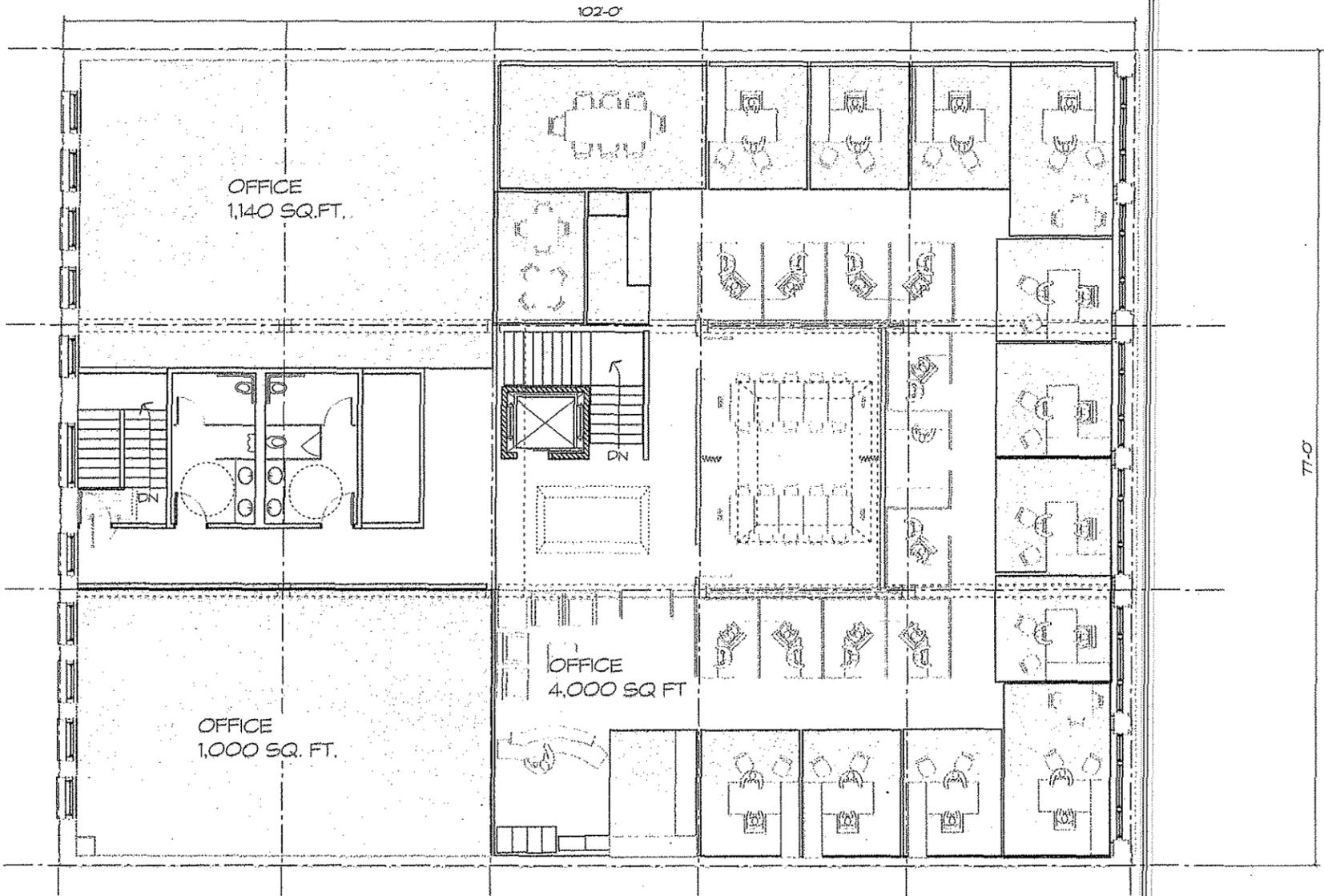
RESTORATION AND RENOVATION

317 1st Avenue NW
 Albany, Oregon 97321



**MEZZANINE
 PLAN**

DRAWN BY:	WGR
FILE:	JCPB.FR.01.08
DATE:	Dec 12, 2007
SCALE:	1/4" = 1'-0"
SHEET:	A 1.1



1 Second Floor Plan
A1.2
SCALE 1/4" = 1'-0"

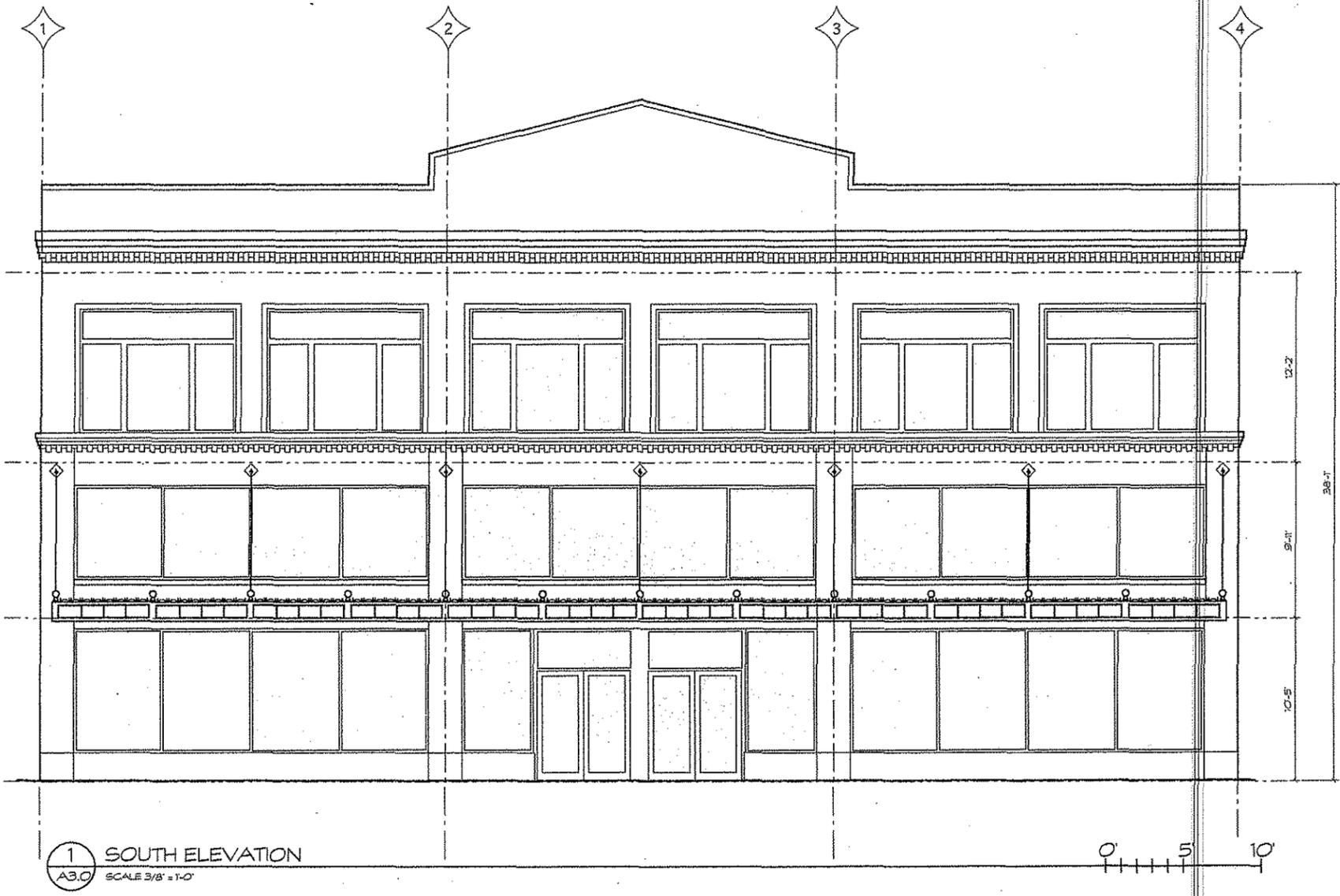


J.C. Penney Building
RESTORATION AND RENOVATION
317 1st Avenue NW
Albany, Oregon 97321

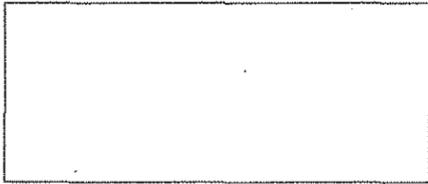


SECOND FLOOR PLAN

DRAWN BY:	WGR
FILE:	JCPB.FP.01.08
DATE:	Dec 12, 2007
SCALE:	1/4" = 1'-0"
SHEET:	A 1.2



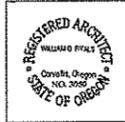
MOA
400 HANCOCK AVE. SUITE 1
CORVALLIS, OREGON 97333



J.C. Penney Building

RESTORATION AND RENOVATION

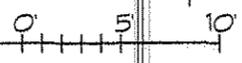
317 1st Avenue NW
Albany, Oregon 97321



DRAWN BY:	WGR
FILE:	JCPB17-01.09
DATE:	Dec 12, 2007
SCALE:	1/4" = 1'-0"
SHEET:	A3.0



1 NORTH ELEVATION
A3.1 SCALE 3/8" = 1'-0"



J.C. Penney Building
 RESTORATION AND RENOVATION
 317 1st Avenue NW
 Albany, Oregon 97321



**NORTH
 ELEVATION**

DRAWN BY:	WGR
FILE:	RT1317-01.DR
DATE:	Dec 12, 2007
SCALE:	1/8" = 1'-0"
SHEET:	A3.1



TO: CARA Advisory Board
FROM: Kate Porsche, Urban Renewal Coordinator *Kate*
DATE: March 26, 2008, for April 2, 2008, CARA Advisory Board Meeting

~~SUBJECT: JC Penny Sidewalk~~

During discussions with the developers of the JC Penny building I became aware of an underground vault that exists below the sidewalk in front of the building. This vault, as some of you may remember, prevented the streetscape from being completed in that location.

Through conversations with the folks in Public Works, it has become clear that the situation needs to be remedied. The developers of the building, the Public Works staff and I feel that we have come up with a good compromise.

Proposal

The developers have agreed to wall off the vault area and fill it in with the appropriate kind of gravel. From there the proposal is that CARA would pay for the cost of the new sidewalk to be installed on top of the ready area.

The costs for this are estimated at \$5,700. (This is based on the actual costs to do the work three years ago, inflated at 4% per year) plus a 10% surplus.

Staff suggests setting aside this amount to help fund the sidewalk costs in front of the JC Penny building in order to finish out this part of the streetscape project.

Total Request: \$5,700

KCP:ldh

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