

NOTICE OF PUBLIC MEETING

CENTRAL ALBANY REVITALIZATION AREA ADVISORY BOARD

City Hall, Council Chambers

Wednesday, May 21, 2008

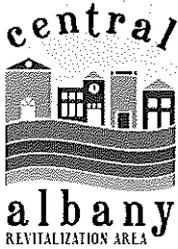
5:15 p.m.

AGENDA

1. CALL TO ORDER (Chair Norman)
2. ROLL CALL
3. APPROVAL OF MINUTES
 - > April 2, 2008. [Pages 1-10]
Action: _____
 - > April 16, 2008. [Pages 11-14]
Action: _____
4. SCHEDULED BUSINESS
 - a. Business from the Public
 - b. Cash-flow update. [Handouts available at meeting.] (Porsche)
Action: _____
 - c. Lepman/Willamette Seed Funding [Pages 15-18] (Porsche)
Action: _____
 - d. Swoboda/Oregon Furniture Mart Status Update. [Page 19] (Porsche/Swoboda)
Action: _____
 - e. Funding of Blighted Single-Family Residential Projects Discussion. [Pages 20-24] (Porsche)
Action: _____
 - f. Funding Request: Baldwin Construction, Matching Grant \$20,000. [Pages 25-37] (Porsche/Applicant)
Action: _____
 - g. Funding Request: Calapooia Brewing, Matching Grant \$55,000. [Pages 38-48] (Porsche/Applicant)
Action: _____
 - h. Funding Request: Ken Marshall, Matching Grant \$18,637. [Pages 49-60] (Porsche/Applicant)
Action: _____
 - i. Funding Request: Skip Throop, Developer Partnership \$298,500. [Pages 61-73] (Porsche/Applicant)
Action: _____
 - e. Staff updates and issues. [Verbal] (Porsche)
Action: _____
5. BUSINESS FROM THE BOARD
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
Central Albany Revitalization Area Advisory Board
City Hall Council Chambers, 333 Broadalbin Street SW
Wednesday, April 2, 2008

MINUTES

Advisory Board Members present: Chris Norman, Dan Bedore, Jeff Christman (arrived at approximately 5:20 p.m.), Floyd Collins, Oscar Hult (departed at approximately 6:15 p.m.), Bessie Johnson, Gordon Kirbey, Sharon Konopa, Ray Kopczynski, Dick Olsen, Cordell Post, and Kim Sass

Advisory Board Members absent: Loyd Henion and Ralph Reid, Jr.

Staff present: Economic Development Director Dick Ebbert, City Manager Wes Hare, Urban Renewal Coordinator Kate Porsche, and Administrative Assistant I Tracy Swett

Others present: Twelve others were present in the audience

CALL TO ORDER

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

APPROVAL OF MINUTES

March 19, 2008

MOTION: Bessie Johnson moved to approve the minutes as written. Dan Bedore seconded the motion, which passed unanimously.

SCHEDULED BUSINESS

Business from the Public

None.

Budget and Cash-Flow Update

Urban Renewal Coordinator Kate Porsche distributed and reviewed the April 2, 2008, CARA Funds Available (Exhibit A, in agenda file). She advised that the current cash balance of about \$1.5 million remains for projects through June 2009. She plans to look at the following year's cash flow to determine if additional funds will be available. Norman asked when that would be available. Porsche said that she hoped to complete it for the upcoming budget meeting. She said that the balance reflects return of the Book Bin funds and the updated payment timeframe for RCM Homes' System Development Charges (SDCs).

Porsche advised that a meeting with Scott Lepman, his legal counsel, and the City Attorney has been scheduled to better identify his project status and CARA's funding obligations. If Lepman does not move forward, there is the possibility of an increase of about \$700,000 toward CARA's cash flow balance. In addition, she mentioned that two more projects seeking CARA funding have been identified and will be on the April 16, 2008, meeting agenda for the Board's consideration.

Norman asked why Lepman's project was not listed. Porsche said that the projects listed are those in which have expended funds. Lepman's project is accounted for but not listed.

Presentation of New Funding Requests

Habitat for Humanity (HFH): Porsche said she provided a comprehensive staff report and analysis of the project which was contained in the agenda packet. She said that the current HFH ReStore is located in Tangent and will be relocating within the CARA District to a location north of Eleanor Hackleman Park. Members of HFH will give an overview and be available for questions.

Michael Kinney, 1232 Sherwood Place NW, introduced the store manager Jackie Saling. He explained the mission of HFH, how the ReStore assists with that mission, and the store's operations. He said that the store operates as a major recycle center, intercepting over 300 tons of recycled goods last year.

Norman asked who put the application together. Kinney said it was a group project.

Johnson asked if the different uses stated in Item H on page 5 were different uses for HFH. Porsche said that was her analysis of the HFH request. She said the building was like a pole barn. HFH is not changing the building; so it could be adapted to different uses in the future.

Norman asked why the sprinkler upgrade listed on page 14 was \$49,000, yet the Carter's Fire Sprinkler Maintenance & Piping bid provided reflected \$17,500. Kinney said that the sprinkler project was a two-phase project. To satisfy the City's requirements to open, the business would cost \$17,500. Kinney said that the additional cost is incurred by the addition of a loading/unloading area on the north elevation which triggered the need for a dry sprinkler system which is the additional amount.

Norman asked if the goal was to get the building up to code as required by the City or somewhat beyond that. Kinney said it was the latter. He cited the additional needs: the northern loading/unloading area with freight doors and a cement pad; the lighting is inadequate and needs to be upgraded; the parking lot must be completed; and landscaping is required. Norman asked if the landscaping quoted as \$11,735 was required by the City to open. Kinney said yes.

Norman said that HFH had asked for a forklift and signage. He said that CARA could not fund improvements unattached to the structure. Kinney acknowledged that Porsche had warned that CARA may not fund those pieces. Norman asked about the \$64,000 listed under "Receiving Area." Kinney said that it was an extensive project including preparing what is now a grass field for the concrete pad and the awning which is necessary to protect inventory stored outside given weather conditions in Oregon.

Norman asked if there were phases of improvement beyond the sprinklers and the receiving area. Kinney said that from a business standpoint, the goal is to complete all upgrades prior to opening. Due to the lease payments starting, they wish to open as soon as possible.

Norman asked about the relationship between the property owner and HFH. Kinney stated that HFH approached the Ralph Hull Foundation for funding, which resulted in the foundation purchasing the building for HFH's benefit.

Johnson asked if monies requested for the forklift and signs might be shifted toward other expenses that CARA could fund. Kinney and Saling stated they could address Johnson's suggestion and bring that back for the Board's deliberation.

Floyd Collins said that while he is supportive of HFH's purpose and function, he cautioned using CARA funds because HFH's 501C nonprofit status exempts it from paying taxes. It would be important that CARA find a community value that fits in the CARA goals to fund the proposal. Kinney said that HFH does increase

the tax base since they build homes in the community. Collins explained that the tax increment received by CARA is only within a specific geographical area and development in other areas does not add to CARA funds.

Kim Sass said that she understood that other chapters of HFH rehabilitate older buildings but the local chapter does not. Kinney asked if that would be an expectation in the district under discussion. Sass said no, but doing so could stabilize neighborhoods and increase home ownership, which are CARA goals. Salving said that HFH International does regulate certain activities and rehabbing existing structures may be one of those activities.

Norman said that the staff report does analyze the project against the review criteria of which one is return on investment (ROI) on tax increment financing (TIF), which then enables CARA to fund more projects.

Porsche thought the request addressed the criteria of blight and sustainability. The building had been on the market and vacant since 2003. The use would increase activity in the area. Regarding sustainability, Porsche said that HFH is exploring ways to partner with Allied Waste to create a recycling depot at this location in addition to its primary operation as the ReStore.

Norman asked about the amount of funding to meet the immediate need to open. Kinney said that every other source of funding is questionable. Norman asked how HFH would proceed if CARA did not fund the request. Saling said it would slow the opening and put the operation into negative cash.

Jeff Christman asked for clarification on the requested amount. He noted page 4 had the request as \$171,104. Porsche said that was an error; the amount should be \$116,745.

Hydration Technologies (HTI): Porsche gave a brief background on a meeting that occurred in February with City staff, representatives from the Oregon Economic Development and Community Development Department (OECDD), and HTI to discuss ways to help the company recover from the fire that destroyed their production line.

Bob Schmieg, 2484 Ferry Street SW, provided a handout titled *Overview of CARA Grant Request* (Exhibit B, in agenda file). He explained the company's original product that was in production when a fire occurred in March 2007. He said that the company did have insurance and received \$660,000 in proceeds. The total cost to rebuild the line is \$820,000. In addition, the company has the opportunity to use this time to add a new line for a new product that has been developed since the fire.

He said that they are requesting \$162,270 to rebuild the original production line. Once rebuilt, the property value will be well over \$1 million and reestablish 25 jobs. Another \$260,000 is requested to build the new product line, which was explained by Keith Lampi, Chief Operations Officer of HTI.

Schmieg said that if projections prove true, the facility could be running three shifts, seven days a week. Each shift would add 25 jobs, plus supervisors.

Ray Kopczynski asked if the company had any long-term contracts. Schmieg said no because the company does not have product. He said that the company has been approached by the Red Cross to co-brand one of the products for emergency preparedness.

Collins said that CARA should be careful about investing in the private sector due to the questionable length of time a business may stay open. He suggested an alternative to a grant would be a loan that would be forgivable after a set number of years if the business is still in operation within the community. He asked Schmieg if the company would consider a forgivable loan rather than a grant. Schmieg said yes. Collins said that his concern was that the company would relocate if purchased by a larger company and any investment from CARA would need to be protected.

Sharon Konopa asked if Schmieg has considered an enterprise zone tax exemption. Schmieg said yes; the exemption would apply toward equipment purchased to build the new production line, but not the rebuilt line. Konopa asked if the project would still be feasible with only the tax exemption in lieu of a grant. Schmieg said no; the exemption would only be applicable to the equipment because the company does not own the land. Konopa asked if Schmieg has checked with the financial services provided by Cascades West Council of Governments for a possible loan. Schmieg said yes, but the program does not work well with HTI's business model.

Bedore asked if there was any funding commitment from the OEDCDD. Schmieg said no; local funding was the first approach.

Norman asked if the facility was currently running and the disposition of the insurance funds. Schmieg said the production line is nonoperational. Insurance proceeds were received, but most have been spent.

Bedore asked if there was a distinct cutoff between the startup and the new lines or if economies of scale will be realized by undertaking both the rebuilding of the original line along with building the new line. Schmieg said that the lines are not interdependent.

Norman said that the insurance proceeds were received almost a year ago. He asked if there was a financing plan in place when the company decided to pursue the expansion. Schmieg said that a business decision was made early due to equipment lead times. An emergency shareholder loan was pursued, and the insurance proceeds would have been the primary funding mechanism. He said that the insurance on the property coverage paid as anticipated, but the business interruption policy was problematic because of a lack of historical sales for the previous year. HTI retained consultants; and based on the \$7 million sales projection, a \$2 million advance was requested. The insurance company rejected the projection and failed to pay on the business interruption policy.

Dick Olsen asked for the number of shareholders. Schmieg said between 80 and 100, with 40 to 50 in Albany. Olsen asked if the company was publicly traded. Schmieg said no. Discussion followed.

Oscar Hult left at approximately 6:11 p.m.

JC Penney Building/ JC Penney Building Sidewalk Request: Porsche briefly introduced the applicants and their architect Bill Ryals to the Board.

Rick Mikesell, 3015 Salem Avenue SE, said he along with Ron Nagel and Rick Rebel formed R3 Development. He said the basement of the building is leased to the antique mall. Four thousand square feet of the upper floor is leased to Western States Insurance. He said three local business people sought the project out because they wanted to do something in Downtown Albany and bring a sizeable restaurant to the area. The building is 27,000 square feet, and no one has done something of this size in Albany yet. The cost to do the rehabilitation of this space will be about \$5 million. The market value of the building after rehabilitation with top rental rates will be about \$4 million.

Rill Ryals, 935 Jones Avenue NW, said he met with staff and the State Historic Preservation Office (SHPO) staff to review hurdles in rehabbing a historic structure for modern uses. The project will be difficult and more costly than new construction. Structural upgrades include building a new transparent frame inside the building in a manner that does not change the historic character of the building.

He said the group believes access to the back of the building is key to the project's success. Staff has questioned the legality of some items that have been allowed to develop over time, such as the stairways and trash receptacles. In addition, investigations have determined that a pole-mounted transformer is insufficient to power the building with the addition of a restaurant. A pad-mounted transformer will be needed, and it will

extend about four to five feet away from the rear façade. Staff has said Council may need to decide the question of possible easements to allow items to continue encroaching into the public right-of-way.

Norman asked if the power lines would be relocated with the addition of the pad-mounted transformer. Ryals said the lines would be eliminated.

Ron Nagel, 1935 Springhill Drive NE, said the power service upgrade would remove the wire, but the poles would remain as telephone and cable service lines are attached to the poles.

Ryals said that the stormwater drains in the area are not connected to storm sewer. When the electrical feed is completed, they hope to also complete a stormwater extension which would benefit a number of buildings in the area.

Kopczynski asked if the northern elevation would be compliant with the American Disability Act (ADA). Ryals said that it was not designed to be compliant. The front entrance will be ADA compliant, which is sufficient to meet the law.

Kopczynski asked if the return on investment analysis hinged on a restaurant tenant. Mikesell said the project's economics were based on commercial retail square footage, not specific uses. The funding package was drafted to incur a substantial penalty if a restaurant is not secured.

Porsche explained the funding was split in two. The first part is ten percent of the project costs, which is \$540,000. In addition, a \$200,000 loan becomes forgivable if a restaurant within a certain square footage is secured in the space within five years. If a restaurant is not secured, the loan becomes payable in full on Day 1 of Year 6. Discussion followed.

Porsche reminded the Board that there is a vault underneath the sidewalk in front of the JC Penney building that was discovered during the First Avenue streetscape construction. At that time, improvements were not completed in this area. The City has conditioned that the property owners fill the vault and the sidewalk be redone. Porsche recommended that CARA fund the sidewalk replacement since it would have been done as part of the streetscape project had the vault not been an issue. The total amount to replace the sidewalk is \$5,700.

Ryals asked if the cost included benches. Porsche said no, but funds are factored into the Small Grant Subcommittee. Street trees are not included.

Collins suggested that the entire amount be packaged as a forgivable loan if the property is maintained as a commercial property for a set number of years. Mikesell said that he was agreeable to that package. Ryals said that the funding would go into the infrastructure of the building; so even if the building was sold, the asset of the improved building would remain. Discussion followed.

Porsche reminded the Board that the project would not impact the tax increment because the property owners intend to place the building on the tax freeze program. She said that once placed on the program, the taxes will remain frozen for 15 years. At the end of the 15 years, the property is reassessed and the owner then has the option to apply for a second 15-year freeze based on the new valuation. Olsen asked if the property was on the program now. Porsche said no.

Norman said that construction estimates were not included. Porsche said that because she received them today, they were not included in the agenda packet. Mikesell said that fire sprinklers were about \$124,000 to \$150,000. Ryals said that seismic upgrades are necessary due to unreinforced masonry. Upgrades will run about \$500,000. He added that the upgrades are necessary for life safety when the building is fully leased and occupied to decrease loss of life or injury in the event of an earthquake.

Bedore asked if there is an elevator shown between Space 19 and 20 on the basement plan (page 57 of the agenda). Ryals said that it would be installed as part of the building rehabilitation.

Christman asked if the total project value on page 48 of the agenda packet was correct. Porsche said no; the value should be \$4 million.

Collins asked staff if an inventory of similar vaults in the downtown area had been compiled. Porsche said no, but she had heard there was more. Collins requested an inventory be done and suggested staff bring the issue before Council for a policy decision. He added that Porsche should also discuss the stormwater improvements with Public Works staff to ensure improvements are completed efficiently.

Christman asked for examples of other CARA-funded projects that are taking advantage of the tax increment freeze. Porsche said that Marc Manley's Flinn Block and Thad Olivetti's buildings are, all of which are on First Avenue.

Norman reminded the Board that CARA had an available cash balance of \$1.5 million until about June 2009 or later. He said there may be more funding requests. There are likely more projects seeking funding than what CARA has available. He called for deliberations on the applications.

Deliberation and Funding Decisions

Habitat for Humanity (HFH): Johnson asked if the applicants developed any funding priorities or recalculations. Saling said that the roof needs to be replaced. The cost to do so was not included in the estimate provided to CARA. The funding needed to pay for the City requirements is \$62,382. That could be reduced slightly, but the awning is an operational necessity due to product storage which then triggers the additional City requirement for an outdoor sprinkler system.

Porsche said that the original request is for \$116,745. Removal of funding for the forklift and vehicle signs and adding the roof replacement would bring the total requested funds to \$110,774.

Saling added that HFH only asked for half of the funds it needs to open the business.

Norman asked if the bid for fencing was for the entire property. Kinney said yes.

Collins said that if CARA's choice is to fund the project, the requested amount is only half of the project costs to open the business. The Board could simply fund the project as requested without juggling numbers to make it official since it is well under the total project cost.

Norman asked if this is an area that meets CARA's review criteria since there would not be a return on investment due to the nonprofit status of HFH.

Johnson said that it was a worthwhile project that would dress up and add more activity in the area. She felt it important to fund for improvements to the building only.

Kopczynski said that while HFH's activities are technically outside the CARA boundary, criteria E (blight) and J (sustainability) are addressed by the application and HFH does a great social good.

MOTION: Kopczynski moved to fund HFH in the amount of \$116,745. Konopa seconded the motion.

Christman said that the three projects have been a challenge. CARA would be investing \$1.2 million in funding with virtually no financial return in the form of tax increment financing. He would like to move ahead with the HFH project but remained unconvinced on the needed dollar amount. He requested the proposal come back to CARA with a more complete list of what would be funded.

Norman agreed. CARA could help finance projects to meet the City requirements, but not all of the requirements.

Konopa was likewise concerned. She said that if CARA does not fund the proposal, the project may qualify for funding from the Housing Fund. The Council determines expenditures from that fund.

Bedore said that the work that HFH does by building homes in the city increases the overall tax increment.

Olsen agreed with Norman. He was concerned with spending money on projects that would not add to the value of CARA.

ACTION: A roll call vote was called, and the motion failed with Norman, Christman, Collins, Kopczynski, Olsen, Post, and Sass voting against.

Collins encouraged the applicants to work with staff to pursue possible funding from the Housing Fund as suggested by Konopa.

Norman asked if the Housing Fund should be investigated before CARA considers the funding request again. Porsche said that the Housing Fund is managed by the Planning Division. The timing of an application and scheduling the matter before Council would be a guess given Council's schedule. Norman asked how that would alter the project timeframe or create barriers. Kinney said that a delay would stop the organization's efforts. Norman asked about the process for securing funding from the Housing Fund. Konopa said that the usual process was to submit for grants. The deadline of March 15 for the upcoming fiscal year just passed. It would be up to Council whether to fund outside the regular grant awards. She added that because this project does not directly result in a low- or moderate-income house, it may not qualify for funding from the Housing Program because the funds were originally Community Development Block Grant funds designated for that purpose.

Bedore said that CARA has funded other projects to meet the City requirements. That is a significantly less amount in this case.

MOTION: Bedore moved that CARA fund the request for the items required by the City in order to open for business in the amount of \$62,385. Post seconded the motion, and it passed unanimously.

Porsche asked the Council whether she should still investigate the possible funding from the Housing Fund to finance the remainder of the funding request. The Council agreed.

Hydration Technologies (HTI): Norman opened up discussion on the request from HTI.

Bedore felt this was a unique opportunity for both the urban renewal district and the City. He was supportive of providing as much assistance to the project as possible through either grants, forgivable loans, or a combination of the two.

Johnson agreed with Bedore but liked the idea of a forgivable loan as Collins previously suggested.

Christman asked if the taxes paid on the equipment through personal property taxes were part of tax increment financing. Porsche said yes, unless the HTI took advantage of the tax freeze available through the enterprise zone. She said that CARA had funded a similar application with Viper Northwest. Konopa asked if Viper had qualified for the enterprise zone tax freeze. Porsche said no. Konopa suggested CARA consider funding HTI contingent on them not applying for the tax freeze. Bedore said that the amount that would fall under the tax freeze would be a relatively small amount. Collins said that it is a good policy question for the Board.

Schmieg clarified that the company could only ask for an exemption for the equipment purchased to establish the new product line. The equipment purchased to rebuild the original production line would not be eligible.

Porsche reviewed the possible levels of funding that the Board could consider as outlined on page 33 of the agenda.

Bedore proposed CARA fund the entire \$162,000.00 to rebuild the original production line to give the company the ability to resume its former operations. In addition, CARA could provide a match amount for the new production line. Post asked for clarification on the match. Bedore said that the second amount would be a \$260,000 loan of which CARA could agree to forgive given specific criteria. Additional funding from the state could then be subtracted from CARA's obligation. Norman asked for the criteria for forgiving the loan. Bedore said that the loan could be forgiven based on the business remaining in operation after a certain number of years.

Kopczynski asked if funding this project would set a precedent for investing in a business plan without having full knowledge of the company's future plans. Norman agreed, as did Olsen.

City Manager Wes Hare gave the background of how the City became involved. He said that this request was very similar to the Viper Northwest project that CARA previously funded. Additionally, this proposal will have a return on CARA's investment and create and retain jobs in the area.

Christman said that the company does not own the building. He questioned if there would be increased value since none of the funding is directed toward building improvements. Hare said improvements have been made to the building since the fire. In addition, the equipment purchased to rebuild the original line would be subject to the personal property tax, increasing the tax increment.

Olsen asked about the investment return timeframe for Viper Northwest. Porsche said that originally it was seven years but decreased to four years because the taxes on the equipment were not included in the original analysis. Olsen said that the return on this proposal would be 22 years. Hare acknowledged this project would take longer to payback assuming no further development occurs in the building. Olsen asked if the building had extra space for expansion. Lampi said yes; it could double production capacity again if needed. Olsen asked how much value would be added should that occur. Lampi estimated between \$100,000 to \$300,000. Olsen asked what the property was currently worth. Porsche did not have that information with her.

Post said that it was a worthy project but was uncomfortable with a \$400,000 request given CARA's available cash balance. He could support \$162,000 but was not favorable toward the full \$400,000.

MOTION: Post moved that CARA fund HTI in the amount of \$162,270. Kopczynski seconded the motion.

Collins asked if HTI would still have the option to come back should the state not be able to assist with further funding. Norman asked if the \$162,270 would qualify as matching funds toward a state grant.

Hare said that there was a possibility of state funding but never a guarantee.

Collins asked if the motion was for a grant and not a loan. Post said it was for a grant. Collins said he felt CARA should either fund the entire package less any contributions from the state to allow the company to make the necessary business decisions quickly. He was also in favor of Bedore's suggestion that the second amount of \$260,000 be a forgivable loan instead of a grant. Discussion followed.

Porsche said that the applicant is always allowed to come back and request additional funding. The Board could direct staff to work with HTI to assist in securing state funding. If they needed additional match funds, then they could come back to CARA with a request.

Bedore said that he remembered that the state funding would be based on the local commitment. Working to secure state funding would have remained a goal even if CARA had funded the entire request.

ACTION: A vote was called on the motion, and the motion passed unanimously.

Collins requested staff work with HTI with dispatch on securing state funding and return before CARA for additional funding, if needed for the project.

Porsche said that based on the funding awards thus far, \$1,343,170.00 in funding remained.

JC Penny Building: Konopa said that she was very confident in the group that came forward to do this project.

Post agreed. He said the amount of money the group is prepared to spend on the project, the building's location in the center of a downtown block, and the fact that the group is made of Albany residents is fantastic.

Johnson commended the developers for choosing to redevelop a downtown site.

Kopczynski said that several of the last few projects that were funded by CARA intended to bring a restaurant to Albany. He questioned if Albany could support multiple restaurants opening simultaneously. The Board thought that would not be an issue.

Norman reminded the Board that the building owners intend to place the building on the tax freeze program which would affect the tax increment. In addition, the proposal is for over ten percent of the total project costs. Christman agreed; however he saw it as a project that fulfills the original vision of CARA to revitalize downtown.

Olsen asked the current value of the building. Mikesell said the county listed the value as \$350,000, but the purchase amount was \$425,000. Olsen said that he thought CARA would be giving up a significant amount of its available funding and losing tax increment for the life of the District if the project was funded. He supported the project but questioned if CARA should both fund the building and forgo the tax increment.

Christman said that the District would still see taxes on the current value of \$300,000. He said that while the District may not realize a return on the improvements to the building, it would not lose money either.

MOTION: Konopa moved that CARA fund the improvements to the JCPenny building in the amount of \$742,000, with \$542,000 in grant funding and \$200,000 in a forgivable loan. Johnson seconded the motion, and it passed unanimously.

JC Penny Building Sidewalk Request: Norman reminded the Board that the request was to complete the streetscape for the block that could not be done with the original First Avenue streetscape project. Collins said that he liked this approach but directed staff to research other instances and develop recommendations for managing similar situations in other parts of town.

MOTION: Bedore moved to approve a \$5,700 expenditure to improve the sidewalk in front of the JCPenny building. Kopczynski seconded the motion, and it passed unanimously.

Staff Updates and Issues

Porsche told the Board that staff is in budgeting season. She suggested the Board hold a joint meeting with both the Board and the ARA Budget Committee on April 16, 2008, at 5:15 p.m. to review the proposed budget. The joint meeting would then be followed by a regular CARA meeting. The formal budget proposal before the ARA Budget Committee is scheduled for Tuesday, May 13, 2008. The Board agreed to the joint meeting.

Kopczynski asked for an update on the Baker Street home. Porsche said that the property owner was present should Board members have questions. She is working on a residential funding package which she hopes will be packaged for the April 16 meeting. She added that the house has been primed and painted on one side.

BUSINESS FROM THE BOARD

None.

NEXT MEETING DATE

The next meeting of the CARA Advisory Board will be a joint meeting with the ARA Budget Committee scheduled for Wednesday, April 16, 2008, at 5:15 p.m. in the Willamette Room, followed by an Advisory Board meeting in the Council Chambers.

ADJOURNMENT

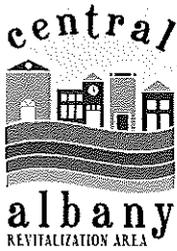
Hearing no further business, Chair Norman adjourned the meeting at 7:10 p.m.

Submitted by,

Reviewed by,

Tracy Swett
Administrative Assistant I

Kate Porsche
Urban Renewal Coordinator



APPROVED: _____

CITY OF ALBANY
Central Albany Revitalization Area
Advisory Board
City Hall Council Chambers, 333 Broadalbin Street SW
Wednesday, April 16, 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.

Advisory Board Members absent: Kim Sass

Staff present: City Manager Wes Hare, Finance Director Stewart Taylor, Urban Renewal Coordinator Kate Porsche, Administrative Assistant Teresa Nix

Others present: Approximately five others in the audience

CALL TO ORDER

Chair Chris Norman called the meeting to order at 6:00 p.m.

SCHEDULED BUSINESS

Business from the Public

Rick Rogers, 1530 Broadway SW, Executive Director of the Albany Downtown Association, invited CARA members to attend the Upstairs Downtown event on Friday, May 2, 2008, 4:00 to 8:00 p.m. He said that there will be a great selection of buildings open, including the two buildings which had major fires, the Montgomery Park buildings, and the Ironworks building. He said Downtown Albany is coming back to its historic roots and is coming alive with great new businesses.

Finance Director Stewart Taylor came forward briefly to address the Council members of the Board regarding discussion at the ARA Budget Committee, immediately preceding this meeting, regarding the Oak Creek Urban Renewal Area (OCRA) budget. He clarified that the budget is correct as presented and that the loan proceeds are being received into the City's Capital Projects Fund.

Bill Ryals, 935 Jones Avenue NW, reviewed efforts of the Carousel to raise money, including the hiring of a grant writer. He said that the group, in trying to learn from the wonderful carousel in Salem, is realizing that the Carousel needs to provide a vital and compelling reason for people to come downtown. While the Salem building barely contains the carousel with no spaces for other activities, he thinks it would be nice to provide a space in Downtown Albany for citizens to come and spend time in a climate-controlled space with activities for kids and families. He reviewed an idea to restructure the area to include head-in parking and one lane of traffic. This would more than double the parking downtown, and would cause people to slow down and appreciate the area. He said that it is desired that the Carousel facility become a world class museum, and it is important to present a professional face to potential donors. He reviewed graphics on the overhead projector of potential ideas for a parking lot and a connection to Monteith Riverpark. He reviewed a suggestion for a Red, White, and Bluegrass Festival with booths on the street, music, and activities inside the Carousel facility. He then showed several graphics of a three-dimensional model of a potential Carousel facility and surrounding area. Brief discussion followed.

Cash-Flow Update

Urban Renewal Coordinator Kate Porsche said that the cash-flow analysis is similar to that seen at the last meeting. She will have new handouts available at the next meeting.

Recommendation of Small Grant Recipients

Gordon Kirbey reported that the Small Grant Subcommittee reviewed the small grant applications, had discussion, and recommended approval of the six requests presented. He said that it is recommended that conditions be placed on some of the applications, as detailed in the minutes of the Subcommittee meeting.

Cordell Post asked for clarification on the request from the Albany Downtown Association to install boxes and outlets on the 24 poles on First Avenue. Rick Rogers clarified that the ADA wants to install snowflake decorations for the holidays on 24 light poles on First Avenue. A box is needed under each globe at a total cost of \$2,400. The ADA is requesting a matching grant of \$1,000 toward this cost. This is separate from the GFI boxes in the ground.

Norman asked for additional information about the request from the Pix Theater for an awning. Oscar Hult said the current awning is a 1960s style and the Subcommittee would like it to be replaced with a style that is more appropriate to the building. The owner has indicated a willingness to work with Subcommittee members to replace the entire awning, and the funding is contingent upon his doing so.

MOTION: It was moved and seconded to approve the SGS recommendations as presented. The motion passed unanimously.

Funding of Blighted Single-Family Residential Projects

Porsche drew attention to the staff report outlining options for funding of blighted single-family residential projects which she prepared in response to previous direction from the Board. She invited questions.

Ray Kopczynski referred to point 1.b. in the staff report. He asked if loans could be made contingent upon recipients not being on the tax freeze. Porsche said that the Board could choose to make that condition.

Bessie Johnson said that she was approached by a citizen who was concerned about possible perceptions that might occur if funding was granted to single-family residential, given that some CARA members own historic homes. Porsche said that is a valid concern. She noted that the urban renewal district boundary incorporates three historic districts and that the preservation of properties is specifically included in CARA's plan.

Post requested additional information about the option presented regarding the Historic Preservation Grants program. Porsche said that Planner Anne Catlin runs the program, which has been funded by state dollars. That funding source is drying up, and Planner Catlin has requested that CARA consider granting an annual amount, perhaps \$10,000. Oscar Hult explained that the main purpose of the Historic Preservation Grants program is to help people restore missing features or elements that were replaced with nonhistoric elements in order to enhance the exterior of historic properties. Dan Bedore said that the Landmark Advisory Commission would have the expertise to evaluate projects. He questioned whether this would be effective in dealing with blight, given the low amount of money. Hult said that the maximum grant amount has been \$3,000 due to limited funds.

Porsche said that another option that has been discussed in dealing with severely blighted buildings is providing assistance in the form of loans which are difficult to get through conventional means. Jeff Christman noted that item 2.a. recommends that any loan program should include a lien on the property. He said that he supports this, but a lien could be worthless if CARA is second or third on the list.

Tim Vaughn came forward to give an update on the remodel he is doing on the house on Baker Street. He said that it is his opinion that updating historic homes with vinyl windows, etc., deteriorates the value of the neighborhood. He would not want to see the historical significance of the neighborhood deteriorated. He agreed that it is difficult to get a loan to work on a severely blighted house, noting that he is using his own money on the Baker Street house.

Floyd Collins said that he wants to discuss the policy question. The purpose of the urban renewal district is to increase revenue through incremental financing, and he is concerned about funding projects with no potential of return.

Bedore said that not everything CARA does that is of value will bring back tax increment. CARA has funded projects which add to the overall value of downtown, such as low-income housing for seniors and the Carousel. He said that \$10,000 to fund to the Historic Preservation Grants program is not a great amount.

Collins said that he is not interested in providing loans to help people flip properties. There was general agreement. Porsche stated that, if the Board were to go forward with a loan program, she would request additional guidance regarding the qualifications would be required of recipients. Collins said that he would like to answer the policy question first and then call on the financial expertise of the group.

Dick Olsen said that he would have liked to have had this discussion prior to approving funding for the old J.C. Penny building. CARA is funding that developer, and they are also receiving a tax break. He said that he feels good about some of the decisions that CARA has made that did not bring back tax increment, such as the Carousel. The Denzel collection may have been a missed opportunity without CARA funds. He said that some houses add more to the historic districts than others. The Baker Street property was an outstanding example in its day, and there are not too many more of that quality and age.

Johnson suggested that the criteria could include a stipulation that recipients live in the house for a certain period of time or pay back the loan immediately. Regarding the idea of giving money to the Historic Preservation Grants program, she said that she has no real problem with that, but she wants to be careful not to stray too far from the original idea of CARA. Olsen recalled that the original idea of CARA did include residential areas.

Norman said that he is hearing that this is broadly within the scope of CARA. Issues are tax increment, protection of CARA funds, and administration needs. He asked if anyone is opposed to this concept.

Collins said that he is not opposed but would like to see how the proposal would work before deciding on a dollar amount.

Ralph Reid, Jr., said that he is not enthusiastic about going into residential restoration. He thinks a number of property owners are likely to come forward if CARA begins funding single-family residential. He feels that Porsche's time is better spent on commercial projects.

Loyd Henion said that the revitalization of one or two houses in the Hackleman District may have the potential of being a catalyst for improving other homes in that area. Hult noted that the tax freeze is for 15 years, after which increment could be captured. Olsen said that the house next to the Baker Street house would have likely sold for substantially more if it were in an improved area. In that way, residential improvements may add to tax revenues.

Collins said that he would like additional information about what level of improvement is needed in order to reassess a property above the three percent cap. Brief discussion followed, and Porsche agreed to provide additional information.

Norman asked Porsche to provide information on residential vs. commercial increment. Post asked for additional information on who would administer the funds. Bedore suggested that consideration be given to a two-tiered system, with smaller amounts for grants through the Historic Preservation Grants program and larger amounts in the form of conditioned loans.

Porsche relayed a recommendation from Kim Sass that funding for single-family residential be focused on the historic districts and, specifically, on the Hackleman District. Porsche added that administration of smaller grants could easily be handled by Planner Catlin through her program, but she would want to administer larger loans herself using CARA's established contracts.

Hult suggested that consideration be given to funding for historical homes that are currently split into apartments which are going back to single-family. Several members agreed that it is important that loan recipients be owner occupied. In response to an inquiry from Bedore, Porsche acknowledged that the Labor Temple project was not owner occupied, but she considered that to be more of a commercial project because it has four units.

Olsen noted that RCM Homes project could be enhanced by improving the adjacent residential area. Norman asked for additional input regarding the administrative work involved in the various options.

Olsen asked that the proposed criteria give consideration to historic viability. Henion suggested that the criteria include consideration of the culture and potential of the neighborhood. Porsche offered to also provide additional information regarding the dollar amounts that would be most helpful. She will provide additional information at the next meeting.

Staff Updates and Issues

None.

BUSINESS FROM THE BOARD

None.

NEXT MEETING DATE

The next meeting of the CARA Advisory Board will be held on Wednesday, May 21, 2008, at 5:15 p.m. in the Council Chambers.

ADJOURNMENT

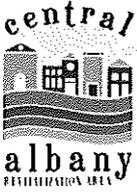
Hearing no further business, Chair Norman adjourned the meeting at 7:42 p.m.

Submitted by,

Reviewed by,

Teresa Nix
Administrative Assistant

Kate Porsche
Urban Renewal Coordinator



TO: CARA Advisory Board
FROM: Kate Porsche, Urban Renewal Coordinator
DATE: May 14, 2008, for May 21, 2008, CARA Advisory Board Meeting
SUBJECT: Lepman Funding on Willamette Seed Site

The purpose of this memo is to bring you up to speed on the situation with Mr. Lepman's plans on the Willamette Seed site.

You may recall that we last discussed the status of Mr. Lepman's commitment of funds back in February. During the January 2008 meeting, you had directed me to look into the legal status of Mr. Lepman's previous commitment of funds that was made by CARA back in 2003. After researching the contracts and meeting with the City Attorney, it was determined that the previous contract had expired. Once this conclusion was reached, you directed me to work with Mr. Lepman and his attorney to reach an agreement on the pending contract for the appropriation of funds that had been made last January (in the form of a \$758,000 developer partnership grant).

A meeting was held on April 28, 2008, with Mr. Lepman, his attorney Mr. Schultz, the City Attorney Jim Delapoer, Chris Norman, and me. At this meeting, we discussed the structure and obligations of the CARA contract that was on the table. After discussion, Mr. Lepman volunteered that he couldn't meet the obligations requested by CARA in terms of the timing for the project due to his uncertainty on the costs of the street and the impact of the railroad and suggested that his funds be released back to CARA's general fund for use on other projects.

Mr. Delapoer prepared a letter outlining this conversation, you will find it attached. After the meeting I, prepared a resolution to this extent which is also attached for you.

I wanted to let you know that Chris, the City Attorney, and I let Mr. Lepman know that when he is ready to develop the Willamette Seed site that he is free to come to CARA and that we would be happy to work with him.

With all of this said, staff recommends that you recommend to the Agency that Mr. Lepman's commitment of developer partnership funds in the amount of a \$758,886 be revoked.

KCP:ldh
Attachments

G:\CARA\CARA Advisory Board\2008\Staff Reports\05-21-08\0521 Lepman Revocation of funds (Autosaved).docx



May 1, 2008

CITY ATTORNEY'S OFFICE

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Kristen Sager-Kottre
Deputy City Attorney

Matthew L. Jarvis
Deputy City Attorney
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Mr. Edward F Schultz
Weatherford, Thompson,
Cowgill, Black & Schultz, P.C.
130 First Avenue, SW
P.O. Box 667
Albany, OR 97321

RE: Central Albany Revitalization Agency - Lepman

Dear Mr. Schultz:

I am writing this letter to confirm the information we shared at our meeting on Monday, April 28, in your office. That meeting was attended by Mr. Lepman and yourself along with Kate Porsche, Chris Norman, and myself on behalf of the Agency.

The purpose of our meeting was to see if we could come to an agreement concerning the legal status of the funding offer extended to Mr. Lepman in 2004. This was the subject of my prior letter to you dated February 20, 2008, wherein I set forth my position that Mr. Lepman's inability to submit building plans for the full development by July 1, 2006, had rendered that commitment void. When we got together, Mr. Lepman acknowledged that he had not met this time commitment and that, as a consequence, the 2004 allocation was no longer in effect.

We next moved onto a discussion the 2007 authorization that Mr. Lepman had received from the Agency. Under the terms of that authorization, staff was to prepare a contract for Mr. Lepman's review and signature. The draft contract which was provided by Ms. Porsche approximately seven months ago contained a requirement that Mr. Lepman commit that he would complete the project by January 24, 2008, and contained specific allocations segregating the grant funds between possible crossing signal construction and other infrastructure projects. At our meeting, Mr. Lepman confirmed that he was not able to proceed on the anticipated time line and that the allocation of grant funds as authorized by the Agency was not acceptable.

You and I agreed that our clients had not reached a "meeting of the minds" and, on Mr. Lepman's behalf, you have proposed a counteroffer which has not received Agency approval.

Page Two
May 1, 2008

At the end of our meeting, Mr. Lepman agreed to release his claim on Agency funds. I very much appreciated his forthcoming and candor in that regard. I understand his frustration that the cost of constructing the necessary infrastructure for a Water Avenue development is not yet completely known and that uncertainty over rail crossing costs further frustrates his development intentions along Water Avenue.

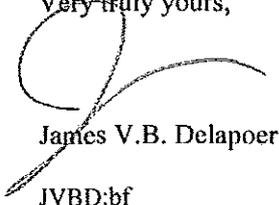
In any event, we have agreed that the Agency allocation to Mr. Lepman will be rescinded and we recognize his recommendation that future agency allocations be made South of Water Avenue until such time as the infrastructure questions that affect that area have been resolved.

At our meeting you also expressed a desire to have copy of the CARA Decision Grid which the Agency uses to help it evaluate the desirability of funding one particular application over another. A copy of that grid is enclosed.

All attached is copy of the resolution Ms. Porsche has enclosed for Agency action at its upcoming meeting on May 21, 2008, by which Mr. Lepman's authorization will be formally revoked. I welcome you to share with me any concerns or suggestions that you may have.

Again, please extend to Mr. Lepman my thanks for his candor and realism. We hope that he will reapply for Agency funding in future years for this project or others when he feels that the time is right.

Very truly yours,



James V.B. Delapoer

JVBD:bf

Enclosure: grid

cc: Kate Porsche

N:\The Firm\City of Albany\36-C.A.R.A\36-01 General CARA\Lepman\ed schultz ltr re lepman, 05-01-08.wpd

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

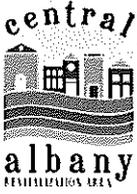
BE IT FURTHER RESOLVED that the Albany Revitalization Agency hereby repeals ARA Resolution No. 2007-5.

DATED AND EFFECTIVE THIS 21ST DAY OF MAY 2008.

ARA Chair

ATTEST:

City Clerk



TO: CARA Advisory Board
FROM: Kate Porsche, Urban Renewal Coordinator
DATE: May 14, 2008, for May 21, 2008, CARA Advisory Board Meeting
SUBJECT: Swoboda/Oregon Furniture Mart

Mr. Swoboda will be coming before you at the meeting to update you on the status of his project. He and I have had discussions as to the status, and it seems that he is making good progress; however, he is well past the January 19, 2008, deadline as outlined in his most recent contract. I thought it would be most appropriate for him to come before you in order to discuss the status of the project and answer any specific questions or concerns you all may have.

Here is a brief timeline to give you some background:

12/28/2004 – Mr. Swoboda enters into contract with CARA to receive a \$42,500 grant and \$82,500 loan to complete work on the building by June 28, 2005.

6/10/2005 – Mr. Swoboda requested in writing that his deadline be extended six months.

6/14/2005 – Mr. Swoboda is granted the extension to June 28, 2005 by staff.

9/29/2006 – Mr. Swoboda is sent a letter from staff outlining concern about the completion of the project.

10/18/2006 – Mr. Swoboda comes before CARA, explains reasons for delay, and requests an additional \$17,500 in grant and \$42,500 loan.

1/19/2007 – New contract signed by Mr. Swoboda outlining completion date of 1/19/2008.

Since it is now May, it would be appropriate for the Board to hear from Mr. Swoboda and then determine if they would like to grant Mr. Swoboda an extension or to look to the punitive actions as outlined in the contract. I have pasted below the paragraph that outlines the deadline:

1. Consequences of Failing to Complete Project or Other Breach of this Contract. In the event that the Grantee fails to complete the project described in the Grant Application (*Exhibits A & B*), on or before January 19, 2008, or commits any other material breach of this contract, all sums granted by the City shall then be immediately repaid to City by Grantee. In addition, if City has issued a companion loan to Grantee in connection with the Grant Application (*Exhibits A & B*), said loan shall be immediately due and payable, with interest, upon Grantee's breach of any of its obligations hereunder including, but not limited to, failure to complete the project by the date set forth above.

KCP:ldh

G:\CARA\CARA Advisory Board\2008\Staff Reports\05-21-08\0521 Swoboda Status.docx



TO: CARA Advisory Board
 FROM: Kate Porsche, Urban Renewal Coordinator
 DATE: May 15, 2008, for May 21, 2008, CARA Advisory Board Meeting
 SUBJECT: CARA Funding of Blighted Single-Family Residential

After last month's meeting, you directed me to hone in on a possible program that could be set up for CARA to facilitate funding of blighted single-family residential properties. Here is an outline of two options for your consideration. My thought is you can consider creating both, one or the other, or neither (How's that for some options!):

➤ CARA - Residential Fund

- Create a pot of funds up to \$150,000 per budget year
- Funds to be available in the form of low-interest forgivable loans up to \$75,000 (i.e., up to two \$75,000 projects per year could be funded)
 - Interest to equal what City is paying for funds (currently 6.9 percent)
 - Work must be completed to CARA's satisfaction within CARA's timelines
 - Loan intended for single-family, owner-occupied residences; becomes forgivable after five years of owner-occupant in residence
 - Owners to provide proof of occupancy on an annual basis
 - If owner sells prior to the five-year mark, loan is prorated 20 percent per completed year as follows:

Post-completion date year of occupancy	% to be Paid Back to CARA
0-1 year occupancy	100%
1-2 years occupancy	80%
2-3 years occupancy	60%
3-4 years occupancy	40%
4-5 years occupancy	20%
After 5 years occupancy	loan is forgiven

- CARA to obtain a lien on the property, preferably in first position, but not ever below second position.
- Grants limited to homes within the Hackleman Historic District (see attached map)
- Criteria includes the following:
 - Home must be significantly blighted
 - Funds are not for routine maintenance
 - Added value for homes that are contributing resources
 - Added value for converting houses currently being used for multifamily back to single-family
 - Home must go through LAC process and approval for all exterior alterations and meet CARA's applicable design guidelines
- Funds to be available on an as-needed basis rather than an annual competitive basis
- Fund will be administered by CARA staff with standard CARA processes and contracts including credit and title reports, standard contracts, promissory note, and deed of trust

➤ CARA Funding of LAC Grants

- Create a pot of funds equal to \$10,000 per budget year to fund the LAC Historic Preservation Grants (see attached sheet)
- Program will be administered by City Planner Anne Catlin
- Decisions will be considered and made by LAC
 - Does CARA need to or want to ratify this decision like a subcommittee, or let LAC handle completely?

KCP:ldh

Central Albany Revitalization Area (CARA)

LEGEND

 CARA Boundary

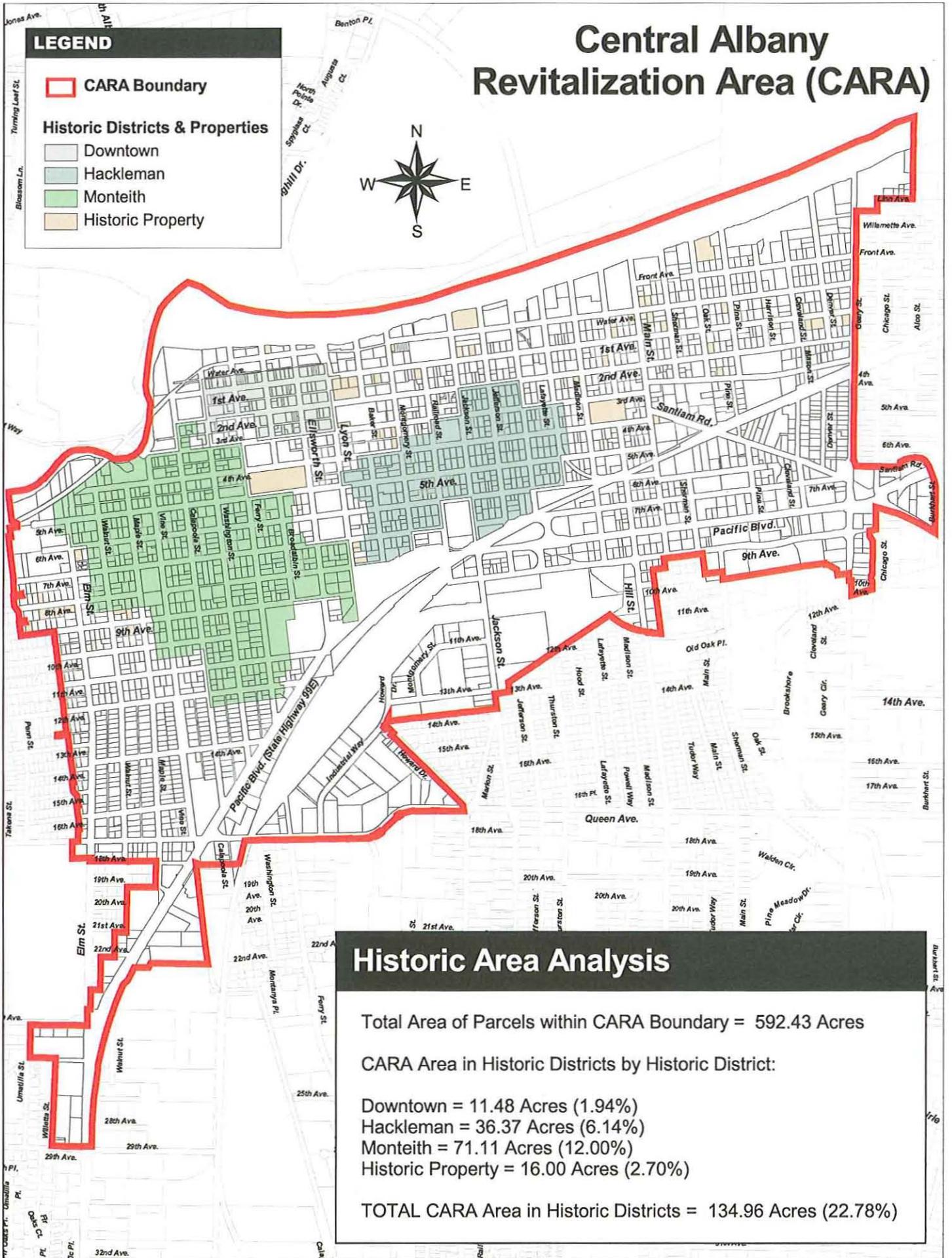
Historic Districts & Properties

 Downtown

 Hackleman

 Monteith

 Historic Property



Historic Area Analysis

Total Area of Parcels within CARA Boundary = 592.43 Acres

CARA Area in Historic Districts by Historic District:

Downtown = 11.48 Acres (1.94%)

Hackleman = 36.37 Acres (6.14%)

Monteith = 71.11 Acres (12.00%)

Historic Property = 16.00 Acres (2.70%)

TOTAL CARA Area in Historic Districts = 134.96 Acres (22.78%)

CITY OF ALBANY
\$\$ RESIDENTIAL REHABILITATION MATCHING GRANTS \$\$

The City of Albany is pleased to be able to continue the residential rehabilitation grant program again this year, which started in 2005. We have \$10,000 in funds to award in matching grants up to \$3,000, depending on the scope of the project. Grant projects have averaged a total investment of approximately \$3 for every \$1 awarded in grant funds.

The grant is available to residential property owners for restoration, rehabilitation, and/or repair of historic contributing properties located within the National Register historic districts or listed on the Local Historic Inventory. The grant requires at least a 50% match and must be completed and paperwork submitted by Monday, August 25, 2008.

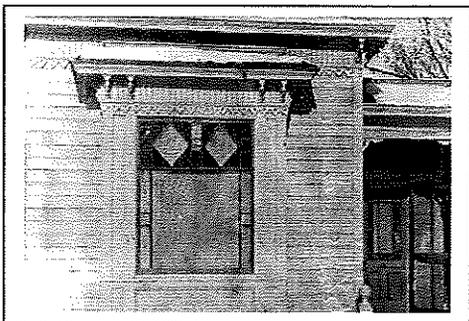
Grant applications are available online at <http://www.cityofalbany.net/comdev/historic/grants.php> and in the Community Development Department on the second floor of City Hall. Applications are **due Monday, April 1st, 2008 by 5:00 p.m.** Grant recipients will be notified in early April of their grant award.

Eligibility Requirements. The following standards must be met to be eligible for the matching grant:

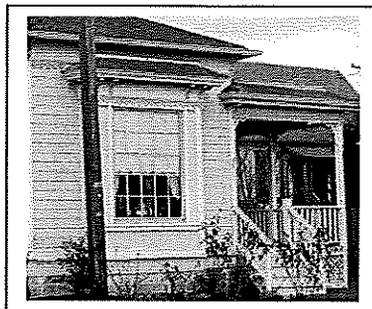
1. The building must be constructed before 1946 and in on Albany's Local Historic Inventory.
2. The building must be in residential or non-profit use only and may not be eligible for CARA funding.
3. Projects must be on the exterior, but excludes new construction/additions. Examples of eligible projects follow.
4. Projects must meet the Secretary of Interior's "Standards for Rehabilitation."

Eligible Projects and Funding Priority.

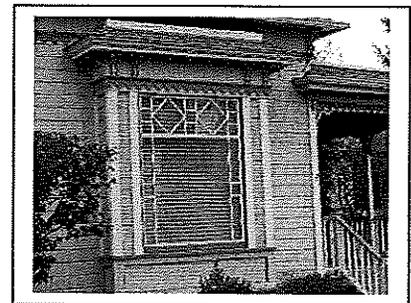
- Projects that restore integrity to the architectural style by removing incompatible features, alterations or additions and/or restoring missing or altered historic features on the front façade will be given **first priority**. Example projects include, but are not limited to: replacing documented missing features such as brackets; replacing in appropriate windows (aluminum, vinyl, non-wood) and front doors with wood windows and doors compatible to the house style; removing siding not original to the house and restoring the original siding.



Original



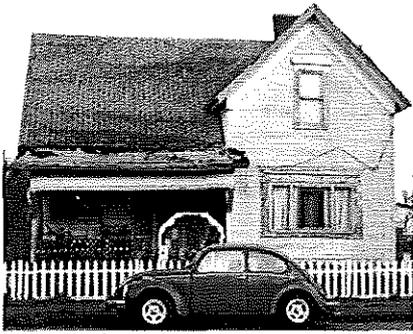
Altered



Reconstructed

The missing brackets in the bay window were recreated based on a historical photograph.





Before

639 3rd Ave SE



After

- Projects that restore and/or replace deteriorated historic features on the front façade will be given **second priority**. Examples of deteriorated or damaged features include, but are not limited to: decorative features, front doors, windows, porch parts, columns, stairs, balusters/handrails, newel posts, flooring and porch roofs.
- Projects that restore missing or deteriorated features on the side facades visible from the street will be given **third priority**.
- Priority will also be given to a project that has a particularly positive influence on other threatened or poorly maintained historic properties in the neighborhood.

Grant Conditions and Criteria

1. Grants must have a minimum match of 50% and may not exceed \$2,000. For example, if the entire cost of your project is \$1,500, then you may apply for up to \$750. Sweat equity may count towards your match only and will be credited at the current minimum wage (unless you are a licensed contractor). The cost of tools may not count towards the project budget.
2. Projects must meet the Secretary of Interior's Standards for Rehabilitation. Copies of the Standards are available in the Albany Planning Division and on the City's website: <http://www.cityofalbany.net/comdev/historic/grants.php>.
3. Projects that need historic review must be approved by the Landmarks Advisory Commission (LAC).
4. The repair and/or restoration of missing or altered historic features requires accurate replication of composition, design, texture, and other visual qualities substantiated by original plans, photographs, or other physical evidence.
5. **Before and after digital photographs must be submitted documenting the project. Photographs may be emailed to anne.catlin@cityofalbany.net or put onto a CD.**
6. If necessary, an inspection of your property by the City and or an LAC member will be made to understand the proposed work and determine eligibility.
7. A covenant and preservation agreement must be executed to ensure that after the grant-assisted work is completed, the owner(s) will maintain the premises for a minimum of 5 years so as to preserve the historical significance and integrity of the features, materials, appearance, workmanship, and environment that made the property eligible for listing in the National Register of Historic Places.
8. All necessary building permits must be obtained.
9. Any contractor performing work on the project must be licensed and bonded for the type of work planned.
10. A project sign identifying grant support must be displayed in a prominent location at each project site while project work is in progress. (The sign will be provided by the City of Albany.)
11. **All receipts and documentation of expenditures must be submitted with photographs of the completed project by Monday, August 25, 2008 at 5:00. Submit information in person or mail to: Anne Catlin, Community Development Department, 333 Broadalbin Street SW, Albany OR 97321.**

RESIDENTIAL REHABILITATION GRANT CRITERIA

Eligibility Requirements. The following standards must be met to be eligible for the matching grant:

1. The building must be constructed before 1946 and in on Albany’s Local Historic Inventory.
2. The building must be in residential or non-profit use only and may not be eligible for CARA funding.
3. Projects must be on the exterior, but excludes new construction/additions. Examples of eligible projects follow.
4. Projects must meet the Secretary of Interior’s “Standards for Rehabilitation.”

Eligible Projects and Funding Priority.

MAX ELIGIBLE POINTS (proposal only)

10	Projects that restore integrity to the architectural style by removing incompatible features, alterations or additions and/or restoring missing or altered historic features on the front façade will be given first priority . Example projects include, but are not limited to: replacing documented missing features such as brackets; replacing in appropriate windows (aluminum, vinyl, non-wood) and front doors with wood windows and doors compatible to the house style; removing siding not original to the house and restoring the original siding.
8	Projects that restore and/or replace deteriorated historic features on the front façade will be given second priority . Examples of deteriorated or damaged features include, but are not limited to: decorative features, front doors, windows, porch parts, columns, stairs, balusters/handrails, newel posts, flooring and porch roofs.
6	Projects that restore missing or deteriorated features on the side facades visible from the street will be given third priority .
4	NOT IN LIST ORIGINALLY – Other Maintenance projects that don’t hit Priority 2 or 3 – that may not be readily visible and painting
2	Priority will also be given to a project that has a particularly positive influence on other threatened or poorly maintained historic properties in the neighborhood.

OTHER CONSIDERATIONS (NEW)

MAX POINTS (proposal only):

- 6 VISUAL IMPACT – improves integrity of house architecturally or visually
- 6 PROJECT NEED – improves structural/overall integrity of house – as in, will the house sustain damage if the project is not completed?



TO: CARA Advisory Board
 FROM: Kate Porsche, Urban Renewal Coordinator
 DATE: May 15, 2008, for May 21, 2008, CARA Advisory Board Meeting
 SUBJECT: Baldwin General Contracting Grant Request

The owner of Baldwin General Contracting, Yohn Baldwin is coming before you to ask assistance in the costs for the upgrades to his building located on Cleveland Street (see map).

Proposal

Mr. Baldwin is looking to remodel the building where his business resides. The proposed work includes new plumbing and electrical; constructing a new façade; new roof; ADA restroom; data, phone, and cable lines; ADA parking; fencing; and landscaping.

Total Request: \$20,000 Grant

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. ◆ Provide an enriching environment and livable neighborhoods.
B)	Financial Impacts	What is the financial risk and financial benefit to CARA?	Mr. Baldwin's business is established in the community. CARA has sufficient funding on hand and this is a fairly modest request.
C)	Private Risk	Is this a "first-in" project or an untried type of development?	This would be one of CARA's first projects in this specific geographic area.
D)	Gap	What is the "Gap" or need of the developer?	Applicants have identified that the scope of the project exceeds the amount of the loan they have been able to procure.

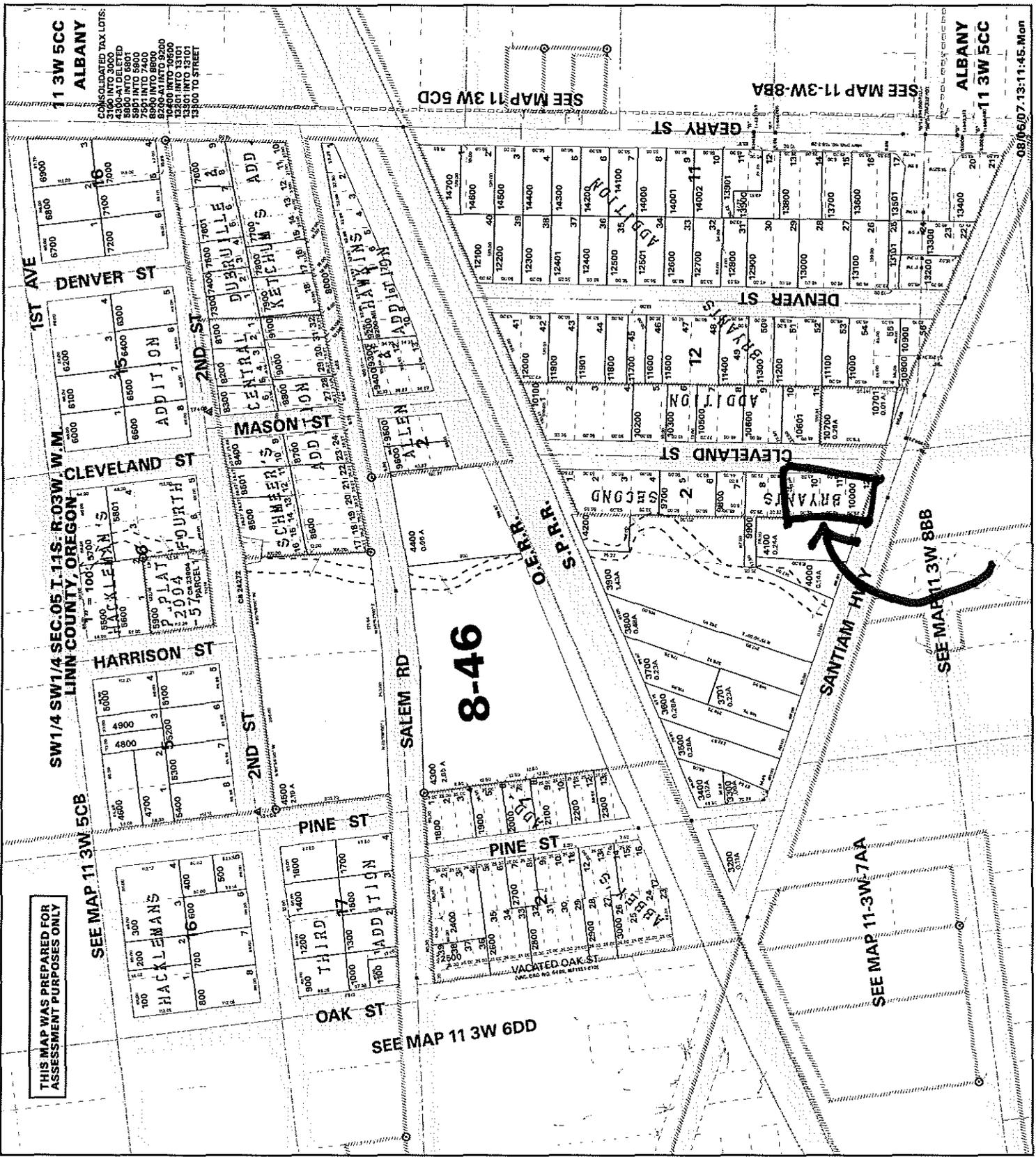
E)	Blight	Would it remedy a severely blighted building? How?	The building was blighted when Mr. Baldwin purchased it back in 2004. He has since made some improvements, but this would be a significant remodel and upgrade.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	No. This project is not a people-attractor, nor is it in either the downtown or waterfront focus areas.
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	Yes, the upgrades to the building will ensure it can be used longer.
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 location is zoned appropriately for Mr. Baldwin's use, however it does not significantly further the goals of CARA.
J)	Sustainability	How does it meet the Governor's Objectives for Sustainable Communities? (Environmental, Economic Development, Community/Social)	Though it would help a local contractor to revitalize his building it does not meet any of these specific goals.

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

Proposed CARA Investment	\$20,000
Total Project Value	\$250,000
ROI on TIF	Year 7
CARA % of investment	9%
Ratio Public : Private \$\$	\$1 : \$11.36

KCP:ldh

G:\CARA\CARA Advisory Board\2008\Staff Reports\05-21-08\05.21.08 Baldwin.doc



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

11 3W 5CC
ALBANY

CONSOLIDATED TAX LOTS:
3100 INTO 3000
4300-AT DELETED
5800 INTO 5901
7501 INTO 7400
8900 INTO 8800
9200-AT INTO 9200
12300 INTO 12100
13301 INTO 13101
13300 TO STREET

SEE MAP 11 3W 5CD

SEE MAP 11-3W-8BA

ALBANY
11 3W 5CC

08/06/07 13:11:45 Mon

SW 1/4 SW 1/4 SEC 05 T. 11S. R. 03W. W.M.
LINN COUNTY, OREGON

SEE MAP 11 3W 5CB

8-46

SEE MAP 11 3W 8BB

SEE MAP 11-3W-7AA

SEE MAP 11 3W 6DD

HACKLEMAN'S
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THIRD
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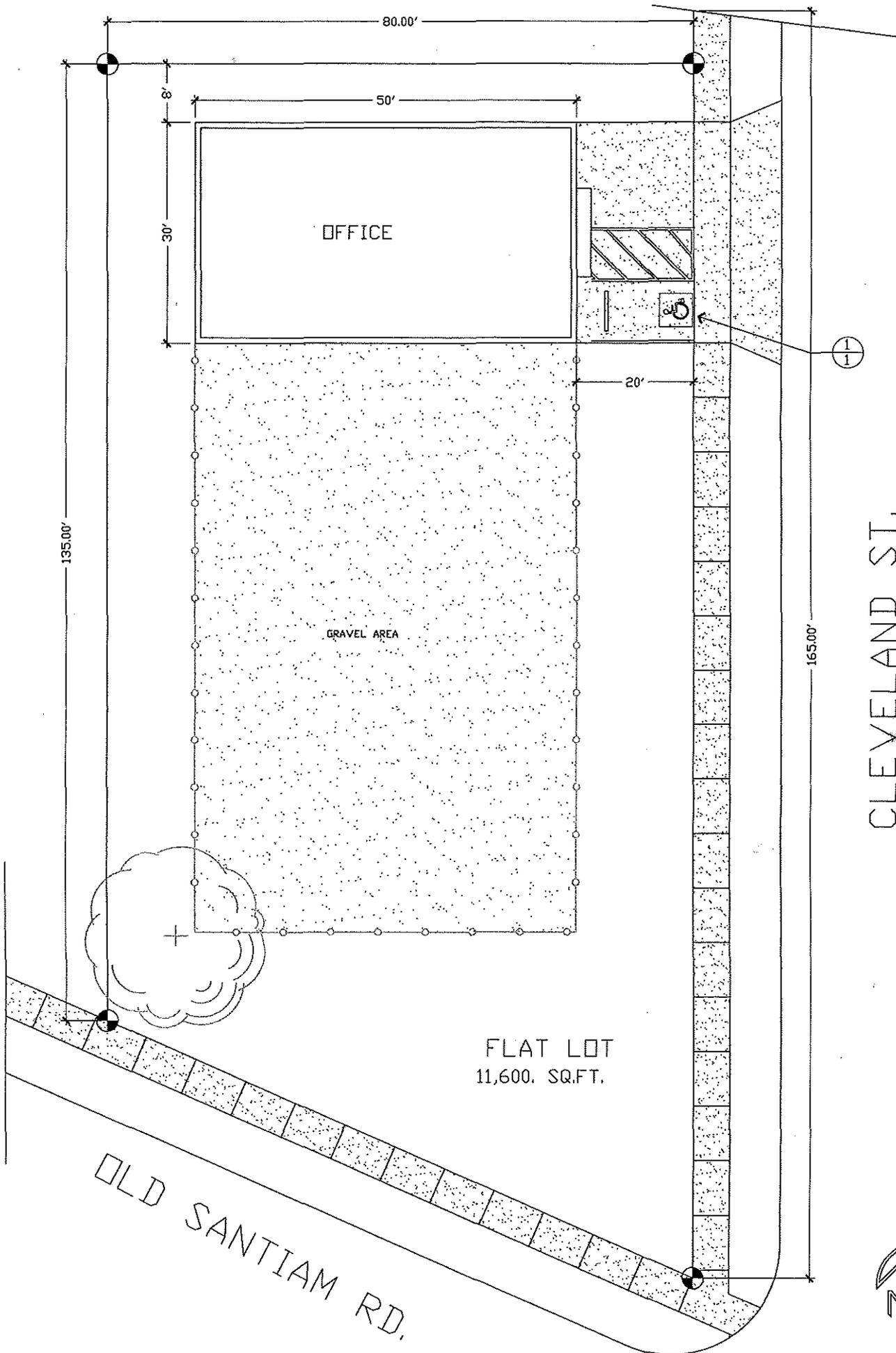
BALDWIN

GENERAL CONTRACTING, INC

PO BOX 686  ALBANY, OR 97321

PHONE: 541-926-2719

FAX: 541-926-1797 CCB#163467



135.00'

80.00'

8'

50'

30'

OFFICE

20'

GRAVEL AREA

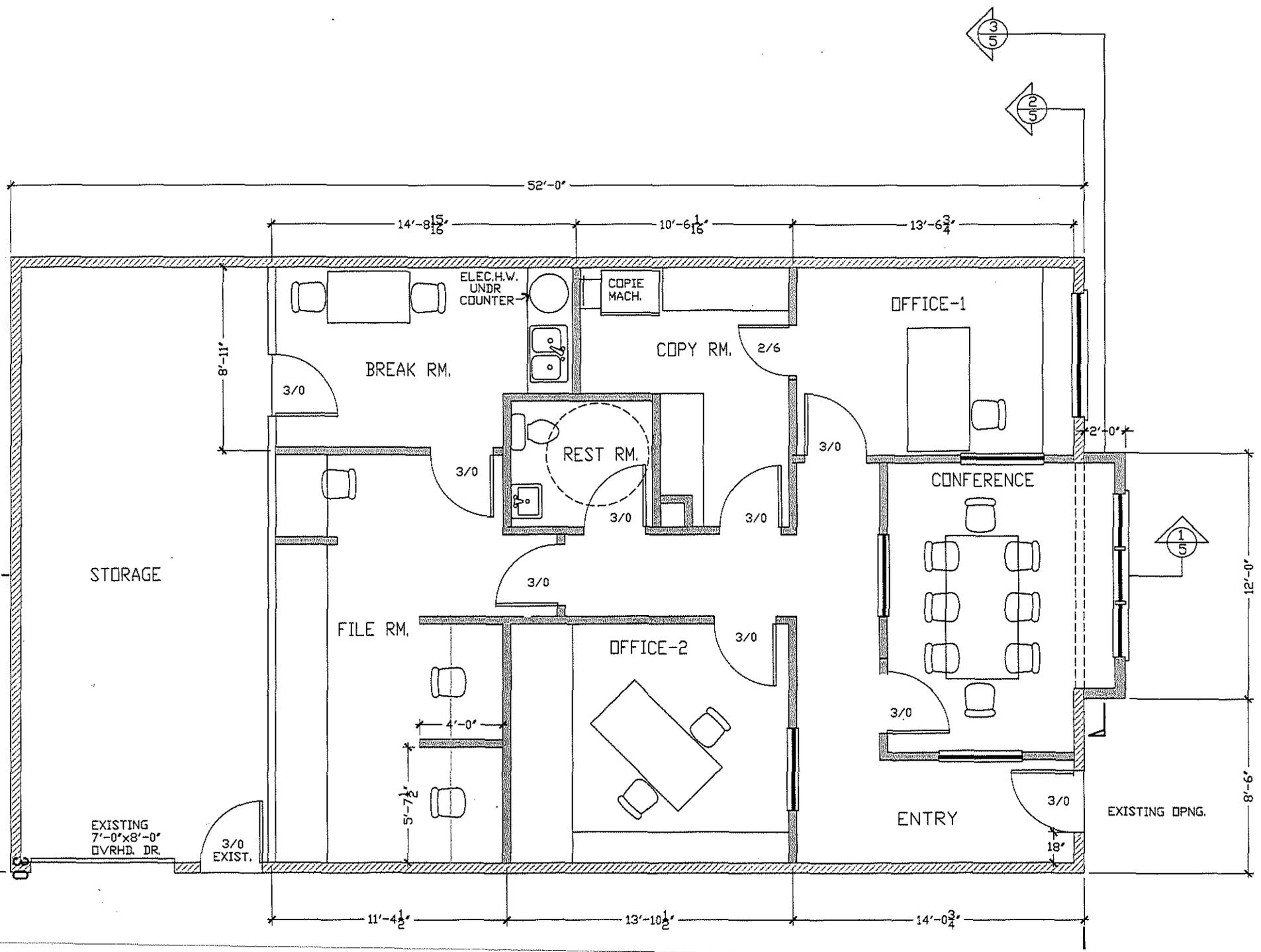
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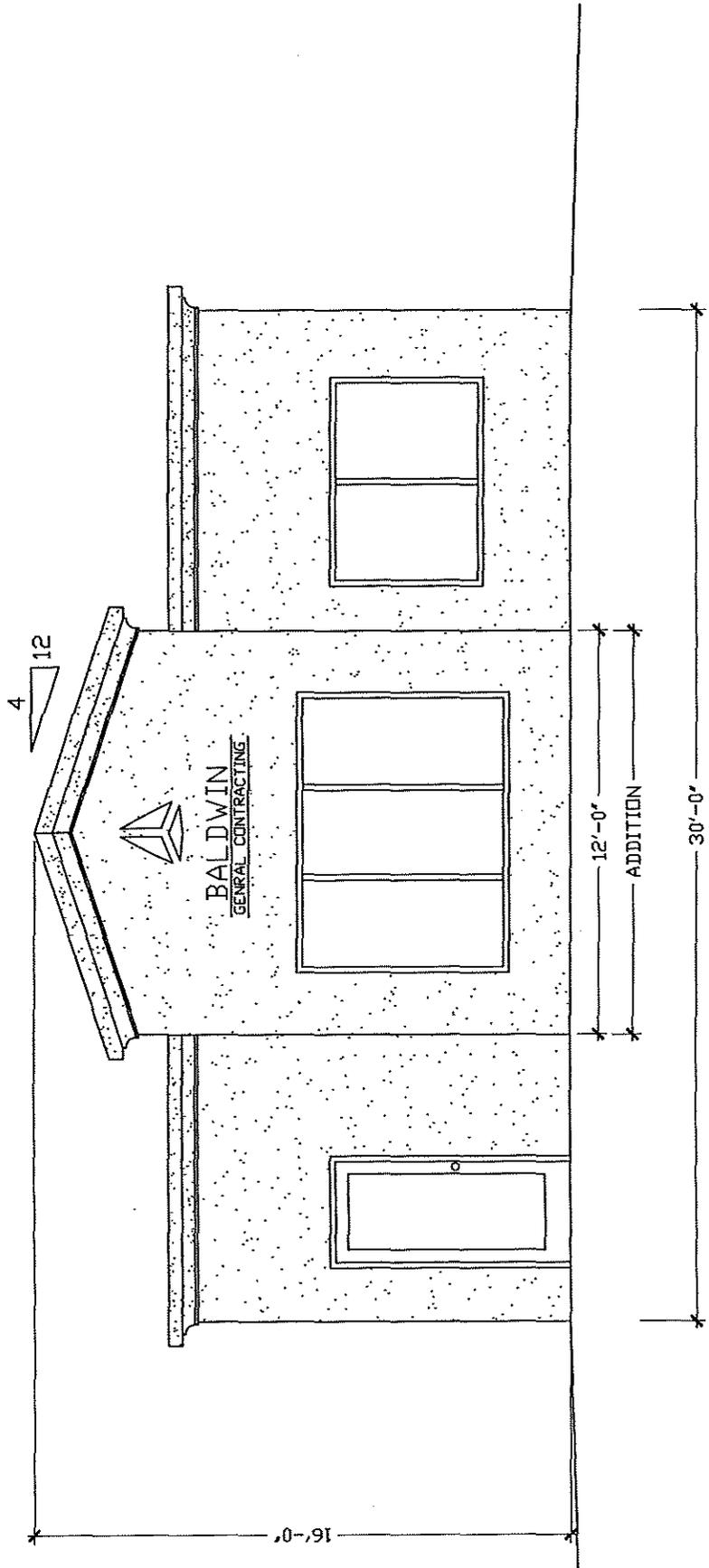
CLEVELAND ST.

OLD SANTIAM RD.

FLAT LOT
11,600. SQ.FT.







EAST ELEVATION
 SCALE 1/4"=1'

G r a n t
APPLICATION

1. APPLICANT

Name: Yohn Baldwin

Address: 1807 SE Marion

Albany, OR

Zip Code: 97322

Contact Name: Yohn Baldwin

Phone Number: 541-974-1668

Fax Number: 541-926-1797

Email Address: baldwingeneral@gmail.com

Legal Form: Sole Proprietorship

Partnership

Corporation: Profit xXx

Non-Profit

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

Social Security Number/Tax Identification Number: 20-2298116

Birthdate: XXXXXXXXXX

2. BUILDING/BUSINESS INFORMATION

Name: BALDWIN GENERAL CONTRACTING INC.

Address: P.O. BOX 686 ALBANY, OREGON

Zip Code: 97321

Legal Description: COUNTY MAP 11S - 3W - 5CC

Property Tax Account Number: 10000

3. OWNER OF PROPERTY (if not applicant)

Name in which title is held: YOHN BALDWIN

Contact Name: YOHN BALDWIN

Address: 1807 SE MARION ALBANY, OREGON

Zip Code: 97322

Phone Number: HOME : 541-926-7652 BUSINESS: 541-926-2719 CELL: 541-974-1668

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

Total remodel to existing building including replacing plumbing and installing new electrical service and wiring constructing new façade with store front system and stucco veneer , new membrane roof, new packaged gas H.V.A.C. total insulation of building envelope, interior improvements include class A office space with solid core, full light, Birch doors, CVG fir trim, Shaw commercial glue down carpet , ADA restroom, DATA , phone & cable in every office, Suspended ceilings and complete furniture system. Site improvements include new asphalt ADA parking, new site fencing, professional landscaping with sprinkler systems, rain drain system.

6. ESTIMATED COST OF PROJECT: \$ 114,340.00

ESTIMATED VALUE OF PROJECTS UPON COMPLETION: \$ 250,000.00

Basis for valuation and value upon completion: Sub contractor and G.C. bids (see attached cost breakdown) Value upon completion based on commercial appraisal.

7. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? BALDWIN GENERAL CONTRACTING INC.

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

Address: P.O. BOX 686 ALBANY, OREGON 97322

Phone Number: 541-926-2719

Email Address: baldwingeneral@gmail.com

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

Yes X No

ESTIMATED ADDITIONAL COSTS: \$ 6,631.00 (COMPUTER SYSTEM)

TOTAL ESTIMATED COST OF ALL WORK: \$ 120,971.00

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

When I took possession of 422 Cleveland St. in June 2004, the cinderblock building and the property on which it sat had suffered from neglect for some years. The structure itself was full of refuse; outside was evidence of homeless encampments in the overgrown bushes and the lot was strewn with various remnants of failed endeavors. I cleaned up the site inside and out, painted and moved in. I have been running Baldwin General Contracting inc. from this location since. The improvements currently under construction to be completed by June 15th will bring value to CARA as follows:

- Project represents a substantial private investment into an under developed area.
- Retains and enhances the value of existing building and property.
- Project remedies a severely blighted area by completely remodeling the building and professionally landscaping the lot while providing permanent occupancy and ongoing maintenance.
- Revitalizes the neighborhood and serves as an attractive complement to surrounding residential and commercial uses.
- Project is being developed utilizing professional means and methods in both Architectural and construction components thus ensuring it will be well used over time.

10. AMOUNT OF MATCHING FUNDS \$ 80,000.00

SOURCE OF MATCHING FUNDS (CARA may withhold approval of this application until information Satisfactory to CARA is provided.) Commercial Loan

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

Scope of project exceeds amount of loan.

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: \$4500.00 Grant Amount Requested (50%of total amount): \$ 2,250.00

Building Redevelopment Funding

Grant Amount Requested: \$20,000.00 Loan Amount Requested: _____

Other Amount Requested: _____

Please Describe: For exterior improvement such as landscaping and maintaining the grass strip at the City sidewalk, replacing deteriorated sidewalk sections, ADA parking improvements and building Improvements.

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.

Applicant's Signature

5-12-08
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: 5/13/08

By: KEP

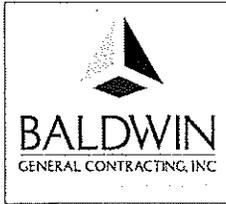
Application Complete: Yes No

If no, comments: attchment

Date application returned to applicant for completion: _____

Date application returned to City: _____

By: _____



BALDWIN GENERAL CONTRACTING, INC.
 P.O. BOX 686 ALBANY, OR 97322
 BUS: 541-926-2719
 FAX: 541-926-1797

DATE
 JOB #
 PAGE ONE OF

4/1/2008
 2127
 TWO

COST BREAKDOWN & INSPECTION SHEET

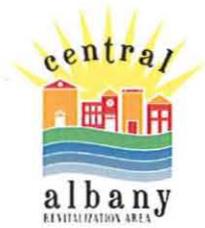
CLIENT:
 Baldwin General
 422 Cleveland St S.E.
 Albany, OR 97321

PROJECT:
 Shop TI

ARCHITECT:
 R.M. Pyburn

	DESCRIPTION OF WORK	SUBCONTRACTOR	ESTIMATED VALUE	BALANCE TO FINISH
01	GENERAL CONDITIONS			
	110 Refuge Disposal		\$800.00	
	111 Clean up / ongoing		\$1,000.00	
	112 Clean up / Final		\$400.00	
	118 Project management		\$5,000.00	
	119 General labor		\$5,000.00	
	120 Permits & inspections		\$1,000.00	
	122 Tool Rental		\$400.00	
	Total GENERAL CONDITIONS.....			\$13,600.00
02	SITE WORK			
	101 Layout & staking		\$150.00	
	102 Demolition / Site		\$800.00	
	103 Demolition / Building		\$1,000.00	
	104 Excavation / Backfill		\$500.00	
	105 Utilities / Rain drains		\$728.00	
	106 Paving		\$2,000.00	
	108 Fence		\$2,700.00	
	109 Parking lot rock		\$1,000.00	
	Total SITE WORK.....			\$8,878.00
03	CONCRETE			
	103 Mono pour slab / Form			
	104 Mono pour slab / Place		\$1,500.00	
	105 Mono pour slab / Sealer		\$200.00	
	106 Rebar / Material		\$450.00	
	107 Rebar / Place		\$900.00	
	108 Material / Direct cost		\$1,800.00	
	109 Related cost / controll joints and seating		\$680.00	
	110 Pumping		\$750.00	
	114 Cutting		\$300.00	
	115 Break out / Haul off		\$2,000.00	
	Total CONCRETE.....			\$8,580.00
05	STEEL			
	103 Structural Steel		\$265.00	
	106 Fasteners		\$300.00	
	107 Misc Iron / header for door relocation		\$160.00	
	Total STEEL.....			\$725.00
06	CARPENTRY			
	101 Rough carpentry material		\$2,600.00	
	104 Rough carpentry labor / Walls		\$6,000.00	
	108 Finnish carpentry material		\$1,800.00	
	109 Finnish carpentry		\$3,100.00	
	110 Casework		\$10,000.00	
	111 FRP installation		\$300.00	
	Total CARPENTRY.....			\$23,800.00
07	THERMAL & MOISTURE PROTECTION			
	102 Insulation		\$1,000.00	
	104 Roofing		\$4,745.00	
	107 Metal flashings, moisture barriers & siding		\$400.00	
	Total THERMAL & MOISTURE.....			\$6,145.00

08	DOORS & WINDOWS		
	101 Supply frames, doors, hardware	\$3,200.00	
	102 Install doors, frames, hardware	\$600.00	
	103 Overhead Doors	\$600.00	
	104 Store front systems	\$500.00	
	105 Supply Windows	\$300.00	
	Total DOORS & WINDOWS.....		\$5,200.00
09	FINISHES		
	101 Veneer Plaster / Stucco	\$5,800.00	
	102 Acoustic panel (Drop ceilings)	\$1,800.00	
	103 Flooring / Carpet	\$3,700.00	
	106 Flooring / V.C.T., Vinyl	\$981.00	
	107 Paint, stain & sealing	\$1,000.00	
	108 Drywall tape& texture	\$3,000.00	
	Total FINISHES.....		\$16,281.00
12	FURNISHINGS		
	101 Blinds & Shades	\$600.00	
	102 Office Furniture	\$12,000.00	
	Total FURISHINGS.....		\$12,600.00
15	MECHANICAL		
	101 Plumbing	\$3,600.00	
	102 Plumbing / H.V.A.C.	\$631.00	
	103 HVAC	\$8,500.00	
	Total MECHANICAL.....		\$12,731.00
13	ELECTRICAL		
	101 New service, rough in, finish	\$5,000.00	
	104 Telephone Systems	\$800.00	
	Total ELECTRICAL.....		\$5,800.00
	TOTAL OF ESTIMATED COSTS		\$114,340.00



TO: CARA Advisory Board
 FROM: Kate Porsche, Urban Renewal Coordinator
 DATE: May 15, 2008, for May 21, 2008, CARA Advisory Board Meeting
 SUBJECT: Calapooia Brewing Grant Request

The owners of Calapooia Brewing are coming before you to ask assistance in the costs for the upgrades to their building and purchase of Siletz Brewing (their assets, names, and recipes). As you may know, Calapooia is located on the corner of Hill Street and Water Avenue, directly across from the RCM Homes' site.

Proposal

Calapooia has a unique opportunity to purchase another local brewery, their assets (read brewing equipment), names, and recipes. The purchase of the Siletz Brewery will enable Calapooia to triple their production, begin bottling their beer, and distributing beer outside the Albany/Corvallis area. In addition to the \$175,000 purchase price on the brewery, they are also looking to complete \$25,000 in improvements and upgrades to their building.

Total Request: \$55,000 Grant

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. ◆ Provide an enriching environment and livable neighborhoods.
B)	Financial Impacts	What is the financial risk and financial benefit to CARA?	Calapooia is an established business in our community with a proven track record, which lessens CARA's financial risks. CARA has sufficient funds on hand to fund the project.
C)	Private Risk	Is this a "first-in" project or an untried type of development?	Calapooia Brewing was a definite "first in" project for our waterfront area. Their expansion and success (and presence) are key to making the waterfront area more livable.
D)	Gap	What is the "Gap" or need of the developer?	Applicants have identified that they have a financial gap in purchasing the brewing operation. Additionally, the purchase of the brewery and their equipment necessitates upgrades to the building that they had not anticipated.

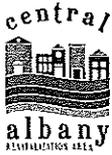
E)	Blight	Would it remedy a severely blighted building? How?	This will complete some upgrades to an existing building.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	Yes. This project already is a people-attractor. Their continued presence on the waterfront will serve to bring people to our community and our waterfront.
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	Yes, the upgrades to the building will ensure it can be used longer.
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 matches the vision for the waterfront area with a vital business and restaurant that is open days, evenings and weekends. Their location is near a pedestrian friendly area and encourages people to walk to their destination.
J)	Sustainability	How does it meet the Governor's Objectives for Sustainable Communities? (Environmental, Economic Development, Community/Social)	This project has specific economic development opportunities. The expansion of the brewery business could lead to doubling of their employee base in the next five years.

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

Proposed CARA Investment	\$55,000
Total Project Value	\$200,000
ROI on TIF	Year 16
CARA % of investment	28%
Ratio Public : Private \$\$	\$1 : \$3.63

KCP:ldh

G:\CARA\CARA Advisory Board\2008\Staff Reports\05-21-08\05.21.08 Calapooia Brewing.doc



Grant APPLICATION

1. APPLICANT

Name: CALAPOOIA BREWING CO.

Address: 140 HILL ST NE

ALBANY OR 97321 Zip Code:

Contact Name: LAURA BRVNGERSON Phone Number: 541-740-6339

Fax Number: 541-757-8286 Email Address: laura@calapooiabrewing.com

Legal Form: Sole Proprietorship [] Partnership []

Corporation: Profit [x] Non-Profit []

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

Social Security Number/Tax Identification Number: 52-2392119

Birthdate: [redacted]

2. BUILDING/BUSINESS INFORMATION

Name: CALAPOOIA BREWING CO.

Address: 140 HILL ST NE Zip Code: 97321

Legal Description:

Property Tax Account Number: 0083651

3. OWNER OF PROPERTY (if not applicant)

Name in which title is held: NANCY COLEMAN + ^TGERALD MARTIN (SOLD TO US, THEY ARE CARRYING CONTRACT) / MARK MARTIN + LAURA BRVNGERSON

Contact Name: LAURA BRVNGERSON

Address: 2870 NW BRYANT ST

CORVALLIS OR Zip Code: 97330

Phone Number: 541-740-6339

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

PURCHASE OF SILETZ BREWING (ASSETS, NAMES, RECIPES)
AND TRANSPORT + INSTALLATION OF EQUIPMENT TO ALBANY
FACILITY.

6. ESTIMATED COST OF PROJECT: \$ 200,000

ESTIMATED VALUE OF PROJECTS UPON COMPLETION: \$ 200,000

Basis for valuation and value upon completion: \$175,000 SALE PRICE, UPGRADES
& IMPROVEMENTS TO EQUIPMENT + BUILDING \$25,000

7. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? SCOTT CAUL - \$10K + ELECTRICAL UPGRADES, INSTALLATION -
(If applicant prepared their own estimate, objective verification may be required.) \$16K +
BASED ON DISCUSS.
W/ BLOCK 15,
TRANSPORTATION
COSTS, SAME
\$5K +

Address: _____

Phone Number: _____ Email Address: _____

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

Yes No

ESTIMATED ADDITIONAL COSTS: \$ _____

TOTAL ESTIMATED COST OF ALL WORK: \$ \$1 200,000

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

Calapooia Brewing Co. has already increased business by 300% since taking over in June 2006. We have increased our employees from 0 to 17 in that time. The only issue holding us back from increasing business and publicity for Calapooia and Albany is the amount of beer we can produce, which limits our distribution. By acquiring Siletz Brewing, we plan to accomplish the following:

- Nearly triple our beer production (move from 6Bbl to 15Bbl brew house)
- Begin bottling our beer
- Begin distributing beer outside of the Albany/Corvallis area.

In so doing, we will need to hire even more employees. By getting the Calapooia name further a-field in Oregon, we will not only be selling more beer out in those other markets, but we will also draw more people from those markets into Albany to visit our brewpub. We already have many "pub crawlers" from all over the US that come to Albany just because Albany has a brewpub. We will need more people in manufacturing, bottling, the pub, and the kitchen to keep up with increased demand.

By increasing our business, we will hopefully increase profits enough to begin the improvement and expansion of our pub into our existing warehouse, which will continue to bring customers to and aid in the improvement of the Waterfront area.

All of these things will result in a significant increase in the quantity and value of Calapooia's personal property.

Our goal is to do for Albany what Deschutes Brewing has done for Bend, Full Sail has done for Hood River, and Rogue has done for Newport.

10. AMOUNT OF MATCHING FUNDS

\$ 145,000

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

\$30,000 Approved Loan from Citizens Bank (Loren Roth) \$115K contract w/ Steve Louin, owner Siletz Brewing

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

WE need at least \$30K to complete the down payment on Siletz. If we don't get that \$30K, this deal probably won't happen. If we don't have the \$25K necessary to upgrade our warehouse in Albany, then we won't be able to move the equipment + business to Albany as quickly as we (and Albany!) would like.

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

Professional Services - Design Assistance (for projects such as street facade, 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: \$55,000 Loan Amount Requested: _____

Other Amount Requested: _____

Please Describe: \$30,000 for down payment on Siletz Assets, \$25,000 for building upgrades and installation.

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.

James Bynglar
Applicant's Signature

5/6/08
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: 5/6/08 By: KCP Application Complete: Yes No

If no, comments: attachments - 2

Date application returned to applicant for completion: _____

Date application returned to City: _____

By: _____

KEN STUEVE ELECTRIC

23571 PRIEST ROAD, PHILOMATH, OR 97370

HOME PHONE 541-929-3656

Oregon Contractors license 2-52C

Registered Builders Board 041566

May 14, 2008

Calapooia Brewery
Albany, Oregon

Estimate:

Brewery wiring	\$ 2,160.00
Labor	\$ 700.00

Option 1		
1,000 amp service	(parts)	\$14,160.00
	(permit)	\$ 600.00
	(labor)	\$ 2,000.00

**SALE AGREEMENT AND
RECEIPT FOR EARNEST MONEY**

DATE: May 14, 2008

SELLER: Renegade Brewing Co.
C/o Stephen Lovin, President
1115 S. Pine St.
Newport, OR 97365

BUYER: Zone 7, Inc.
C/O Laura Bryngelson, President
2870 NW Bryant St.
Corvallis, OR 97330

GUARANTOR: Laura Bryngelson

Recital

Seller desires to sell to Buyer and Buyer desires to purchase from Seller substantially all the assets of Seller located on it's business premises commonly known as Siletz Ales, 243 N. Gaither St., Siletz, Oregon 97380:

Agreement

Now, therefore, for valuable consideration, the parties agree as follows:

1. **Sale and Purchase.** Buyer agrees to purchase the Assets from Seller and Seller agrees to sell the Assets to Buyer for the sum of \$175,000 (the "Purchase Price").

2. **Earnest Money.** Seller hereby acknowledges receipt of the sum of \$ 5000.00 paid by Buyer as earnest money. The earnest money shall be applied to the Purchase Price on the Closing Date, as that term is defined below.

3. **Payment of Purchase Price.** The Purchase Price shall be paid as follows:
 - 3.1 At closing, the earnest money shall be credited to the Purchase Price.
 - 3.2 At closing, Buyer shall pay the additional sum of \$ 25,000.00, for a total down payment of \$30,000.
 - 3.3 On or before August 1, 2008, Buyer will pay a lump sum payment of \$30,000.00.
 - 3.4 The balance of the Purchase Price, in the initial amount of \$ 115,000, shall bear

interest at the rate of 8.75 percent per annum from the Closing Date and shall be paid to Seller pursuant to the terms of a Contract of Sale with Seller, as follows:

(1) Buyer shall pay Seller equal monthly installments of \$1420.77 each, including interest at the rate of 8.75 percent per annum, with the first of such installments to be paid on or before July 15, 2008, and each subsequent installment to be paid on or before the 15th day of each month thereafter until and including June 15, 2018.

(2) Buyer shall pay Seller the entire unpaid balance of the Purchase Price, plus any accrued interest thereon, on or before July 15, 2018.

(3) Buyer may prepay all or any portion of the unpaid balance of the Purchase Price at any time without penalty or premium. Any prepayments shall be applied first to interest and the balance, if any, shall be applied to principal. Any portion of a prepayment by Buyer to be applied to principal shall be applied to the most remote installments of principal coming due, and shall not excuse or reduce the monthly installments of principal and interest hereunder.

(4) The Contract of Sale shall provide, among other matters, that Buyer may not sell or transfer any interest in the Assets except in the ordinary course of business or permit any lien or encumbrance to attach to the Assets, and will not remove any of the Assets from their current location, without the prior written consent of Seller, which consent shall not be unreasonably withheld.

4. Closing. Closing shall take place on or before June 15, 2008 (the "Closing Date"), at the offices of Jeff Pridgeon, 515 W. Olive St. Newport, OR 97365. Each party shall pay one-half of any escrow fee.

5. Conditions. Buyer's obligation to purchase the Assets is contingent on satisfaction of each of the following conditions:

5.1. Buyer's approval of its physical inspection of the Assets. Buyer shall have until May 10, 2008 to complete its physical inspection of the Assets.

5.3 Buyer and its agents shall have full access to the Assets for the purpose of conducting Buyer's inspections. If Buyer is not satisfied, in its sole discretion, with the result of Buyer's inspections, Buyer may terminate this Agreement by written notice to Seller given at any time before the applicable date set forth above, in which event the earnest money shall be refunded to Buyer. If Buyer fails to give any such notices of termination within the applicable time period, the respective condition will be deemed satisfied or waived.

6. Possession. Buyer shall be entitled to possession immediately upon closing.

7. Property Included. Seller shall furnish a list of all the Assets to be Purchased, which list shall be appended to the Contract of Sale. The Assets will include the following: lease of the premises, names, recipes, telephone numbers, advertising contracts, and equipment. Inventory will be purchased, if at all, separately from this agreement. Excluded from the sale is

the name "Lovin Lager".

8. Seller's Representations. Seller represents and warrants to Buyer as follows:

(1) Seller knows of no material structural defects with respect to the Assets, which are in good working order.

(2) Seller has received no written notice of any liens to be assessed against the Assets.

(3) Seller has received no written notice from any governmental agency of any violation of any statute, law, ordinance, or deed restriction, rule, or regulation with respect to the Assets.

(4) The Assets have never been used for the storage or disposal of any hazardous material or waste. There are no environmentally hazardous materials or wastes contained on or in the Assets and the Assets have not been identified by any governmental agency as a site upon which environmentally hazardous materials or wastes have been or may have been located or deposited.

(5) Except as to the foregoing, Buyer represents that it has accepted and executed this Agreement on the basis of its own examination and personal knowledge of the Assets; that Seller and Seller's agents have made no representations, warranties, or other agreements concerning matters relating to the Assets; that Seller and Seller's agents have made no agreement or promise to alter, repair, or improve the Assets; and that Buyer takes the Assets in the condition, known or unknown, existing at the time of this Agreement, "AS IS."

9. Binding Effect/Assignment Restricted. This Agreement is binding on and will inure to the benefit of Seller, Buyer, and their respective heirs, legal representatives, successors, and assigns. Nevertheless, Buyer will not assign its rights under this Agreement without Seller's prior written consent which consent shall not be unreasonably withheld.

10. Confidentiality Agreement. In connection with the sale contemplated by this agreement, including production of documents, marketing information, product manufacturing, product development, or other arrangements of potential mutual benefit, the undersigned Buyer agrees not to use or disclose any confidential or proprietary information that may be disclosed by Seller as part of these discussions, or otherwise, except as may be expressly authorized in writing by Seller. The undersigned further agrees to take precautions to protect the confidentiality of such information and, on request by Seller, to return to it any documents that contain or reflect such information, except as may be integral to Buyer's use of the Assets once the sale has closed.

11. Non-Compete Covenants. Buyer will agree to not compete with Seller in the restaurant or pub business within 5 miles of the City of Siletz, Oregon for a period of 15 years. This prohibition includes sales of meals, liquor and video poker. However, Buyer may maintain a tasting room on the leased premises. Seller agrees to not compete with Buyer in the beer brewery business within 5 miles of the City of Siletz, Oregon for a period of 15 years.

12. **Remedies.** TIME IS OF THE ESSENCE REGARDING THIS AGREEMENT. If the conditions described above are satisfied or waived by Buyer and the transaction does not thereafter close, through no fault of Seller, before the close of business on the Closing Date, Buyer shall forfeit the earnest money deposit to Seller as liquidated damages. If Seller fails to deliver the Contract of Sale on the Closing Date or otherwise fails to consummate this transaction, the earnest money shall be refunded to Buyer.

13. **Attorney Fees.** In the event action is instituted to enforce any term of this Agreement, the prevailing party shall recover from the losing party reasonable attorney fees incurred in such action as set by the trial court and, in the event of appeal, as set by the appellate courts.

14. **Notices.** All notices and communications in connection with this Agreement shall be given in writing and shall be transmitted by certified or registered mail, return receipt requested, to the appropriate party at the address first set forth above. Any notice so transmitted shall be deemed effective on the date it is placed in the United States mail, postage prepaid. Either party may, by written notice, designate a different address for purposes of this Agreement.

15. **Entire Agreement.** This Agreement sets forth the entire understanding of the parties with respect to the purchase and sale of the Assets. This Agreement supersedes any and all prior negotiations, discussions, agreements, and understandings between the parties. This Agreement may not be modified or amended except by a written agreement executed by both parties.

16. **Applicable Law.** This Agreement shall be construed, applied, and enforced in accordance with the laws of the state of Oregon.

17. **Acceptance.** This Agreement shall be null and void unless accepted by Seller, by Seller's execution of it, on or before _____, 2008.

SELLER: RENEGADE BREWING Co.

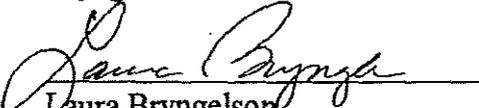
BUYER: ZONE 7, INC.

By: Stephen Lovin, its President
Dated: _____, 2008



By: Laura Bryngelson, its President
Dated: May 14, 2008

The obligations of Buyer contained in this agreement are personally guaranteed by Laura Bryngelson.



Laura Bryngelson



TO: CARA Advisory Board
 FROM: Kate Porsche, Urban Renewal Coordinator
 DATE: May 15, 2008, for May 21, 2008, CARA Advisory Board Meeting
 SUBJECT: Ken Marshall Grant Request

Ken Marshall, the owner of the Washington Street Studio Apartments, is coming back to you with a request for additional funding. As you may recall, Mr. Marshall was granted \$20,400 in January to complete work including landscaping, exterior painting, and electrical upgrades to the building located at 14th and Washington.

Proposal

Mr. Marshall has come back to you to continue the rehabilitation on the units. He is specifically asking for the following:

Replacement of plumbing drain	\$ 4,825
Supply lines	\$ 8,525
Removal of old steam pipes & asbestos abatement	\$ 3,900
New bike racks for units	<u>\$ 1,387</u>
Total Grant Request	\$18,637

On his application, the applicant requested \$6,361 for "work already done," which was basically cost overruns on the electrical and landscaping work. I explained to the applicant that CARA has a policy wherein we cannot pay for work already completed.

Total Request: \$18,637 Grant

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. ◆ Provide an enriching environment and livable neighborhoods.
B)	Financial Impacts	What is the financial risk and financial benefit to CARA?	Mr. Marshall has completed the work on the project to this point as promised. This request is fairly modest, though should be considered in conjunction with the previous grant of \$20,400.
C)	Private Risk	Is this a "first-in" project or an untried type of development?	This project continues to be would be one of CARA's first projects in this specific geographic area.
D)	Gap	What is the "Gap" or need of the developer?	Applicant identified that during the process of this project he has expended significant resources. The CARA funding would help lessen this burden

E)	Blight	Would it remedy a severely blighted building? How?	The building was blighted when Mr. Marshall purchased it. He has made some significant improvements with the initial round of CARA funding. These funds would be for more work to that end, but it should be noted that the work will not be nearly as visible or impactful to the public.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	No. This project is not a people-attractor, nor is it in either the downtown or waterfront focus areas.
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	Yes, the upgrades to the building will ensure it can be used longer.
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 location is zoned appropriately for the current use.
J)	Sustainability	How does it meet the Governor's Objectives for Sustainable Communities? (Environmental, Economic Development, Community/Social)	This project meets the goals in terms of the community and social impacts by creating and improving low-income housing.

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

Proposed CARA Investment	\$18,637
Total Project Value	\$40,000
ROI on TIF	Year 25
CARA % of investment	47%
Ratio Public : Private \$\$	\$1 : \$2.15

KCP:ldh

G:\CARA\CARA Advisory Board\2008\Staff Reports\05-21-08\05.21.08 Marshall.doc



Developer Partnership

APPLICATION

RECEIVED

MAY 06 2008

CITY OF ALBANY
ECONOMIC DEVELOPMENT

1. APPLICANT

Name: Kenneth G. Marshall/ Washington Street Studio Apartments, LLC

Address: 1410 Washington St. SW, Albany, OR 97321

Contact Name: Ken Marshall

Fax Number: (541) 753-1126 Email Address: dynamodad@sonic.net

Legal Form: Sole Proprietorship Partnership

Limited Liability Corp. Non-Profit

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

Social Security Number/Tax Identification Number: 441140-98

2. BUILDING/BUSINESS INFORMATION

Name: Washington St. Studio Apartments, LLC

Address: 1410 Washington St. SW, Albany, OR 97321

Legal Description: Lots 1,4, and 5, Block 5, Central Addition, in the City of Albany, Linn County, Oregon

Property Tax Account Number: 11S 04W 12DA 09200 A#0140935

3. OWNER OF PROPERTY (if not applicant)

Applicant

Phone Number: (541) 754-7314

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

Funds are needed to continue the rehabilitation of fifteen studio units strategically located at the downtown gateway of Washington St. and Pacific Blvd. The plumbing drain lines and supply lines need to be replaced, an abandoned steam pipe system needs to be removed (including asbestos abatement), and the applicant desires to install bike racks for the tenants. Work just completed includes the replacement of the electrical system, installation of new landscaping and painting the exterior. These three projects were aided by CARA grants. Applicant seeks to recoup (via CARA grants) modest cost overruns on the electric and landscaping work.

Work previously completed include a new roof, gutters, rebuilt dormers, attic insulation, new windows and siding, extensive dry rot repair, and the installation of new electric heaters and gas lines. Fourteen refrigerators and fifteen stoves have been replaced; ten interiors have been repainted and several have new carpets and vinyl floors. Most of the toilets and all shower heads have been replaced with low-flow devices. In fact, water usage has decreased by almost half in the building. Several units also have new kitchen and bathroom cabinets.

6. ESTIMATED COST OF PROJECT: \$ 37,275
ESTIMATED VALUE OF PROJECTS UPON COMPLETION: \$ 750,000

Basis for valuation and value upon completion: Projected Net Operating Income of \$60,000 offered to the market at a Cap Rate of 8.0%.

7. PREPARATION OF COST ESTIMATES

Cost estimates of work to be done provided by the following companies (copies attached):

Mike's Heating and Air, 113 41st Ave. SE, Albany, OR 97321 (541-928-1804)
Roto-Rooter Sewer Drain Service, P.O. Box 291, Albany, OR 97321 (541-926-3775)
Bike Security Racks Co., Inc. 12 Sawyer Loop, Wentworth, NH 03282 (617-876-1180)

Cost overruns of work already completed:

Rite-Way Electric, Inc. 2904 Three Lakes Rd. SE, Albany, OR 97322 (541-926-0504)
Stutzman Services, Inc. 4185 Spicer Dr. SE, Albany, OR 97322 (541-928-8942)

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

Yes No

ESTIMATED ADDITIONAL COSTS: \$ N/A

TOTAL ESTIMATED COST OF ALL WORK: \$ 37,275

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

THE REDEVELOPMENT OF THIS BLIGHTED RESIDENTIAL PROPERTY MEETS SEVERAL OF THE PROJECT GOALS. IT WILL INCREASE THE SUPPLY OF AFFORDABLE HOUSING NEAR JOBS AND TRANSPORTATION, ESPECIALLY THE DOWNTOWN AREA. THE PROPERTY IS ADJACENT TO THE HACKLEMAN-MONTEITH HISTORIC DISTRICT AND IS WITHIN WALKING DISTANCE OF DOWNTOWN AND NUMEROUS EMPLOYMENT OPPORTUNITIES. THIS PROPERTY COMBINES BOTH DENSITY AND LOCATION TO REDUCE THE NEED FOR TRAVEL AND DEPENDENCY ON THE PRIVATE AUTOMOBILE. SEVERAL TENANTS DO NOT OWN A CAR AND EITHER WALK OR RIDE THEIR BIKE TO WORK.

THE ISSUING OF THE CARA GRANTS WILL ASSIST THE APPLICANT IN COMPLETING A MUCH NEEDED INFRASTRUCTURE UPGRADE (THE PLUMBING SYSTEM), WILL ALSO HELP CLEAN UP THE ENVIRONMENT (THE OLD PIPE AND CONTAMINATED SOIL UNDER THE BUILDING), AND WILL HELP FACILITATE THE TENANTS' USE OF ALTERNATIVE TRANSPORTATION.

10. AMOUNT OF MATCHING FUNDS ON WORK TO BE DONE: \$ 18,638

SOURCE OF MATCHING FUNDS CASH OR CREDIT LINE AVAILABLE TO APPLICANT

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

CARA funding will bridge an important financial gap in the restoration of the building's infrastructure, will help enhance the tenants living experience and will help restore the environment. The applicant has expended significant resources in rehabilitating this structure already and has emphasized sustainable energy savings in the process. Significant reductions in water and gas use have already been realized. The replacement of the entire plumbing system will certainly add to these savings. The addition of the bike racks will also encourage less reliance on the automobile.

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 for work to be done: \$ 18,637

At a minimum, the applicant would like the board to approve funding for the replacement of the plumbing drain and supply lines (CARA grants of \$4,825 and \$8,525 respectively) and for the removal of the old steam pipes (including the asbestos abatement related thereto – CARA grant of \$3,900). The applicant is also seeking funding for seven bike racks (CARA grant of \$1,387).

Grant Amount for Work Already Completed: \$ 6,361

The electrical system replacement went \$7,232 over the estimate and the landscaping came in at \$5,490 over budget. A drainage system was added to steer water away from the building and we replaced the proposed slurry grass and lawn sprinkler system with bushes, trees and shrubs and a drip system in order to conserve water.

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.

Krist Miller
Applicant's Signature

05/03/08
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: 5/02/08 By: Kate Application Complete: Yes No

If no, comments: attachments

Date application returned to applicant for completion: _____

Date application returned to City: _____

By: _____

Mike's Heating & Air
P.O. Box 748
113 41st Ave SE
Albany, OR 97321
541-928-1804
www.MikesAC.com

PROPOSAL

NO. 893



CCB #83205

TO: KEN KEN MARSHALL 344 NW 6TH ST STE 3 CORVALLIS, OR 97339		Date 04/23/2008	PO #
		Job Name/ Location KEN WASHINGTON SQUARE APTS 1410 SW WASHINGTON ALBANY, OR 97321	
Phone (541)754-7314	Fax (541)753-1126	Phone (541) -	Fax () -

We are pleased to provide you with the following proposal.

We propose to remove and dispose of approximately 600lbs of old steam pipe and the clean up of contaminated soil in the crawl space at the above referenced facility.

Price includes: State certified supervision	DEQ Permit
Labor	Required OSHA monitoring
Equipment	Disposal

Thank you in advance for the opportunity to provide you with our services. If this price is acceptable, please sign below and return this proposal with the original signature to our office or fax to 541-928-0309. If you have any questions, please feel free to contact me at 541-928-1804.

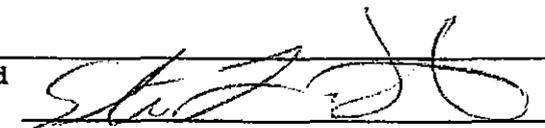
Sincerely,

Lance Dutcher
Commercial Projects Rep.

We propose to herby furnish material and labor - complete in accordance with the above specifications.
Seven Thousand Eight Hundred Dollars and 00 cents **\$7,800.00**

Payment to be made as follows:
50% Down, 50% Upon Completion or Progressive if over 30 days

All material is guaranteed to be as specified.
Warranty:
Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature 
Submitted By: **LANCE DUTCHER**

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

Acceptance of Proposal

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

Signature _____

Date of Acceptance: _____

Print Name _____



P.O. Box 291
 Albany, OR 97321
 541.926.3775 Phone
 541.967.7087 Fax
 CCB # 137352

Estimate

	Estimate #
5/172008	3

Ken Marshall
 PO BOX 1104
 Corvallis OR 97330

Terms	Project

Description	Rate	Total
ESTIMATE TO REPLACE DRAIN PIPES AT 1410 SW WASHINGTON		
SCOPE OF WORK: REPLACING SEWER LATERAL UNDER BUILDING AND DRAINAGE PIPES TO ALL FIXTURES IN 15 UNITS (SHOWER/KITCHEN & BATH SINKS)		
LABOR	6,500.00	6,500.00
PARTS	2,650.00	2,650.00
ESTIMATED PERMIT FEES	500.00	500.00
CCB#137352 PB#22-124PB	Total	\$9,650.00

Signature

Debra Thomas



P.O. Box 291
 Albany, OR 97321
 541.926.3775 Phone
 541.967.7087 Fax
 CCB #137352

Estimate

	Estimate #
5/1/2008	2

Ken Marshall
 PO BOX 1104
 Corvallis OR 97330

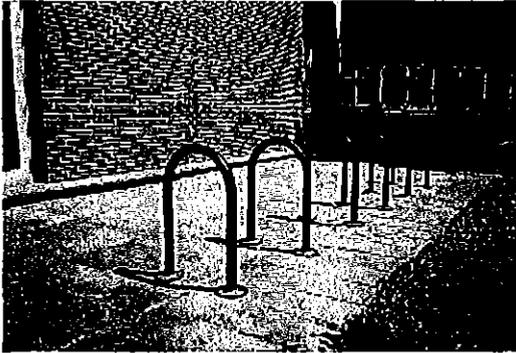
Terms	Project

Description	Rate	Total
ESTIMATE TO REPLACE WATERLINE AT 1410 SW WASHINGTON-ALBANY		
SCOPE OF WORK: RUN NEW 1 1/2" COPPER LINE FROM METER TO 15 UNITS		
INCLUDES: ELIMINATING EXISTING HOT WATER SERVICE LINE IN ATTIC REPLACING EXISTING COLD WATER SERVICE LINE UNDER BUILDING AND CONNECTIONS TO INDIVIDUAL SHOWERS/KITCHEN AND BATHSINKS RUNNING A NEW HOT WATER SERVICE LINE UNDER BUILDING AND HOOKING TO SHOWERS/KITCHEN AND BATHSINKS-ELIMINATING THE OLD LINES RUNNING TO THESE FIXTURES IN ATTIC AND THROUGH WALLS		
LABOR	9,250.00	9,250.00
PARTS	6,500.00	6,500.00
ESTIMATED PERMIT FEES	500.00	500.00
HYDRO EXCAVATION AND MISCELLANEOUS BACKFILL MATERIALS	800.00	800.00
*THIS ESTIMATE DOES NOT INCLUDE THE DISPOSAL EXISTING WATERLINE		
CCB#137352 PB#22-124PB	Total	\$17,050.00

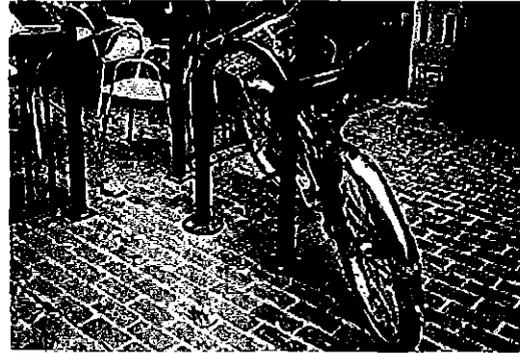
Signature Debra Meisen

Bike Security Racks Co. sells bicycle racks, bike parking equipment and bicycle storage systems. 12 Sawyer Loop / Wentworth, NH 03282 To order, call (800) 545-2757 or (617) 876-1180.

Bike-Arch™



(6) BA-2S Bike-Arch™



(1) BA-2S Bike-Arch™

[Click here for Elevation Drawings](#)

Ordering Information

Model No.	Capacity	Mounting	H x L	Wt. Blk	Wt. Galv	Unit Price	Plus Shipping
BA-2B	2	In ground	3'-0" x 1'-5"	40 lbs.	46 lbs.	\$ 300.00	UPS or Motor freight
BA-2S	2	Surface	3'-0" x 1'-5"	43 lbs.	49 lbs.	\$ 345.00	UPS or Motor freight

Specifications

Materials:

- 2" nom., Sched. 40, ASTM A500, welded seamless-steel pipe construction
- 3/8" x 3" H.R. steel flat-bar for foot assemblies
- 1/2" dia. H.R. steel round-bar for lock-retaining yokes
- 2-1/2" nom., Sched. 40, ASTM A500, welded seamless-steel pipe for below-grade sleeves

Fabrication:

- All metallurgical joints are MIG welds

Standard

Finishes:

- Black thermoplastic powder coating 8 to 10 mils thick
- Hot-dipped galvanized

Options:

- Add \$ 40.00 for detached surface-mounted feet for shipment by UPS
- Add \$ 30.00 per pair for lock-retaining yokes welded to the vertical elements
- Add \$ 150.00 per pair for hot-dipped galvanized in-ground mounting sleeves
- Add \$ 50.00 per pair for cosmetic pressed-steel flanges for in-ground mounted racks
- Colored thermoplastic powder-coating topcoats 8 to 10 mils thick quoted upon request
- Stainless-steel construction with satin finish quoted upon request



Bike Security Racks Co., Inc.

12 Sawyer Loop
Wentworth, NH 03282

(800) 545-2757 phone
(617) 876-1180 phone

(603) 786-9652 fax
(617) 497-5257 fax

sales@bikeracks.com e-mail



RITE WAY ELECTRIC, INC.

2904 THREE LAKES RD SE
ALBANY, OR 97321
PH (541) 926-0504 • FAX (541) 926-2656
CCB 40077

Account # 109947

Invoice # 305743
Date: 04/28/08
Page # 1 of 1

KEN MARSHALL
P.O. BOX 1104
CORVALLIS OR 97339

Service At:
WASHINGTON STREET STUDIO
APARTMENTS
1410 WASHINGTON STREET SW
ALBANY OR 97321

Service Date PO # Proj # 208104

REMOVED SERVICE, INSTALLED PANELS AND FEEDERS AND OUTLETS ACCORDING TO BID...\$29536.00

CHANGE ORDER #1:
INSTALLED (9) ADDITIONAL SWITCHES IN DINING ROOMS @105.00 E=\$945.00
INSTALLED EMT CHASES IN ATTIC...\$959.00

CHANGE ORDER #2:
INSTALLED (6) ADDITIONAL RECEPTACLES IN LIVING ROOMS @132.00 E=\$792.00

Total \$32,232.00
Payment 15,000.00
Balance Due \$17,232.00

THANK YOU FOR CHOOSING RITE WAY ELECTRIC...

Terms: Due Upon Receipt

Please pay from this Invoice. Thank You

Please Detach and Return with Remittance

Check Enclosed [] Method of Payment
Master Card [] Visa []
Acct # _____ Exp Date _____
Name on Card _____
Signature _____

Invoice # 305743
Date : 04/28/08

Account # 109947

MARSHALL, KEN.

Remit To:

RITE WAY ELECTRIC, INC.
2904 THREE LAKES RD SE
ALBANY, OR 97321

Amount Due \$17,232.00

Amount Paid



4185 Spicer Dr. SE
 Albany, OR 97322
 Phone (541) 928-8942
 Fax (541) 928-6604

INVOICE

Invoice # 322864
 Date: 4/18/2008

Billing Address:

Ken Marshall
 PO Box 1104
 Corvallis OR 97339

Job Address:

1410 Washington St. SW
 Albany OR 97321

P.O. No.	Prepared By	Customer Phone(s)	Terms	Due Date	Rep/Tech
		754-7314	Due on receipt	4/29/2008	Bill
Qty	Description			Rate	Amount
	Soil preparation, plants, planting, and bark mulch Price as bid				7,975.00
	Drainage installation Price as bid				2,300.00
24	Additional labor and materials to install irrigation hours labor			55.00	1,320.00
24	See irrigation materials list			1,225.00	1,225.00
	Concrete cutting			12.50	300.00
	Demolition and concrete work			150.00	150.00
	Additional labor and materials to install drain in southwest corner of the parking area			900.00	900.00
2	hrs.			55.00	110.00
				45.00	45.00
				TOTAL	\$14,325.00

*PAID
 4/23/08
 CLK 16 26
 W.K.J.*

Interest at the rate of 2% per month (\$5.00 minimum) is charged on all balances that are more than 30 days past due.

Web Site: www.stutzmanservices.com

E-mail: info@stutzmanservices.com

^ Please detach stub and return with your payment ^

**Please make checks payable to:
 STUTZMAN SERVICES INC**

Ken Marshall
 PO Box 1104
 Corvallis OR 97339

STUTZMAN SERVICES INC
 ACCOUNTS RECEIVABLE
 4185 SPICER DR SE
 ALBANY OR 97322-9710

Invoice #	322864
Due Date	4/29/2008
Balance Due	\$14,325.00



TO: CARA Advisory Board
 FROM: Kate Porsche, Urban Renewal Coordinator
 DATE: May 15, 2008, for May 21, 2008, CARA Advisory Board Meeting
 SUBJECT: Throop Developer Partnership Grant Request

A gentleman by the name of Skip Throop has made an offer on the buildings located at 208/210 First Avenue West (the building that Boccherini's and Mary Anna's Bakery are in). I have been working with Mr. Throop to prepare his application for your review.

Proposal

Mr. Throop is looking to rehabilitate the buildings including a storefront rehabilitation on the Mary Anna's Bakery side, other repairs to the building including roof, windows, skylights, and brickwork. In addition, he will be returning 3,500 square feet of unused upper floor space to be two residential units.

Total Request: \$149,250 per tax lot, total of \$298,500 Developer Partnership Grant

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. ◆ Increase residential density in the area. ◆ Encourage the development of new forms of housing and home ownership. ◆ Provide an enriching environment and livable neighborhoods.
B)	Financial Impacts	What is the financial risk and financial benefit to CARA?	Because this is a larger dollar amount grant, the risk to CARA is higher. It should be noted though, that Mr. Throop indicated a willingness to structure the developer partnership to be a forgivable loan rather than a straight out grant.
C)	Private Risk	Is this a "first-in" project or an untried type of development?	No. This type of project has been done in our downtown.
D)	Gap	What is the "Gap" or need of the developer?	Applicant has identified that the project is simply not economically viable without some assistance, that the building is in worse shape than was originally anticipated and that this translates to higher project costs.

E)	Blight	Would it remedy a severely blighted building? How?	Yes, this project would rehabilitate a blighted downtown building and restore one of Albany's great historic specimens.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	Yes. This project with its retail spaces down below is people-attractor, and it is in the prime area of the downtown focus areas.
G)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	Yes, this project would see one of Albany's most prime Victorian commercial buildings restored to its original glory, both on the exterior storefront and on the interior bringing back the residential space upstairs.
H)	Adaptability	Would it be developed in a way that ensures it is well used over time	Yes, the upgrades and restoration of the building assures that it will be able to be used long into the future.
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 meets the goals of the zoning and planning, and it this project encourages pedestrian transportation, thus furthering the goals of CARA.
J)	Sustainability	How does it meet the Governor's Objectives for Sustainable Communities? (Environmental, Economic Development, Community/Social)	This project a preservation project can be considered sustainable. In addition, the restoration and bringing back the upper floor can be considered a community and social benefit.

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

Proposed CARA Investment	\$298,500
Total Project Value	\$1,097,000
ROI on TIF	N/A as it is planned for the property to be on the historic tax freeze.
CARA % of investment	27%
Ratio Public : Private \$\$	\$1 : \$3.67

KCP:ldh

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Developer Partnership

APPLICATION

1. APPLICANT

Name: George Throop

Address: 1142 NW Scenic Dr.

ALBANY, OR Zip Code: 97321

Contact Name: same Phone Number: 541-929-5279

Fax Number: - Email Address: skipthroop@aol.com

Legal Form: Sole Proprietorship Partnership

Corporation: Profit Non-Profit

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

Social Security Number/Tax Identification Number: [REDACTED]

Birthdate: [REDACTED]

2. BUILDING/BUSINESS INFORMATION

Name: Conn-Huston Grocery

Address: 208 and 210 W. 1st St. Zip Code: 97321

Legal Description: 115 - 3W - 6cc 5300 and 5400

Property Tax Account Number: 008113 and 0081121

3. OWNER OF PROPERTY (if not applicant)

Name in which title is held: after June 12 applicant

Contact Name: presently Howard Johnson

Address: as above

Zip Code: _____

Phone Number: _____

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

please attached memorandum and floor plans from the architect

6. ESTIMATED COST OF PROJECT: \$ 1,097,000.

ESTIMATED VALUE OF PROJECTS UPON COMPLETION: \$ 1,097,000.

Basis for valuation and value upon completion: cost of purchase plus cost of restoration

7. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? Robert Dortignacq, AIA (If applicant prepared their own estimate, objective verification may be required.)

Address: 1915 NW 26th Ave, PORTLAND, OR 97210

Phone Number: 503-228-5154 Email Address: dortignacq-architect@Att.net

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

Yes [] No [X]

ESTIMATED ADDITIONAL COSTS: \$

TOTAL ESTIMATED COST OF ALL WORK: \$

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

- 1) Complete restoration of the building fronts to original condition to complement the recently renovated adjacent buildings
2) Repairs to exterior of the buildings including roof, windows, brickwork and sky lights
3) Return 3500 ft^2 of the upstairs to residential use
4) Provide fire safety for the adjacent buildings (sprinklers)
5) Encourage more vibrant use of to West 1st floor.

10. AMOUNT OF MATCHING FUNDS

\$ purchase plus \$298,500.

SOURCE OF MATCHING FUNDS (CARA may withhold approval of this application until information satisfactory to CARA is provided.) self

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

- 1) Project is not economically viable
- 2) Building is in worse condition than anticipated
- 3) Project will cost more than I had considered and was prepared to pay.

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: \$10,000.00 Grant Amount Requested (50% of total amount): \$5000.00

Building Redevelopment Funding

Grant Amount Requested: \$298,500. Loan Amount Requested:

Other Amount Requested:

Please Describe: This would be \$149,250 per tax lot as a developer partnership grant or would consider interest free forgivable loan.

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.

	5-15-08
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: 5/15/08 By: KLP Application Complete: Yes No

If no, comments: attachments

Date application returned to applicant for completion: _____

Date application returned to City: _____

By: _____

MEMORANDUM

FILE: Albany CARA
DATE: May 14, 2008
REPORT BY: Robert Dortignacq
TO: Kate Porsche, Skip Throop
RE: Project Notes On The Cost Estimate For The Conn and Huston Building at 208-210 First Ave.

Background: The 1893 building which is located on the south side of the street adjacent to the Flinn Block to the west was reviewed on April 9, 2008; Refer to prior memos on April 14th and 15th for more detailed descriptions. The two story building with crawl space is composed of two joined structures totaling approximately 48 feet wide. The 'Mary Anna' bakery side extends 100 feet to the alley, while the Boccherini's Coffee House side is approximately 60 feet deep allowing room for a patio and parking.

Project Summary: The building is occupied at the first level by the Mary Anna Bakery and Boccherini's Coffee House; these or similar uses would remain and no costs are included for alterations. The second floor is currently unoccupied, but was previously used for residential purposes. The second floor would be remodeled to provide for two separated residential units (2BR, 2B apartments) having individual entries; the west unit would utilize the existing historic stair from First, while the east unit would have a new stair accessed from the alley over the existing coffee house patio area.

The storefront on the east is intact from the historic period. The west storefront was 'modernized' in 1952c, but retains framing for the transom windows. The transom portion would be restored and the lower portion would be rehabilitated similar to its historic design (similar to 208). The small entry for the second floor would be rehabilitated for private residential use. At the rear, the alley wall would be restructured to allow a garage door and a new exterior entry stair constructed for the east residential unit.

Exterior and Envelope: There is not extensive exterior restoration involved, primarily repairs and rehabilitation for areas of deferred maintenance. The west storefront and second floor entry are the exceptions. In general, the building would be cleaned and repaired. The front would be repainted, but complete building repainting is not included at this time. The roof, insulation, skylights, drainage and flashings are all to be replaced or renovated to provide a weather tight assembly. The alley bay windows are intact, but require repairs to the windows and the exterior siding, roofing and flashings. The rear brick wall is said to have structural integrity issues. This has not been confirmed, however since the floor and roof loads are transferred to the side walls, the imposed loads are less. The estimate includes very preliminary costs for restructuring this wall and creating a new garage opening. The new south entry for the east residential unit would be built of steel and concrete or masonry to provide a durable, low maintenance, fire resistant structure. It would be designed to exit along the east wall of the west building portion, thereby consolidating the exits from the first level and allowing for one open parking space.

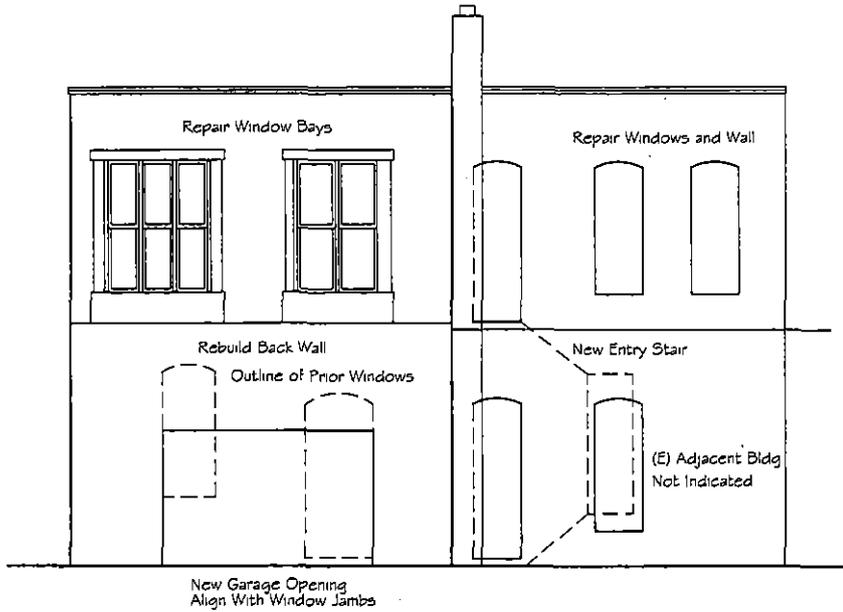
Interior: As indicated conceptually, the floor plans for the two residential units would not require extensive wall relocation, or new walls, except at bathing areas. Leaving walls intact best preserves their wood work and other finishes, retains the sense of the building's history, as well as greatly reduces construction costs. Use of existing, and salvaged, historic doors, hardware, lighting and other materials is anticipated. Each residential unit would be separated [fire barriers installed at current openings on floor and attic] with private entries from grade level.

The entire second floor would have new plumbing, heating, cooling, electrical, and smoke detection systems. Care would need to be taken during their installation to minimize repair work later. Distribution of the HVAC ducting and electrical wiring would be at the attic level. Furnaces and new electrical panels would be located on the second floor with cooling equipment on the roof. Although plumbing would be consolidated, the piping may affect the lower level as it routes to grade. Pipes interfacing the lower level should be cast iron to minimize noise potential. The entire building would be serviced by a new fire sprinkler system with a connection at First Avenue. The bakery ventilation equipment would be revised to allow restoration of the storefront transoms. The building's framing should be reviewed to determine if there are deficiencies that need correction before new work is installed.

Options: The west retail side, if redesigned for more public occupancy, could have sufficient occupants to require two exits with outswinging doors. This option is provided for by the note of a possible side exit door leading to the alley. Access from the garage to the west residential unit could be improved by either extending access deck from the new rear entry stair and converting a kitchen window to a door. Alternatively, it could be achieved by an interior stairway.

While seismic upgrading is not yet required, it is advisable to install some mechanical anchorage between the exterior masonry walls and roof-floor framing as rehabilitation work occurs. This is noted since there is new roofing anticipated. The cost is noted but is not included in the total.

Assumptions: The costs in the estimate are preliminary since detailed plans have not been generated. They are intended to give an overall perspective on the anticipated rehabilitation project. Not every construction item is itemized, but the overall estimate includes provisions for the non-itemized elements. Some items are noted as an allowance, which is intended to recognize an appropriate cost and level of rehabilitation effort, possibly less than full rehabilitation. A particular project will vary from what is indicated; some work may not occur, other work may be phased in over time, and still some construction may be more elaborate and detailed, or it may be simplified.



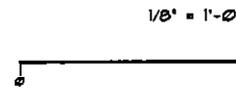
SOUTH ELEVATION

1/8" = 1'-0"



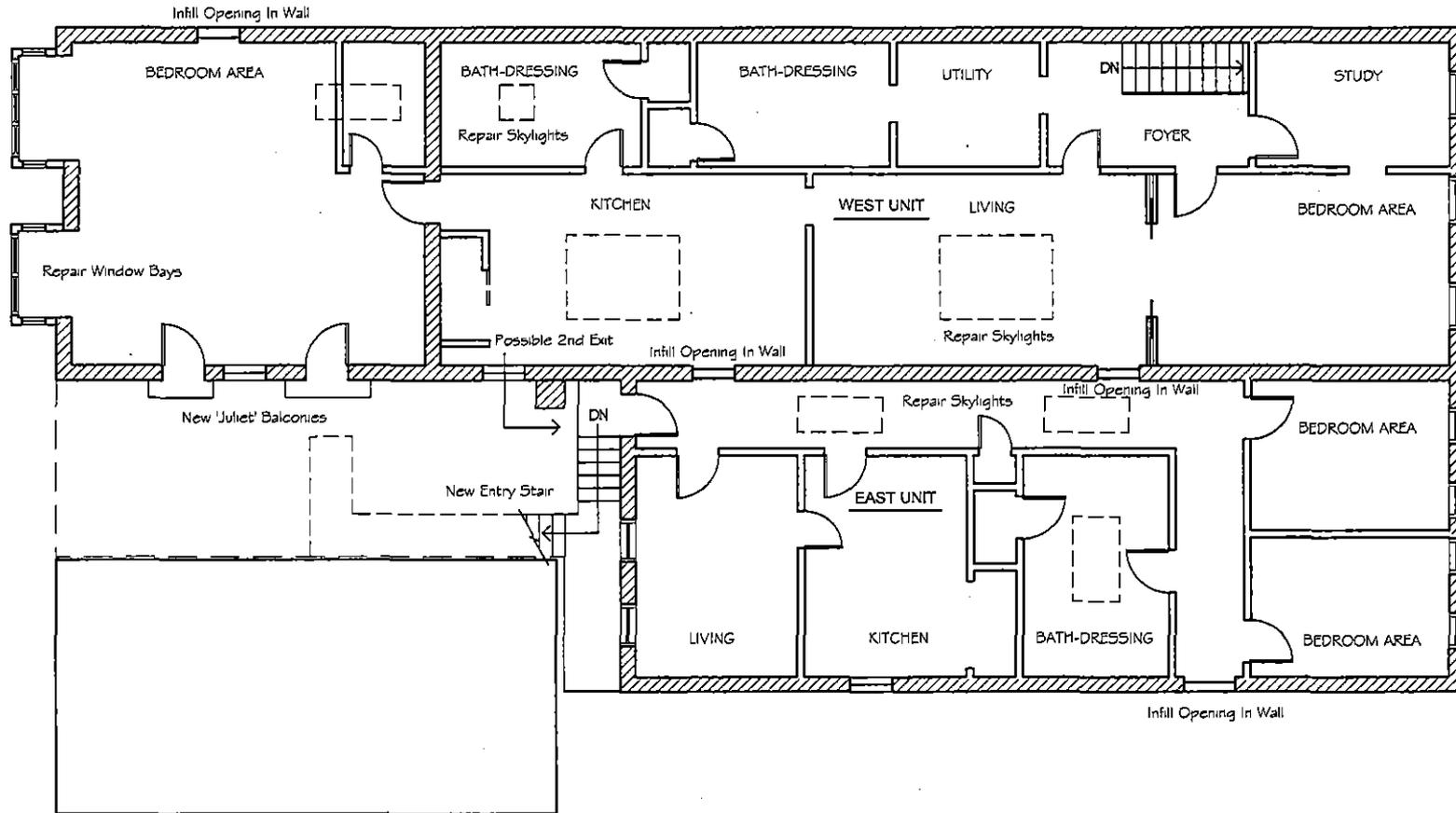
NORTH ELEVATION

1/8" = 1'-0"

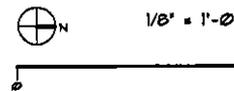


CONCEPT PLAN
 A1 EXTERIOR ELEVATIONS
 CONN & HUSTON BUILDING
 210 FIRST, ALBANY, OR

The Office of Robert Dortignacq, Architect
 1515 NW 26th AVE. PORTLAND, OREGON 97208-06
 503-728-5354 503-228-1505 FAX MAY 14, 2020

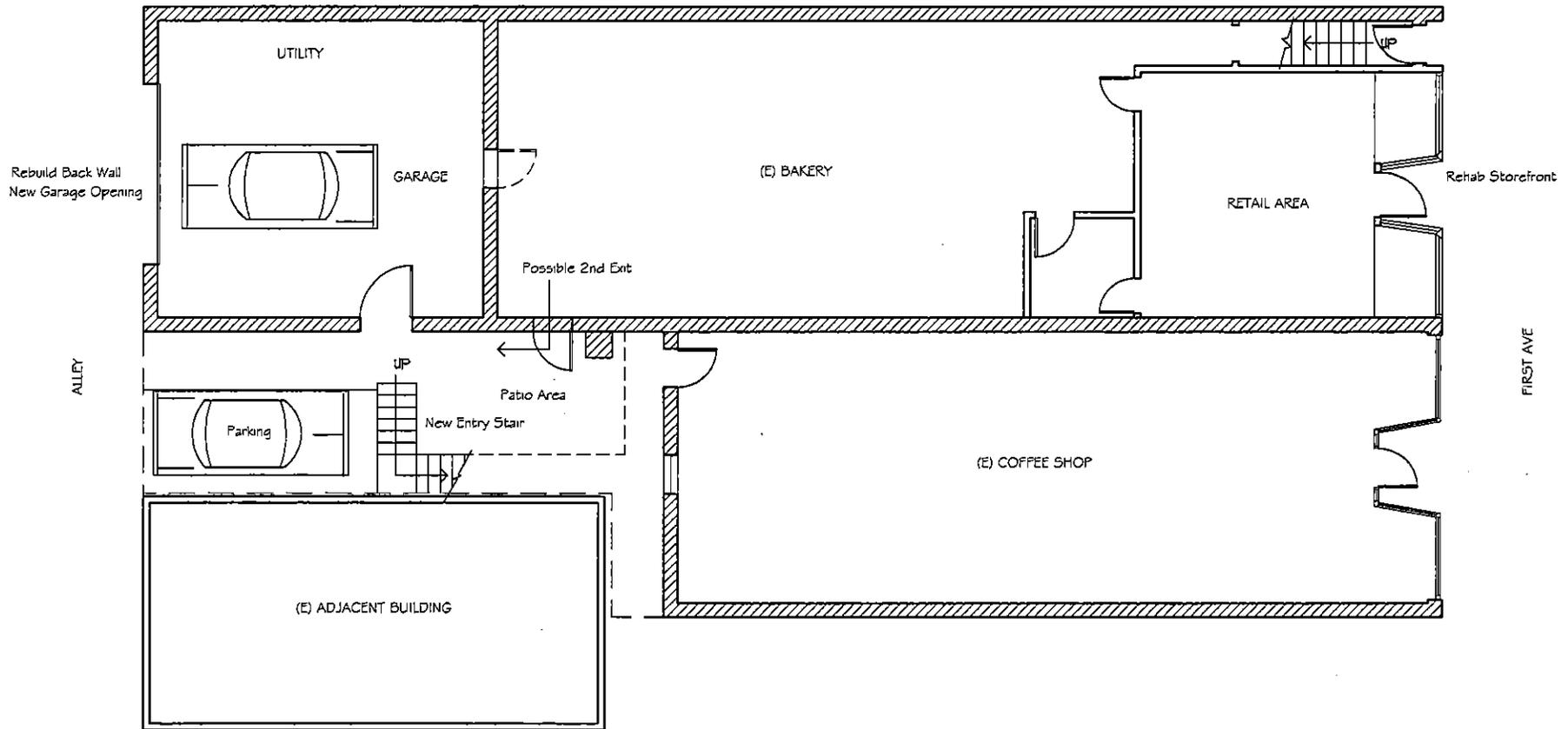


NOTES
 Concept plans show extensive reuse of existing walls. Program and design may require new walls or removal of existing portions



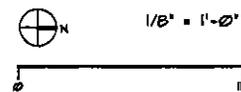
CONCEPT PLAN
 A3 SECOND FLOOR PLAN
 CONN & HUSTON BUILDING
 210 FIRST, ALBANY, OR

The Office of Robert Dortignacq, Architect
 185 NW 26th AVE. PORTLAND, OREGON 97208-2808
 503-228-5804 503-228-5805 FAX MAY 14, 2008



CONCEPT PLAN
 A2 FIRST FLOOR PLAN
 CONN & HUSTON BUILDING
 210 FIRST, ALBANY, OR

The Office of Robert Dortignsco, Architect
 1915 NW 24th AVE. PORTLAND, OREGON 97208-06
 503-228-9154 503-228-1969 FAX MAY 14, 2000



ESTIMATE SUMMARY

05/14/2008

SCHEME: Concept Design dated 5-14-08							
PROJECT: Conn & Huston Building							
CLIENT: Skip Throop							
NOTES: 3800 sf per floor level; Bakery and Coffee Shop at main level per existing; Most existing 2 nd level walls remain							
Item	Description	Quantity	Unit	Unit Cost	Cost	Total	Notes
Entry Lobby	Interior new-revised walls, flooring	1	sum	\$15,000	\$15,000	\$15,000	
2 nd Interior	Walls-ceiling repair refinish		allow		\$40,000	\$98,500	
	Walls-revisions, new	1	sum		\$30,000		
	Woodwork and trim, and finishes		allow		\$8,000		
	Doors, repair and new salvaged units		allow		\$4,000		
	Flooring, carpet	3,000	sf	\$2.50	\$7,500		
	Flooring wood refinish	1	sum		\$2,500		
	Flooring tile	1	sum		\$4,000		
	Fire and Draft stopping, attic	1	sum		\$2,500		
	Kit-Bath cabinets and specialties	1	sum		\$16,000	\$21,000	
	Equipment, appliances	2	sum	\$2,500	\$5,000		
1 st Floor	No Work Included						
Mechanical	Fire sprinklers, new service, full bldg	Per est		\$45,000	\$45,000	\$103,000	
	Plumbing; second floor only; ex service	1	sum	\$30,000	\$30,000		
	HVAC, split systems, 2 apt	2	ea	\$8,000.00	\$16,000		
	HVAC, split systems, 1 west retail	1	ea	\$8,000	\$8,000		
	Kitchen venting-exhaust rev; westside	1	sum	\$4,000	\$4,000		
Electrical	Power, Lighting, Smoke: 2 nd floor apts	3,400	sf	\$5.00	\$17,000	\$20,000	
	Phone and Data	1	sum	\$3,000	\$3,000		
	Subtotal					\$257,500	
	General Conditions, Fees & Permits	8%				\$20,000	
	Contractor Overhead & Profit	15%				\$38,000	
	Exterior work as noted separately					\$200,000	
	Total of Direct Construction					\$515,500	
	Architectural and Engineering Costs					\$30,000	
	Contingency	10%				\$51,500	
	Project Total					\$597,000	