



NOTICE OF PUBLIC MEETING

CENTRAL ALBANY REVITALIZATION AREA ADVISORY BOARD
City Hall, Council Chambers
Wednesday, October 15, 2008
5:15 p.m.

AGENDA

1. CALL TO ORDER (Chair Norman)
2. ROLL CALL
3. APPROVAL OF MINUTES
 ➤ August 20, 2008. [Pages 1-7]
 Action: _____
4. SCHEDULED BUSINESS
 - a. Business from the Public
 - b. Cash-flow, borrowing update, and economic impact discussion. [Verbal with handouts at meeting] (Porsche)
 Action: _____
 - c. Project Update – Swoboda/Oregon Furniture Mart. [Pages 8-9] (Porsche/Swoboda)
 Action: _____
 - d. Project Update – Smith/Third Avenue Townhomes. [Page 10] (Porsche/Smith)
 Action: _____
 - e. Funding Request - Crabtree Automotive (\$75,000 matching grant) [Pages 11-64] (Porsche/Applicant)
 Action: _____
 - f. Staff updates and issues. [Verbal] (Porsche)
 Action: _____
5. BUSINESS FROM THE BOARD
6. NEXT MEETING DATE: *Next regular meeting Wednesday, November 19, 2008*
 [Note: December's meeting will be on Wednesday the 10th.]
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, August 20, 2008**

MINUTES

Advisory Board Members present: Chris Norman, Dan Bedore, Floyd Collins, Loyd Henion, Oscar Hult, Bessie Johnson, Gordon Kirbey, Sharon Konopa, Ray Kopczynski, Dick Olsen, Cordell Post, Ralph Reid, Jr., and Kim Sass

Advisory Board Members absent: Jeff Christman

Staff present: City Manager Wes Hare, Urban Renewal Manager Kate Porsche, and Administrative Assistant Teresa Nix

Others present: Nine others in the audience

CALL TO ORDER

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

APPROVAL OF MINUTES

July 16, 2008

MOTION: Ray Kopczynski moved to approve the July 16 minutes as presented. Loyd Henion seconded the motion, and it **passed** unanimously.

SCHEDULED BUSINESS

Business from the Public

None.

Cash-Flow and Borrowing Update

Urban Renewal Manager Kate Porsche gave a brief verbal update. The current cash balance is about \$584,000. She will be working with RCM Homes to get a more accurate estimation of their draw schedule as that will impact the amount of cash that is truly available. Bank of America has indicated that CARA does have the ability to borrow additional funds, probably in the amount of \$1.5 million to \$2 million. She will report back at the next meeting with more detailed information on the cash balance and borrowing capacity.

Recommendation of Small Grant Recipients

Porsche said that the Small Grant Subcommittee (SGS) considered four applications and recommended approval of all four. The minutes of the SGS meeting are included in the agenda packet.

Bessie Johnson noted that the SGS minutes indicate that the Albany Civic Theatre (ACT) gave back its allocation because they couldn't get enough support to complete the project. She asked for additional information. Gordon Kirbey said that the request was for assistance in replacing the seat cushions and spray painting the metal part of the chairs. The SGS suggested that consideration be given to powder coating rather than spray painting. After consideration, the ACT said that it did not have the resources to go forward and withdrew their request. Oscar Hult clarified that this was not an issue of financial support, but that ACT did not have the volunteer base needed to do the work at this time.

MOTION: Johnson moved that CARA recommend that the Albany Revitalization Agency (ARA) approve the four allocations as recommended by the SGS. Kopczyński seconded the motion, and it **passed** unanimously.

Presentation of New Residential Funding Requests

Porsche recalled that CARA had previously set up a pilot program in the amount of \$75,000 to fund blighted single-family homes in the Hackleman Historic District. ARA subsequently amended the program so that loans are not specific to homes in the Hackleman Historic District, but are available to any blighted single-family historic home within the CARA district. These allocations would be in the form of loans that would be forgivable after five years of owner-occupancy. Four applications were received, totaling \$76,282. The applications are detailed in the staff report and the applicants are present.

Catlin – 424 Montgomery Street SE (\$10,000 Forgivable Loan)

Porsche advised that Rich Catlin is a previous City of Albany employee and Anne Catlin is a City of Albany Planner. She consulted with City Manager Wes Hare and City Attorney Jim Delapoer, both of whom indicated that the applicants have the same rights as other residents of the CARA district as long as they have no involvement in the processing of the applications or the decision making process. The same standards were applied to this application as to the other applications received.

Rich Catlin, 637 Fifth Avenue SE, drew attention to photographs of the home distributed in the packets. He said that he and his wife bought the house seven years ago. It had been unoccupied for 15 to 20 years prior to that time and the previous owners had gutted it down to its studs and had removed the asbestos siding. The Catlins have worked to weather tighten house. The requested funds would be used to paint the house and add gutters.

In response to inquiries from the Board, Catlin stated that he and his wife plan to move into the house by late this year. The house was built in 1903 for the manager of the Red Crown Flour Mill. It was added to the state historic program in 2003, and the tax freeze is effective for 15 years from that date. Copies of the bids were not submitted to CARA, but they are listed in the application as follows: preparation and painting (\$7,800) and gutters (\$2,340). Wood gutters are hard to come by and do not function well; so metal gutters will be installed. The painting and gutters have not been done yet due to other pressing needs. CARA funds are needed in order to get the work done in a timely manner. Porsche affirmed that funds will be dispersed on a reimbursement basis.

Eaton – 1638 First Avenue SE (\$25,000 Forgivable Loan)

Porsche said that this is the Andrus House, also known as the Keyhole House due to an interesting keyhole-shaped feature. Porsche noted that it is interesting to see CARA funding come full cycle in that CARA previously helped with Willamette Community Bank, and the Bank is now working with the owners to help with the financing to restore this home.

Jacho and Emma Eaton, 425 Seventh Avenue SW, presented an updated estimate from N.O.W. Builders in the amount of \$82,420. This is more than they had hoped for, but the work detailed in the estimate will take care of all of the problems with the house. The appraisal was higher than expected; so they should be able to get a construction loan next year. The house originally had a continuous brick foundation. The requested funds would be used to help replace the foundation.

Floyd Collins stated that, from a policy perspective, he would like future requests for CARA funding to be specific to CARA criteria, as opposed to items like the foundation which would be a normal anticipated cost of a restoration project. Norman agreed that this would be a good consideration for future applications. Porsche agreed to bring this back as part of the policy discussion that will be coming forward.

Sharon Konopa expressed support for the project. She noted that Jerry Andrus was well known as an illusionist in his professional life, that the Andrus house is very unique, and that the community needs to make sure that it is saved.

van Rossman – 526 Fifth Avenue SE (\$12,382 Forgivable Loan)

Porsche briefly reviewed the proposal as detailed in the staff report.

Rusty van Rossman, 526 Fifth Avenue SE, reviewed the work done on the house since he and his wife purchased it a couple of years ago. He stated that several of the neighbors have expressed appreciation that the home will be converted back to single-family. The request is for assistance with items that will add to the curb appeal of the home – roofing, chimneys, and painting. The house was built around 1876 and was owned by a local grocer.

Vaughan – 532 Baker Street SE (\$28,900 Forgivable Loan)

Porsche noted that this is the project that led to the establishment of this pilot program. She briefly reviewed the request as detailed in the staff report.

Timothy Vaughan, 1165 Hazel Street, Jefferson, gave a brief update on the work done to date. He said that the house was severely blighted for several years and that he has had many neighbors express appreciation for the work he has done so far. He feels that this restoration is also serving as motivation for other homeowners in the neighborhood.

In response to inquiries, Vaughan said that he had originally planned to remove the western part of the house; but it made more sense to build a porch and make it appear as if it were part of the original house. The house was put on the historic register this year and is on the tax freeze at the preimproved assessed value. The matching funds are Vaughan's personal funds. He hopes to complete the house in about three months.

Johnson said that the improvements that have been done on this house are terrific. She commented that the increased value of this house will result in a large amount of tax increment after the tax freeze period expires.

Deliberations and Funding Decisions

Norman noted that the total amount requested is \$1,282 more than the \$75,000 allocated for the pilot program. Porsche noted that CARA has the funds available in its cash balance if it chooses to use them to fully fund all of the requests. Other options would be to fund only some of the requests or to allocate reduced amounts.

MOTION: Dan Bedore moved to increase the amount in the pilot program by \$1,282 and to fund all four of the projects in the amounts requested. Oscar Hult seconded the motion, and it **passed** unanimously.

Collins said that he would like future applications to include contractor bids. Bedore noted that funds are allocated on a reimbursement basis. Collins said that he thinks CARA money should be allocated based on costs that are documented up front. Porsche agreed to request that information in future applications. Brief discussion followed regarding the possibility of allowing applicants to use sweat equity as a form of matching funds.

Manley/Flinn Building (\$400,000 Developer Partnership)

Mark Manley, 222 First Avenue W, expressed appreciation on behalf of himself and his wife for the past support from CARA. He provided an update on the work done on the Flinn and Ames Buildings since they took ownership in 2005. He used the overhead projector to show historical photographs of the buildings, as well as photos from 2005 and today. The full facade has been restored and renovated. There are several new occupants and restaurant-ready space. Efforts are being undertaken to find restaurant partners. The 1910 Douglas fir floors have been restored throughout. The upper floor of the Ames Building has been restored and is rented out regularly for events. Rob Dortignacq is helping to determine the best location for an elevator to serve both buildings.

Manley reviewed his proposal for a CARA developer partnership to restore the upper floor of the Flinn Building to bring it back to active use as office space. He considered putting apartments in this space but determined that offices would be the best use of the space from both historical and economic perspectives. The space would attract professionals and small businesses, would bring people downtown to help to support other businesses, would result in job creation, and would serve as a business incubator. This is the last element of blight in these buildings, and this is the last phase for which he will request CARA assistance. The current tax freeze will expire soon, and CARA will receive the tax increment on the reassessed rate. He will reapply for a freeze at that reassessed rate. This is an expensive project, and it will not be possible without CARA assistance.

Collins asked if Manley would consider delaying his application for the second tax freeze until after the proposed improvements are made. This would result in Manley receiving a benefit from CARA dollars and CARA receiving a benefit from the increased tax increment. Manley said that he thinks that is a fair request.

Norman asked if the stairway that opens to First Avenue would be part of the renovation. Manley said yes.

Kopczynski asked who would likely occupy the office space. Manley said that he has had inquiries from an attorney, people with home-based businesses, and others from Albany and surrounding areas.

Cordell Post asked for specifics on the office space. Manley said there would be six separate offices, each approximately 600 to 900 square feet. They would lease for about \$1 per square foot.

Hult asked how long the project would take. Manley said that it would take about one year, conservatively.

Henion asked if requiring that the application for a second tax freeze be made after the proposed work was done would cause any delay. Manley said no.

In response to an inquiry from Norman, Manley acknowledged that this request is for \$400,000 of a project totaling \$700,000, which is not in the range of 10 to 20 percent that CARA typically looks for. He stated that he has been doing the project in phases and that CARA's contributions are in the desired range when considering the project in its entirety.

Norman asked what impact there would be if CARA determined that it could partner in a smaller amount. Manley said that he would have to go back and try to find other sources. He stated that a \$300,000 partnership, for example, would cause a small delay; but he feels he has the credit worthiness to be able to make up the difference.

Collins said that he would consider approving this request with conditions that \$122,000 of the partnership would be used for loan repayment and that Manley agree to delay the tax freeze until the proposed work has been completed.

Johnson stated that she feels the project is worthwhile and worthy, that Manley has done everything he has said he would do, and that having these buildings totally done would be an asset to downtown.

Hult expressed support for the proposal to restore this space to offices.

Post stated that he also supports having this in office space, that he believes this would fill a niche, and that there should be no problem in renting the space. He agreed with the conditions proposed by Collins.

Dick Olsen said that Manley has done high quality work to date and that he has every expectation that the offices would also be done in a quality way which will set a high bar for others who want to do this type of work.

Kopczynski agreed with the comments from the Board. He asked if \$1 per foot would provide the needed revenue. Manley said that the partnership with CARA would bridge a gap and allow the space to be rented at a reasonable amount.

Ralph Reid, Jr., noted that this project would bring additional people downtown and that they will need some place to park their cars. At some point, he said that the City will need to address the parking situation.

Norman said that he very much appreciates the past partnership and the quality of work done by Manley. However, he feels that CARA may have accomplished what it wanted to do with this block. He has some concern about focusing a significant additional investment in this area when there are other areas that have not yet been restored.

Johnson said that she thinks the work done on these buildings has been catalyst for other areas downtown and, once it is totally finished, it may encourage other investment. Norman said this is a great project, but he questioned whether CARA funds would be better used to help restore another building. Kopczynski noted that CARA can only consider funding for requests that come forward. Brief discussion followed.

Kirbey expressed support for the request. He stated that the changes to date have created energy and positive impacts on the area. Norman said that he feels the energy has already been created and that CARA will not get a big bang for its buck with this \$400,000 partnership. He acknowledged that he appears to be the lone voice in this respect.

Bedore said that much of what Norman is saying is valid, but he feels that much of the return on investment is in intangibles.

MOTION: Bedore moved to approve the request for a \$400,000 developer partnership with Mark Manley with the following conditions: 1) that a portion of the \$400,000 be in the form of forgiveness of an existing loan in the amount of \$122,000; 2) that the applicant agree to delay applying for a second tax freeze until the work has been completed; and 3) that CARA allow 18 months for the work to be completed. Johnson seconded the motion.

Reid offered a **friendly amendment** that CARA require the work to be done in 16 months – by December 31, 2009. This would allow the new assessment to come onto the tax rolls in the year 2010. The friendly amendment was **accepted**.

The amended motion **passed** unanimously.

Discussion: CARA Review Criteria

Porsche reported that she spoke with an attorney who specializes in urban renewal who indicated that it would be appropriate for CARA to focus on specific geographic areas if it so chooses. The attorney strongly recommended that decisions be based on criteria. The policy discussion that will be coming forward in the coming months could help to establish these criteria.

Porsche recalled that she had originally proposed a point system based on criteria for staff to use as a filtering tool. After several months of discussion and feedback, she is hearing that the Board may prefer to see all applications. City Manager Hare has suggested that, as an alternative to a filtering tool, staff reports could include more in the way of a professional opinion as to whether applications meet CARA goals. She invited feedback.

Kopczynski expressed support for receiving additional input from Porsche due to her expertise and knowledge. Post said that he finds the point system to be a cumbersome tool; he expressed support for receiving more in the way of a staff opinion. Henion said that staff has been doing a good job and he likes the concept of hearing more opinion on applications.

Norman said that he appreciates all of the work that Porsche put into trying to develop a point system, but it appears that CARA members may be more comfortable with receiving all applications along with a stronger staff perspective. There was general agreement by those present.

Staff Updates and Issues

Porsche reported that Albany is one of five cities applying for the Main Street Program. An announcement from the Governor is expected toward the end of September. She will report back at the next meeting.

Porsche advised that she has finished her degree at OSU and has been accepted into a Master's program in public policy. This will dovetail nicely into the work she is doing at the City.

Porsche advised that she will be absent for the September meeting as she takes part in a road trip to different cities around Oregon as part of her Master's program. There was general agreement to cancel the September meeting.

Porsche advised that her second annual review is coming up in October. She invited Board members to share any comments, concerns, praise, or criticism with herself or with City Manager Hare.

BUSINESS FROM THE BOARD

Kopczynski reported that work on the Olivetti building at the corner of First and Broadalbin is underway and that it will be stunning when it is done.

Johnson asked for an update on the streetscape. Porsche said that she is in the process of reviewing the bids with the assistance of her intern. An order will be placed as soon as possible.

Sass reported that she took a tour of Viper NW. The company has provided support to both Albany General Hospital and LBCC. CARA supported Viper NW, which is now giving back to the community.

NEXT MEETING DATE

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

ADJOURNMENT

Hearing no further business, Chair Norman adjourned the meeting at 7:13 p.m.

Submitted by,

Reviewed by,

Teresa Nix
Administrative Assistant

Kate Porsche
Urban Renewal Manager



TO: CARA Advisory Board
 FROM: Kate Porsche, Urban Renewal Manager
 DATE: October 10, 2008, for October 15, 2008, CARA Advisory Board Meeting
 SUBJECT: Swoboda/Oregon Furniture Mart

Background

Mr. Swoboda will be coming before you at the meeting to update you on the status of his project. As you may recall, you granted Mr. Swoboda an extension through September 30, 2008. Over the last couple of months, Mr. Swoboda has been in regular contact with me, updating me as to the status of progress on his project.

As of this staff report, he is on the cusp of having the final occupancy permits (He thinks they might have them by the evening of the meeting.). Occupancy permits for the second and third floors are one of our measurements for completion.

Proposal

Request from applicant: Hear Mr. Swoboda's updates, consider extension to a specific date, if necessary (he may have permits by the meeting date.)

Analysis

Below is the list of items and my comments as to their status upon my last visit:

Item	Status
Complete the alteration of 104 First Avenue East storefront exteriors to reasonably approximate the building style and materials evident in historic photos of the Frager Building (see Exhibit B, attached) based on the approval and conditions of the City of Albany Landmarks Advisory Commission (LAC) which shall not be unduly withheld. Completion of exterior improvements to include installation of brick, brick veneer and re-pointing of existing brick as well as paint removal and sealing of the brick.	Brick repointing complete. Needs trim around windows.
Complete interior life-safety and seismic requirements to open upper two floors including, to specifically include second floor east-end installation of windows and steel.	Complete.
Upper floor windows will be repaired rather than replaced where possible and must remain within historic window openings. Where City staff agrees that window replacement is warranted, new windows will replicate the details (materials, trim, framing, etc.) of the original windows. The addition of cornice details is limited to a simplified cornice and brackets.	Complete.
Complete installation of drywall, paint, and primer on interior of building.	Drywall complete, they were getting ready to paint at my last visit.

Complete plumbing, electric, and smoke detector installation.	In final phase.
Complete installation of interior doors and mill work.	Underway.
Surface preparation, at least one coat of primer and one coat of exterior paint on the First Avenue building fronts. Paint color(s) must be appropriate to the historic character of the building and be approved by CARA's architect.	Was nearly complete at last visit.

Staff Recommendation

Mr. Swoboda has been working hard through the late summer months to complete the project. Staff feels that his effort has been genuine and that he has made great strides. Mr. Swoboda will be present at the meeting to report on the status of the project and may be able to obtain permits by Wednesday's meeting. Staff understands that this project has been long and drawn out, but Mr. Swoboda has worked diligently to complete the work and meet the CARA requirements. Staff recommends approval of Mr. Swoboda's extension, if it is necessary

KCP:ldh

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TO: CARA Advisory Board
FROM: Kate Porsche, Urban Renewal Manager
DATE: October 8, 2008, for October 15, 2008, CARA Advisory Board Meeting
SUBJECT: Staff Report – Smith Restructuring

Tim Smith, owner of the two properties on Third Avenue SE will be coming before you to discuss the restructuring of his CARA package. You may have noticed that I scheduled a conversation on the state of Urban Renewal in our changing economy at the beginning of our meeting. Mr. Smith's proposal dovetails with that conversation.

Background

As you may recall, Mr. Smith came before you and received a commitment of grant funds in the amount of \$120,000 and a loan in the amount of \$250,000 at your January 24, 2007, meeting. His plans for the parcels were two-fold. The first plan was to see the historic apartments renovated and reused as apartments. The second part of the project was to build six townhomes on the vacant property on the corner of Third and Montgomery.

Proposal

Mr. Smith has been moving forward with both parts of this project. The historic apartments went to the Planning Commission for review. Mr. Smith had completed a site plan and been to the Planning Commission on the townhome project. But, as he explained it to me, he had acquired financing for this piece of the project; but when the change in the economy began, back in the early summer, the lender changed its requirements. Originally, the lender was going to require that Mr. Smith presell one unit; now they are requiring that half the units be presold in order for the loan to be approved.

Mr. Smith has been unable to presell that quantity of units and has since put the vacant lot on the market. To this point, Mr. Smith has completely drawn down the \$250,000 loan but hasn't yet made any draws against the \$120,000 grant. Staff has proposed that Mr. Smith return the commitment for the \$120,000 grant and that CARA release him from the obligation of building the six townhomes.

Total Request: Accept the commitment for \$120,000 back from Mr. Smith in exchange for releasing him from the obligations of building the Third Avenue Townhomes on the vacant lot. Extend Mr. Smith's timeframe six months to allow him to complete work on the historic apartment building.

Analysis

Though it is not optimal to only have the apartments renovated in trade for the \$250,000 loan, this seems to be a special circumstance. Mr. Smith showed a genuine desire and capability to complete the townhome project but has been caught in escalating requirements by lenders. By giving back the commitment for the grant, Mr. Smith frees up \$120,000 for immediate use on other projects. Additionally, the \$250,000 he did receive is in the form of a loan for which CARA will receive five annual payments of \$84,890.68 beginning in 2013.

Staff Recommendation

Staff recommends approval of this restructuring.

KCP:ldh



TO: CARA Advisory Board
 FROM: Kate Porsche, Urban Renewal Manager
 DATE: October 8, 2008, for October 15, 2008, CARA Advisory Board Meeting
 SUBJECT: Staff Report – Crabtree Automotive

Before I delve into the specifics of this staff report, I'd like to reiterate that this will be the first instance of a staff report in which I will make a specific recommendation on the Board's action. It was your direction to me at the last meeting to provide you with a specific recommendation on all funding requests. As usual, I will outline the information then state my official stance at the end of the staff report.

Proposal

Paula Connaghan, one of the owners of Crabtree Auto repair, is coming before you to request \$75,000 in a matching grant. This money is being requested to complete façade repairs to the building located at 1110 Hill Street SE and to bridge a gap in funding the exterior façade work and projects that were required to be completed by the City.

Total Request: \$75,000 matching grant.

Analysis

Item	Description	Comments
A) CARA Goal & Objectives	How does it further the CARA Goal and Objectives?	<p>CARA Key Objectives:</p> <ul style="list-style-type: none"> • <u>Attract new private investment to the area:</u> the project would see an existing small business move to a new and larger location, but would not be a new private investment • <u>Retain and enhance the value of existing private investment and public investment in the area:</u> this project meets this goal by enhancing a blighted property. <p>CARA Additional Objectives:</p> <ul style="list-style-type: none"> • <u>Provide a safe and convenient transportation network that encourages pedestrian & bicycle access to and within the town center:</u> this project does not meet this goal • <u>Preserve the Historic Districts, historic resources and existing housing in the area:</u> this project does not meet this goal • <u>Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses:</u> this project does not meet this goal. • <u>Increase residential density in the area:</u> this project does not meet this goal. • <u>Encourage the development of new forms of housing and home ownership:</u> this project does not meet this goal. • <u>Enhance and protect the community and environmental values of waterway corridors in the area:</u> this project does not meet this goal. • <u>Provide an enriching environment and livable neighborhoods:</u> this project does not meet this goal.

B) Financial Impacts	What is the financial risk and financial benefit to CARA?	Staff believes that as CARA's cash on hand becomes limited that further scrutiny must be paid to the projects coming forth for funding. Please see below for an analysis of the TIF return on investment.
C) Private Risk	Is this a "first-in" project or an untried type of development?	No.
D) Gap	What is the "Gap" or need of the developer?	The owners have identified that they do not have enough loan funds to complete the project and that the City has imposed specific upgrades prior to their occupancy of the building, which were unanticipated costs for them.
E) Blight	Would it remedy a severely blighted building? How?	This project would update a blighted building and lot by upgrading the interior and completing a new façade on the exterior of an old and blighted warehouse. In addition, the work proposed would see the parking lot upgraded with new landscaping and lighting.
F) Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	No.
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.
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)?	No.
J) Sustainability	How does it meet the Governor's Objectives for Sustainable Communities? (Environmental, Economic Development, Community/Social)	With the possible creation of four jobs this project would fit the bill as a small economic development type project.

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

Proposed CARA Investment	\$75,000
Total Project Value	\$1,100,000
ROI on TIF	Payback in year 7
CARA % of investment	14.86%
Ratio Public : Private \$\$	\$1 : \$6.82

Staff Recommendation

After careful consideration of the project, meeting with the applicant, and visiting the site, staff has determined that this project does not meet CARA's goals in a substantial enough way to justify the amount of funding requested.

The project's merits include the elimination of a blighted building and the creation of four jobs. And, though these merits are valid, staff feels that the project's location on the southeast corner of the CARA boundary makes it so far removed from the core of the city that the benefit to the general public would not be as great.

Secondly, I'd like to point out that, though this project can be seen as an economic development type of project, the quantity of jobs is low in relation to the public dollars the applicant has requested. In analyzing this piece, I considered and communicated to the applicant that an example of a strong CARA economic development partnership is the Viper NW project. In this case, CARA provided \$120,000 in grant funds and Viper completed \$1.1 million in project work and brought 14 engineering jobs to the Central Albany Area.

Finally, staff is aware that this project went through a difficult rezoning process to get permission from the City to use the property for an automotive repair facility (the zoning designates it as Commercial). One perspective on this matter is that the City has already made concessions, put their chip on the table, as it were, to assist this project in allowing the nonconforming use in this location. It should be pointed out that at no point in the land-use process did the applicants indicate that they would be asking for public funds to complete the project.

I want to note that the applicant has been very positive and has worked to find creative ways in which to partner. For example, in the last paragraph of the supplemental information the applicant proposes to give the City an easement to extend the Periwinkle path. Staff greatly appreciates this sort of creative thinking when it comes to projects; but in this specific instance, the City has no plans, nor is there interest in extending the path on the west of Hill Street as there would be no place for an outlet.

Ultimately, staff feels that this project does not bring enough of an economic impact to justify the \$75,000 investment and that the project falls quite short of meeting the other CARA goals, such as having an impact for the general public or preserving historic structures, etc. Though CARA has created many numerous public-private partnerships, staff feels that this project falls short of providing the typical substantial benefit that CARA looks for. Without that benefit, staff feels that this would be a situation of assisting a small business with their move for an expansion, a situation that is not appropriate for the use of Urban Renewal funds.

KCP:ldh

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Grant APPLICATION

1. APPLICANT

Name: Connaghan Enterprises L-L C.

Address: 845 29th St. SW

Albany OR Zip Code: 97322

Contact Name: Paula Connaghan Phone Number: 541-971-3606

Fax Number: 541-967-3650 Email Address: paula@crabtreeautorepair.com

Legal Form: Sole Proprietorship [] Partnership []

Corporation: Profit [x] Non-Profit []

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

Social Security Number/Tax Identification Number:

Birthdate: 11-10-1951

2. BUILDING/BUSINESS INFORMATION

Name: WAREHOUSE

Address: 1110 HILL ST. SE ALBANY OR Zip Code: 97322

Legal Description: 11S-3W-7AC00104

Property Tax Account Number: 88332

3. OWNER OF PROPERTY (if not applicant)

Name in which title is held:

Contact Name:

Address:

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).

CARA GRANT APPLICATION INFORMATION

#5 Description of the project

Crabtree Automotive Inc is in the process of purchasing the old warehouse at 1120 Hill Street. The City will allow our business to operate on this lot provided that we fulfill a list of criteria before we move in. The project would require extensive remodeling to the front of the building including a new façade, painting, landscaping, signage, lighting, parking lot repaving and parking lot curbing. In addition the building, although structurally sound, needs a new roof, electrical upgrades, insulation for the shop, heating for the offices and ADA accesses.

#6 – Estimated cost of the project:

Exterior work includes a new façade, a new roof, repairing and painting the siding, resurface the parking lot, parking lot curbing, lighting and landscaping. Cost \$179,393.00.

Interior work includes: New lighting, electrical, insulation, heating and cooling costs, computer and phone upgrades, ADA restroom, additional hoists, plumbing for air lines and exhaust capture system. Cost \$110,545.00

Miscellaneous Costs \$ 43,500.00

Total Remodel Cost \$333,438.00

Estimated value of the project upon completion: \$1,100,000.00

This includes the property purchase and some equipment.

Basis for valuation and value on completion:

A comparable project on Hwy 20 between Corvallis and Albany. There were no comps available within the Albany city limits.

#7 Preparation of cost estimates:

Who prepared your cost estimates?

Mike Lovemark (Lovemark Construction LLC) and Paula Connaghan

#8 In addition to the proposed improvements – is there other work proposed?

NO

Total estimated cost of all work: \$333,438.00

#9 Considering the list of project goals outlined in this application, please identify the value your project brings to the CARA

Even though this project is not in the historic district which CARA has been focusing on, it is within the boundary that the community originally designated as part of the CARA area.

The community members wanted CARA to include this area for revitalization. In the "Implementation Strategy" of the CARA guidelines there is a section on "Addressing Opportunities Outside The Initial Focus Area & Overarching Approaches." The "Purpose" is as stated, "Be prepared to respond to funding and development opportunities that may present themselves outside of the proposed initial focus area." Again, this shows a desire by the community to look at funding projects outside of the initial historic district area.

With this in mind, here are the values that we feel this project will bring to CARA and the community.

How does this project further the CARA goals and objectives?

One of the overlying CARA key objectives is to retain and enhance the value of existing private investment in the area.

This project would turn a decaying old warehouse into a modern building that fits into the surrounding new and revitalized businesses in the area. This is recycling at its best.

In addition, revitalizing the property will increase the tax base of this and other surrounding properties.

CARA specifically addresses properties that are blighted.

We will definitely be eliminating some long time blight with this project.

CARA also wants to know that our project will be useful over a long period of time.

The building is a strong steel structure. New roofing and siding upgrades will ensure that it has a useful life for many years to come.

#10 Amount of matching funds:

\$800,000.00 - source SBA and Private funding
Funding has been applied for

#11 Explain why CARA funds are necessary to insure the project completion.

Crabtree Automotive Inc has been in business since 1979. We are in need of a new facility where we can grow and continue to contribute to the community. In April 2008, when we first began this project, we planned our financing based on the premise that we would be able to move our business into the building and do our remodeling as our income grew. Now that our zoning negotiations are finalized, there are some major expenses that we had not expected. The City of Albany has required that all upgrades to be complete prior to our move in date.

In this tightening financial market, the parameters for our loan and the city requirements make this project out of reach for us unless we receive CARA funds.

Assistance Requested:

Professional Services

None

Building Redevelopment Funding:

Grant amount requested;

We are requesting 40% of the façade project and 45% of the parking lot and landscape requirements.

The total amount for the façade and the exterior work
\$122,140.00 x 40% is \$48,856.00

The total amount for the parking lot and landscape requirements
\$57,253.00 x 45% is \$25,764.00

Total for this grant request

\$74,620.00

We realize that our project isn't the typical Downtown Historical project that you have been funding. But, the community members that we know are very excited for this project to happen. Many people have expressed their sadness for the state of this property and the problems that have come from its disrepair. They have told us that they look forward to our move into this building. Our customers have expressed their anticipation of the expansion of our business and what it means to their automotive repair needs. We thank you for considering this request.

Tim, Paula and Devon Connaghan and the Staff at Crabtree Automotive Inc.

CARA questions how does this business meet the Governor's Objectives for Sustainable Communities?

Since we opened, in 1979, we have been an employer of the students in the LBCC Automotive Technical Program. Each year we have hired, as apprentices, students from the program. We have mentored them during their school years and hired them on permanently when they graduated. Some of those students are now in business for themselves creating jobs and income for their communities. In our shop today, three of our four technicians are from the LBCC program. In the future, we look forward to becoming a true "partner" with this program by funding the education costs of selected students.

In addition we are a "GREEN" company. We use recycled oil for 95% of our heating needs. Our batteries, steel and old parts are recycled to various rebuilding and reprocessing companies. Many of our office supplies come from recycled products. We follow all OSHA guidelines for waste and waste disposal.

CARA guidelines ask if this project will be providing an enriching environment and livable neighborhoods

This warehouse has hosted heavy industrial businesses since it was built in 1965 in which time rail cars, semi trucks and large delivery vans have been distressing this neighborhood. Vagrants have been occupying the area behind the building keeping the neighbors nervous and afraid. By rehabilitating the building, cleaning up the property and limiting the traffic to business hours, the property promotes a more livable environment for the neighbors. In addition the new façade, landscaping and lighting will modernize the building to bring the community a sense of pride.

One Additional CARA objective includes the need to provide a safe and convenient transportation network that encourages pedestrian and bicycle access to and within the town center.

The Periwinkle Bike Path stops just on the other side of Hill Street. There is not a plan in place at this time to continue the path to the other side of the overpass.

However, our ownership of this lot could open possibilities for continuation of the Periwinkle Bike Path from Hill Street west to connect to the section downtown.

Connecting to the downtown area would provide a safe and convenient access to the Boys and Girls Club and the rest of Albany to the east.

Should the city want to continue the bike path, Crabtree Automotive would be happy to donate a strip of land along the south property line to help further this project.

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 _____	9-19-2008
_____	Date
Applicant's Signature _____	9-19-2008
_____	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

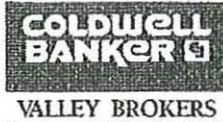
Date Received: 9-19-08 By: KCP Application Complete: Yes No

If no, comments: attainment

Date application returned to applicant for completion: _____

Date application returned to City: _____

By: _____



2225 Pacific Blvd. SE - Suite 101
Albany, OR 97321
Ph. (541) 928-6317
Fax (541) 928-0223

September 19, 2008

Paula Connaghan, President
Crabtree Automotive Inc.
845 29th Ave SW
Albany, OR 97321

Subject: Estimate of Value
Completed project 1110 Hill St SE
Albany, OR 97322

When analyzing prior sales, the closest comparable sale was on 2850-2860 Santiam Highway in May of 2007. A comparison of the properties is as follows:

	<u>Lot size</u>	<u>Building size</u>
1110 Hill Street SE	1.16 acres	11,790 square feet
2850-2860 Santiam Hwy	1.34 acres	10,704 square feet

The Santiam Highway property sold for \$1,000,000. With improvements, I feel the Hill Street property would be close to the same value.

Respectfully,

A handwritten signature in cursive script that reads "Bill Ekman".

Bill Ekman, Broker
Coldwell Banker Valley Brokers
2225 Pacific Blvd SE #101
Albany, OR 97321

CATEGORIZED QUOTES FOR THE NEW BUILDING FOR CRABTREE AUTOMOTIVE

MISC ITEMS FOR THE JOB							
	<i>PROJECT</i>	<i>COMPANY</i>	<i>COMPANY ADDRESS</i>	<i>CONTACT</i>	<i>CONTACT INFO</i>	<i>PRICE QUOTED</i>	<i>BID COMPLETE</i>
1	Plans permits and arch fees	Michael Lovemark Construction LLC	PO Box 296 Albany OR 97321	Mike Lovemark	541-974-7909	\$ 15,000.00	not firm
2	Bonds and insurance	Lovemark Construction				\$ 1,500.00	done
25	Contingency for misc	Lovemark Construction				\$5,000.00	done
44	Mikes Profit and Overhead	Lovemark Construction				\$22,000.00	
					TOTAL FOR MISC ON JOB	\$ 43,500.00	

FAÇADE JOB							
4	Framing/sheathing materials	Lovemark Construction				\$6,500.00	done
5	Framing/sheathing labor	Lovemark Construction				\$20,000.00	done
6	Trusses	Lovemark Construction				\$2,200.00	done
7	Roofing façade	Lovemark Construction				\$2,000.00	done
7	Roofing main building	Maier Roofing Co Inc.	PO Box 623 Albany Or 97321	Steve Maier		\$47,000.00	done
8	Siding material	Lovemark Construction				\$6,800.00	done

21

9	Siding labor	Lovemark Construction				\$5,000.00	done
10	Column framing/labor	Lovemark Construction				\$1,000.00	done
11	Sheet metal work - cut and flash for façade and new siding	Sheetmetal Solutions Inc.	33468 Eagle Rd Suite B Tangent Or 97389	Rob Minick	967-0129	\$4,000.00	done
12	Repair and Paint building	Sorte Painting Inc.	35465 Oakville Rd Albany Or 97321	Glen Sorte	990-7599 926-1025	\$6,740.00	done
26	Cleanup	Lovemark Construction				\$2,000.00	done
14	Move the water gong and test system	Carters Sprinklers	40478 Baptist Church Dr Lebanon Or 97355		258-8510	\$1,000.00	done
14	install fawcet for landscape water	Lovemark Construction				\$400.00	
28	Exterior door	Lovemark Construction				\$2,000.00	done
22	Concrete for façade	Lovemark Construction				\$3,500.00	done
34	Concrete sawing the wall along the street	Brothers Concrete Cutting	1721 Fescue Street Albany Or 97322	Chirs Beck	928-2502 936-0395	\$3,000.00	done
3	Excavation, backfill, grading façade only	K-Com Kuenzie Communications LLC	PO Box 1227 Silverton OR 97381	David Craig	503-973-4511	\$5,000.00	done
42	Survey	Udells	63 E Ash St Lebanon Or 97355	Anthony	451-5125	\$3,000.00	done
29	Windows other millwork	Lovemark Construction				\$1,000.00	
						TOTAL FOR FAÇADE AND EXTERIOR WORK	\$122,140.00

ADDITIONAL WORK REQUIRED BY THE CITY

23	Parkinglot, Curbing, Striping, Bike Rack	Lovemark Construction				\$15,350.00	
24	Landscape and irrigation	U and D Nursery	3555 NE Dunlap Ave Albany Or 97322	Walt Underwood	928-3448	\$7,928.00	done
27	Rock	Lovemark Construction				\$2,500.00	done

22

31	Utility raindrains - install	Lovemark Construction				\$1,500.00	done
32	Exterior electrical and fixtures	G & E Electrical	PO Box 1686 Albany Or 97321	Ed	967-8627	\$6,680.00	done
34	Concrete sawing for planters, water lines	Brothers Concrete Cutting	1721 Fescue Street Albany Or 97322	Chirs Beck	928-2502 936-0395	\$2,200.00	done
3	Excavation, backfill, grading parking lot	K-Com Kuenzie Communications LLC	PO Box 1227 Silverton OR 97381	David Craig	503-973-4511	\$12,000.00	done
35	Sign for building	Extreme Grafix	450 11th St SE #2 Albany Or 97321	Scott	926-9727	\$950.00	done
43	Fencing for south lot line and after-hours lot	Rick's Custom Fencing	8755 Portland Rd NE Salem OR 97305	Paul	503-463-8331	\$8,145.00	done
					TOTAL FOR ADDITIONAL WORK REQUIRED BY THE CITY	\$57,253.00	

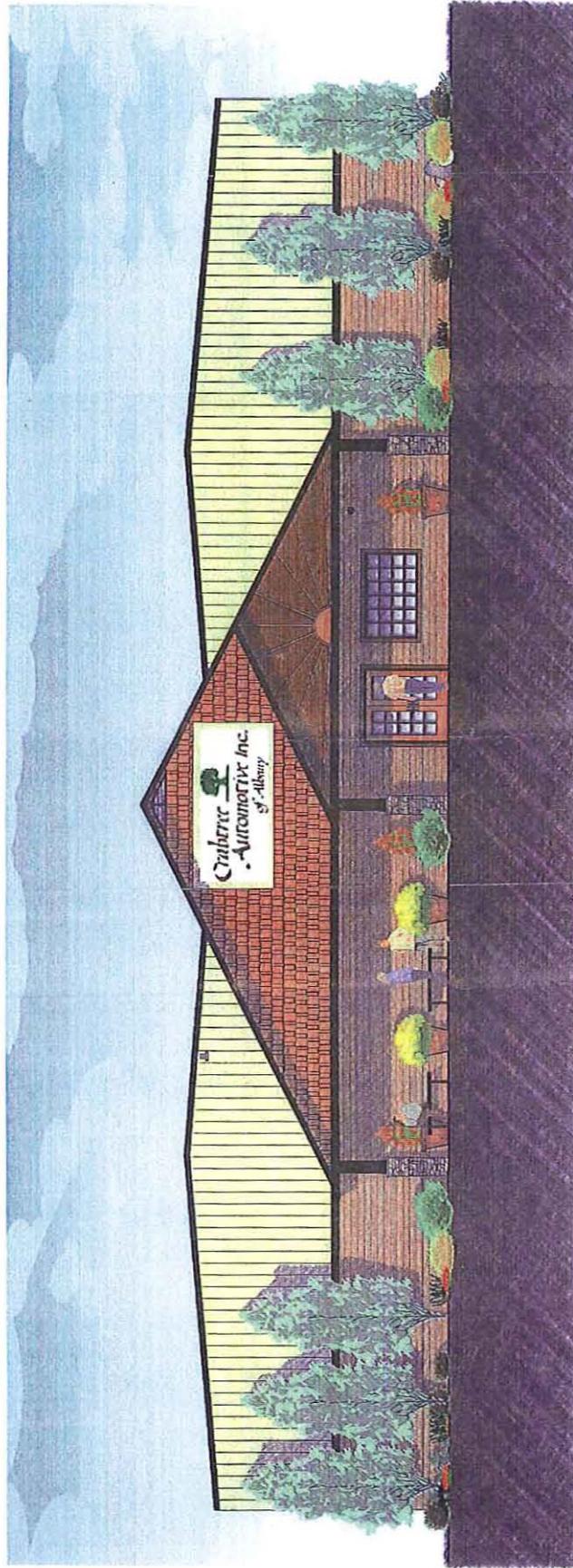
TOTAL FOR INTERIOR AND SHOP WORK

13	ADA Bath room and air line drops in each bay	Craig Warner Plumbing	3140 Eagle View Dr NW Albany Or 97321	Craig Warner	979-1210	\$7,500.00	done
16	Insulate warehouse walls and front wall of office section	Home Insulation & Lovemark Construction	34155 Hwy 99E Tangent OR 97389	Joseph Fitzgerald	926-7831	\$14,000.00	done

23

17	Heating and Cooling the Office/Lunch room/Parts room Piping for infrared heaters	Greggs Heating and Cooling Inc.	2115 Pacific Blvd Albany Or 97321	Gregg	926-8950	\$15,000.00	done
18	Interior drywall materials and labor	Lovemark Construction				\$3,500.00	done
19	Finish Labor and other changes	Lovemark Construction				\$2,000.00	done
20	Cabinets and counters	Lovemark Construction				\$5,000.00	done
21	Flooring	Lovemark Construction				\$3,000.00	done
30	Interior Paint	Lovemark Construction				\$2,000.00	done
33	Replace large doors	Overhead Door Company of Salem	4723 Portland Rd NE Salem Or 97305		503-393-1236	\$5,820.00	done
36	Install and Manufacture Exhaust Capture System	Sheetmetal Solutions Inc.	33468 Eagle Rd Suite B Tangent Or 97389	Rob Minick	967-0129	\$5,750.00	done
37	Waste oil heater purchase and setup	Oregon Commercial Heating	PO Box 1080 Molalla Or 97038		503-829-9670	\$9,830.00	done
38	Install Cable for voice and data - includes new phones	Reliance Connects	303 SW Zobrist Esticada Or 97023	Steve Stone	503-630-8920	\$4,000.00	done
39	Move and install new work stations and move server, includes new work stations	PC'S At Work	5050 Columbus ST SE #104 Albany Or 97322	John Scoville	220-9101	\$4,540.00	done
40	Remove and Relocate Hoists	Latest Undercar Service Equip	19080 SE 359th Sandy Or 97055		503-826-8800	\$2,250.00	done
41	Purchase New Hoists	Carquest Auto Parts	2110 Santiam Hwy SE Albany OR 97322	Skip Tibbitt	541-926-6051	\$15,605.00	done
15	Install new lighting and electrical in shop area	G & E Electric	PO Box 1686 Albany Or 97321	Ed	967-8627	\$10,750.00	done
						TOTAL FOR INTERIOR/SHOP UPGRADES	\$110,545.00

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CRABTREE AUTOMOTIVE - NEW FACADE
MAIN ELEVATION - JULY 21, 2008

Architecture

2318 Heritage Way SE
Albany, OR 97322
Tel (541)926-5959
Fax (541)926-1991

Proposal

Kuenzi Communications LLC

P.O. Box 1227

Silverton, OR 97381

Estimator: David Craig

Phone: 503 873 4511

Fax: 503 873 7215

Quote To: Paula Connaghan
Address:

Phone: 541-971-3606
Fax: 541-971-3650

Job Name: 1120 Hill St., Albany - Site Work

Date of Plans:

Engineer:

Plan Sheet List:

Geo Report By:

Geo Date

Attn: Paula
Proposal Date: August 1, 1008

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	MOBILIZATION	1.00	LS	3,071.79	3,071.79
2	HARD SURFACE DEMO	1.00	LS	2,078.46	2,078.46
3	OVEREXCAVATION	1.00	LS	4,156.93	4,156.93
4	EXCAVATE AND BACKFILL FOR WATER/ELECTRICAL	1.00	LS	5,760.42	5,760.42
5	DISPOSAL AREA PREPARATION	1.00	LS	1,392.66	1,392.66
6	CONCRETE WALL REMOVAL	1.00	LS	4,156.93	4,156.93
GRAND TOTAL					\$20,617.19

NOTES:

MOBILIZATION - ?

HARD SURFACE DEMO -

Remove asphalt and concrete from areas noted on plan and dispose on site.

OVEREXCAVATION -

Remove up to 2' of subgrade in area noted on plan.

EXCAVATE AND BACKFILL FOR WATER/ELECTRICAL -

Trench will be excavated for 24" of cover (Water) and 36" of cover (Electrical). 12" of vertical and horizontal separation is included between utilities. Place 1 Vertical Foot of Imported Crushed Rock Backfill in landscape areas and bring rock to finished subgrade in hard surface areas. Soil Backfill for landscaping will be placed by others.

DISPOSAL AREA PREPARATION -

Remove concrete surface between wing walls and pillars. Dispose of materials in bottom of bunker.

CONCRETE WALL REMOVAL -

Remove entire concrete wall at front of property and dispose in onsite.

ADD Excavate south fence line 1734400

ADDITIONAL EFFORTS OR MATERIALS REQUESTED WILL BE BILLED ON A TIME AND MATERIALS BASIS. SEE BELOW:

EXCLUSIONS:

- Concrete / Grading for Concrete/Curbs
 - Specialty Pavement / Pavers
 - Landscaping
 - Site Security Fence
 - Removal of Spoils cast by others
 - Buried Debris
 - Removal / Export of Oversized Material
 - Over Excavation
 - Permits / Bonds
 - Hard Dig Excavation
 - Plastic Ground Sheeting Installation
 - Utility Wiring Installation
 - Hazardous Material Abatement
 - Utility Trench Excavations over 3' Deep unless otherwise noted in estimate
 - Geotextile Fabric
 - Signs
 - Street Excavations except for Sewer Connection
-

Proposal

Kuenzi Communications LLC

P.O. Box 1227
Silverton, OR 97381
Estimator: David Craig
Phone: 503 873 4511
Fax: 503 873 7215

Quote To: Paula Connaghan
Address:

Phone: 541-971-3606
Fax: 541-967-3650

Job Name: 1120 HILL ST., ALBANY, SITE WORK
Date of Plans:
Engineer:
Plan Sheet List:
Geo Report By:
Geo Date

Attn: PAULA
Proposal Date: SEPTEMBER 2, 2008 REVISION "A"

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
100	10' X 135' X 2' EXCAVATION	135.00	LF	17.36	2,343.60
GRAND TOTAL					\$2,343.60

NOTES:

OVEREXCAVATION -

Remove up to 2' of subgrade in area requested.

for Fencing & plantings on south fence line.

ADDITIONAL EFFORTS OR MATERIALS REQUESTED WILL BE BILLED ON A TIME AND MATERIALS BASIS. SEE BELOW:

EXCLUSIONS:

- Concrete / Grading for Concrete/Curbs
- Specialty Pavement / Pavers
- Landscaping
- Site Security Fence
- Removal of Spoils cast by others
- Buried Debris
- Removal / Export of Oversized Material
- Over Excavation
- Permits / Bonds
- Hard Dig Excavation
- Plastic Ground Sheeting Installation
- Utility Wiring Installation
- Hazardous Material Abatement
- Utility Trench Excavations over 3' Deep unless otherwise noted in estimate
- Geotextile Fabric
- Signs
- Street Excavations except for Sewer Connection
- Sawcutting



Maier Roofing Co. Inc.
 CCB# 32959

P.O. Box 623 Albany, OR 97321
 steve@maierroofing.com
 ~Licensed~Bonded~Insured~

PROPOSAL

Date: 3/27/08
 Price quotes good for 30 days

Tim & Paula
 Crabtree Auto
 845 29th SW
 Albany, OR 97322

Job Location
 1110 Hill St SE
 Albany, OR.
 92-46

Home: 990-2015 cell
 Work: N/A
 Fax: 967-3650

WE HEREBY SUBMIT SPECIFICATIONS as follows:

Inspect existing roof and prepare for new installation. Install polyethylene separator sheet as required by the manufacturer, new 40 Mil PVC CPA Duro-Last roofing membrane custom fit for this roof, new custom pipe and curb flashings, and custom edge details and terminations in accordance with manufacturer's warranty requirements for the standard 15 year No Dollar Limit warranty at no extra cost. Insulation and fire rating requirements vary. If required for your building, they are listed below. Complete job clean-up; Provide Duro-Last written manufacturer's warranty and contractor's workmanship warranty upon payment in full. All commercial Duro-Last installations are inspected by manufacturer. Residences get only the Duro-Last 15 years material warranty and the Maier Roofing 10 year workmanship warranty.

WE PROPOSE TO FURNISH ALL MATERIALS AND LABOR - complete in accordance with above specifications as follows:

~ Duro-Last Roof System ~
 Complete Job Price = \$46,875.00

~~ Insulation Specifications ~~

Insulation type: N/A

Insulation thickness: N/A

R-Value: N/A

Additional Specifications:

General Conditions

All work guaranteed as specified above. All work completed in a professional manner according to industry approved standards and practices. Any deviation or alteration from the above specifications only upon owner notification. Owner to carry fire, tornado, and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance in accordance with Oregon law. This contract may not be transferred or assigned to another party without expressed written consent of Maier Roofing Co. Inc. Maier Roofing, Inc. accepts no liability for the existence or continued existence of mold and/or mildew conditions. Homeowner should evaluate need for mold/mildew mitigation.

Extra Work

Rot repairs or other unforeseen/concealed problems are not included in the above prices. All such extra work will be charged on a "time and material" basis: (material cost plus 15% plus labor at \$55.00 per man-hour) and billed at job completion per terms outlined below. Dry-rot must be repaired per code. Metal attached to the roof deck will be measured and replaced only as needed. This includes chimneys, step flashings, and skylight flashings. Oversized chimneys and skylights will be extra.

Payment Terms

Unless otherwise agreed in advance, 50% of contract amount due upon signing contract. Balance due within 7 (seven) days of billing at job completion. A late fee of \$25.00 will be charged if balance due is more than thirty days late. Additionally, finance charges of 2% of the unpaid balance will be charged each month on accounts 30 days or more past due.

Signed: Steve Boyd
 Steve Boyd, President, Maier Roofing Co. Inc.

Acceptance of Proposal

The above prices, specifications, and conditions are satisfactory and hereby accepted. By signing below, I authorize Maier Roofing Co. Inc. to proceed as specified. Payment will be made as outlined. Owner acknowledges receipt of "Information Notice to Owner about Construction Liens," as required of all contractors by state law. Owner agrees to settle any dispute(s) between the parties by arbitration.

Signature: _____ Date: _____
 Owner

NOTES FOR MAIER ROOFING

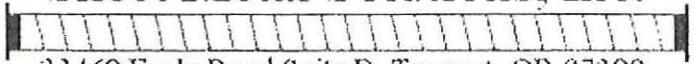
12,500 SQ FT

1. NEW METAL ROOF – \$100,000.00
2. NEW MEMBRANE STYLE ROOF - \$50,000.00
 - Solves the center gutter problem
 - Unconditional 15yr warranty with full replacement - lasts 20-30 years, no problems
 - Insulation fills in the valleys, thin layer of insulation over top of that, then membrane over entire.
 - Covers the skylights
 - 98 reflective for heat in summer

#11



Sheet Metal Solutions, Inc.



33468 Eagle Road Suite B, Tangent, OR 97389
Phone: 541-967-0129 Fax: 541-967-0131

Quotation

Date	Quotation #
8/19/2008	8709

CCB# 165317

Crabtree Automotive
845 29th Ave. SW
Albany, OR 97322

Contact	Project	FOB
Paula Connaghan	New Facade	

Qty	Description	Total
	<p>Provide the necessary materials to fabricate and install new facade on the Hill Street building. There is two portions to this quote as follows.</p> <p>Portion #1 Cut siding down the length of the building and install custom counterflashing for the carpenters to install lap siding</p> <p>Total Cost = \$1284.00</p> <p>Portion #2 Counterflashing of existing wall where the new facade will tie to building. Custom counterflashing will go under new facade roofing materials.</p> <p>Total Cost = \$1620.00</p>	

We appreciate the opportunity to work on this project with you.

Sincerely,

Rob Minnick

5-2-08

#12

Sorte Painting Inc.
1000 SW 2nd Ave
Albany, Oregon 97311

Submitted to: Crabtree Automotive
845 29th Ave SW
Albany, OR 97321

Exterior re-paint
Plaque Factory

We hereby propose to furnish all labor and materials to complete the following.....

Pressure wash all exterior to be re-painted. All rust stains to be primed with exterior oil base stain blocking primer. All new material on front to be painted as picture shows, two tone. Does not include shingles (upper gables, pre-finished) Door to be stained and clear finished with pro-thane solvent base finish. Metal estimate for one heavy coat, one color only, no trim and same color as existing. Includes all materials and labor. Change in base color would increase estimate for time and materials.

Total: \$6,740.00
Change in base color (add): ~~\$2,660.00~~

All material is guaranteed to be as specified, and the above work to be performed in accordance with specifications submitted for above work and completed in a workmanlike manner. Any alteration from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over the above estimate. All estimates over \$1,500.00 require 50% down payment in order for the work to be scheduled.

Sorte Painting Inc. assumes all reasonable risks involved within the work to be performed. Proof of workers compensation and liability insurance available upon request. Payments to be received in full upon completion. This proposal is valid for 90 days from date of submittal.

Submitted by MSH Date 7-23-08

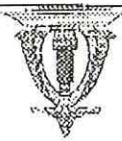
Accepted by..... Date.....

#14

Carter's Fire Sprinkler Maintenance & Piping, Inc.

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

Phone: (511) 258-8510 24Hour EMERGENCY SERVICE



Proposal submitted to:	
Paula Connaghan 1110 Hill Street Albany, OR 97321	
Phone #:	(541) 259-1726
Fax #:	(541) 967-3650
Contact:	Paula Connaghan

Work to be performed at:	
Paula Connaghan 1110 Hill Street Albany, OR 97321	
Phone #:	(541) 259-1726
Fax #:	(541) 967-3650
Contact:	Paula Connaghan

Description of project: Remove old Water Motor Gong and install a new one aprox 10' further to the north on same wall

Date of proposal:	Date of plans:	Start work date:	Your inquiry number:	Proposal No.:
June 13, 2008	N/A	Open	Open	06132008A

BID PRICE:

Nine Hundred Ninety Five Dollars + 00/100 (\$995.00)

INCLUDED:

- Labor, material, and equipment to remove old Water Motor Gong and install a new Water Motor Gong aprox 10' further to the north on same wall
- 1 - New Water Motor Gong
- Tie into existing piping

EXCLUDED:

- Any electrical.
- Any painting
- Any Fire Sprinkler Inspections
- Any repairs to existing Fire Sprinkler System
- Any permit costs/fees
- Any sheet-rock repairs
- Any leaks caused by disturbing piping

Date of proposal	Date of plans	Start work date	Your inquiry number	Proposal No.
June 13, 2008	N/A	Open	Open	06132008A

Description of project: Remove old Water Motor Gong and install a new one approx 10' further to the north on same wall

For the sum of: Nine Hundred Ninety Five Dollars + 00/100 (\$995.00)

Payment to be made as followed: All invoices are due 10 days after the invoice date.

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

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

Authorized Signature:  Jeromie W. Carter
Day Work/Inspection Supervisor

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

Authorized Signature: _____ Date: _____

Signature Printed: _____

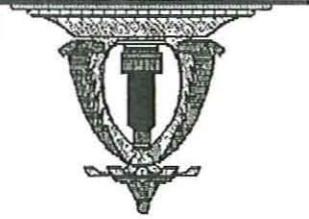
Title: _____

INSTRUCTIONS:

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

Carter's Fire Sprinkler Maint. & Piping, Inc.

40478 Baptist Church Drive, Lebanon, Oregon 97355-9142
Licensed, Bonded, Insured, C.C.B. #: 65671, Backflow Tester #'s: 2651, 2835
Since 1980



Phone: (541) 258-8510
24 Hour Emergency Service

Recipient: Paula Connaghan

Sent By:

Company:

Company: Carter's Fire Sprinkler

Fax Number: 9673650

Fax Number: (541) 258-7141

Voice Number:

Voice Number: (541) 258-8510

Date: 6/13/2008

Time: 9:47:34 AM

Total No. Pages: 3

Subject: Proposal

Message:

Please call if there are any questions. Thank you for your time.

#15

PROPOSAL

G & E ELECTRIC INC.

Mailing Address:
P.O. Box 1686
ALBANY, OR 97321
Phone 967-8627 Fax: 967-7045

Business Address:
1116 Commercial Wy. SE
ALBANY, OR 97321
CCB #54468

Proposal Submitted To: CRABTREE AUTO **Date:** 4/17/08

Street: **Phone:** 541-967-7892

City/State/Zip: **Job Name:**

Architect: **Date of Plaus:**

Job Location: 1110 HILL ST. **Job Phone:**

We hereby submit specifications and estimates for:

LABOR AND MATERIAL INCLUDED

(A) INSTALL (16) T-5 HIGH-BAY LIGHT FIXTURES

(B) INSTALL CIRCUITS FOR THE FOLLOWING

(1) 2 - GAS UNIT HEATERS

(2) EXHAUST SYSTEM FAN

(3) COMPRESSOR

(4) 7 - HOISTS

(C) INSTALL 120 VOLT OUTLETS (1) DOUBLE EACH BAY

(D) INSTALL (5) OUTLETS WEST WALL

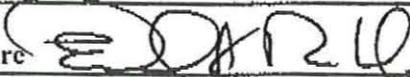
(E) ELECTRICAL PERMIT INCLUDED

THIS IS AN ESTIMATE ONLY, WE CAN GET A BETTER LOOK WHEN PRESENT TENANTS THINGS ARE GONE.

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

TEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100*****Dollars (\$10,750.00).

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. All agreements contingent upon strikes, accidents or delays beyond our control. G&E does not provide ditching or sheetrock/plaster repair. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. A finance charge of 1 1/2 % per month (18% per annum) will be charged on all past due accounts over 30 days. All invoices are due on the 10th of the following month.

Note: This proposal may be withdrawn by us if not accepted within 30 days or at anytime before work commences. **Authorized Signature** 

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted, You are authorized to do the work as specified. Work shall not commence until the signed Information Notice and Consumer Notification is returned to G & E Electric, Inc. Your signature shall be proof that you have received both of these Notice's. **Signature:** _____ **Date of Acceptance:** _____

#16

HOME INSULATION CONT. INC.
34155 HWY 99 E
TANGENT, OR 97389
Phone 541-926-7831 Fax 541-926-6508
Builders Board Number 85

ESTIMATE & AGREEMENT

To: Tim Connaghan
% Crabtree Auto
845 29th S.W.
Albany Or 97322

Date: 03/24/08
BID: We hereby propose to furnish material and labor to complete the work outlined herein for the sum of:
\$

We hereby submit specifications and bid for: 1110 Hill St. S.E. Albany OR 97322

BID ON THE 1st 2 RUNS OF THE EXTERIOR WALLS:

1. We will strip the exterior walls up 13' high with 1" x 4" boards on 2' centers and shoot a pressure treated 2x4 to the floor for a nailer to support the boards at the bottom with. Then backload the metal purling full with (R-25) Unfaced fiberglass insulation. Then we will cover the boards and the fiberglass insulation with a black faced WMPVR fire rated paper.

Total Cost \$ 8,000.00

BID ON THE TOP PART OF THE EXTERIOR WALLS:

2. We will strip the exterior walls up the remaining 7' high with 1" x 4" boards on 2' centers. Then backload the metal purling full with (R-25) Unfaced fiberglass insulation. Then we will cover the boards and the fiberglass insulation with a black faced WMPVR fire rated paper.

Total Cost \$ 5,500.00

BID ON THE ENTIRE CEILING AREA OF THE BUILDING:

1. We will strip the entire ceiling area with 1" x 4" boards on 2' centers. Then backload on top of the boards with (R-25) Unfaced fiberglass insulation then cover it all with a black WMPVR fire rated paper.

Total Cost \$ 19,200.00

Terms: 10th. A finance charge at a monthly rate of 2% will be charged on any outstanding accounts.

CONTRACTOR'S GUARANTEE

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

ACCEPTANCE OF BID

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

Date:

Signed by Joseph Fitzgerald
Salesman *Joseph Fitzgerald*

Signature

This contract is void 30 days from date unless a copy is signed and returned to bidder.

Proposal

GREG'S HEATING & AIR COND. INC.
Since 1984



2115 Pacific Blvd. S.E.
Albany, OR 97321
BBN #45805

Phone: (541) 926-8950
FAX: (541) 926-0570

fax 967 3650

PROPOSAL SUBMITTED TO Crabtree Automotive	PHONE Paula 990 2015	DATE 6-23-08
STREET 845 SW 29th	JOB NAME	
CITY, STATE AND ZIP CODE Albany, OR 97321	JOB LOCATION 1110 Hill ST SE Albany	

We hereby submit specifications and estimates for: **To install one BRYANT 315AAV060110 81% afue variable speed gas furnace system with one 123ANA048 4 ton air conditioner with one 3 zone evolution system to control tempature between office area on lower, upper area and parts room. Price includes all connections expect electrical also included is gas piping to owner 2 infered heaters. All work and materials are warranted for one year. All Bryant parts have a 5 year warranty.**

Additional cost to install a Bryant 5 year warranty Electronic air cleaner. \$668.00
 Additional cost to install a Bryant Programable Thermostat Included evolution

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: _____
Fourteen thousand three hundred seventy eight dollars (\$ 14,378.00).

Payment to be made as follows: _____

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

Authorized Signature *[Signature]*
 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 above.
 Date of Acceptance: _____

GREG'S HEATING & A.C., INC.
 Signature _____
 Signature _____

NOTES FOR CURBING

460 lineal feet

250 to 400 lineal feet @ \$5.00 per lineal ft

400+ lineal feet @ \$4.25 per lineal ft

460 lineal ft required @ \$4.25 = \$955.00

Fold at (>) to fit 771 DU-O-VUE Envelope

#24

U & D TRUCKING AND NURSERY

3555 N.E. Dunlap Avenue
ALBANY, OREGON 97322

Page No. 1 of 1 Pages

Phone 928-3448
Business Lic. #5764

TO: Crabtree Automotive (Paula)
845 29th Ave S.W.
Albany, OR

LANDSCAPING PROPOSAL

CONTRACTOR LICENSE NO. <u>078</u>	JOB PHONE NO.
JOB NAME / NO.	
JOB LOCATION	
LANDSCAPE ARCHITECT	DATE OF PLANS
APPROXIMATE STARTING DATE	APPROXIMATE COMPLETION DATE

PHONE 967-7892 DATE 7-10-08

We hereby submit specifications and estimates for landscaping as follows:

Bring in approx 50 yards of 'Gardener's Choice' soil mix for planting areas; this amount is an estimate, at this phase of construction it is impossible to know exactly how much soil will be needed. Install plants as shown on Blue print, Install drip irrigation to plants in all planting areas. Customer will furnish water lines to all planting areas. Bring in 30 yards of Fir Bark & Spread.

add trees for south fence line

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be done only upon a written change order. The costs will become an extra charge over and above the estimate. All elements of this agreement are contingent upon strikes, accidents or delays beyond our control. The estimate does not include material price increases, or additional labor and materials which may be required should unforeseen problems arise after the work has started.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Cancellation must be done in writing.

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

Seven-Thousand-Seven-hundred-Twenty-one⁰⁰ ^{inc}
\$7928⁰⁰ dollars (\$ ~~7727⁰⁰~~)

Payment to be made as follows:
1/2 payment due when job started.
Remaining Bal due upon completion of job.

Walt Underwood
Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 60 days.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted by the buyer. Payment will be made as outlined above. 41

LANDSCAPE NOTES for Walt

Hill Street Buffer – 1735 sq feet

1. #1 16 1 gal potted shrubs or plants
2. "T" 5 6' trees (it requires 5.78 trees for this square footage but there will be a tree in the planter bay and there are already trees on Hill street in that same area)
3. Cover remaining surface with medium size river rock

Planter bay on Hill St parking strip – 418 sq ft

1. #1 8 1 gal potted shrubs or plants
2. "T" 1 10' tree
3. Cover remaining surface with medium size river rock

Planter bays in front of shop – 95 square feet each

1. #1 4 1 gal potted shrubs or plants (only two required)
2. "T" 2 10' trees *tree aetha*
3. Cover remaining surface with ~~medium size river rock~~ *Bark mulch*
med. size River rock

Planter bays on either side of the portico

No requirements by the city

One bay is 32' x 13' One bay is 42' X 13'

1. 6 column style trees - 6' to 10' in height - *Hinoka gracilis*
2. Some medium shrubs
3. Some small shrubs
4. Cover remaining surface with ~~medium size river rock~~ *Bark mulch*

U

FAX COVER SHEET

SEND TO: Paula Conahan. Crabtree Automotive

FROM: SHERYL PHILLIPS of U&D Nursery

ATTENTION: Paula

FAX NUMBER: 967-3650

Paula, Here is the price quote on the
5'-6' Arborvitae you requested. They will be \$24⁹⁹ ea,
But we do offer quantity discounts for 10
or more. The supplier will not have these
ready until the rains start so he can start
digging them. Thanks.
U&D NURSERY

Sheryl Phillips
Nursery Manager

PROPOSAL

G & E ELECTRIC INC.

Mailing Address:
 P.O. Box 1686
 ALBANY, OR 97321
 Phone 967-8627 Fax: 967-7045

Business Address:
 1116 Commercial Wy. SE
 ALBANY, OR 97321
 CCB #54468

Proposal Submitted To: CRABTREE AUTO **Date:** 7/28/08

Street: **Phone:**

City/State/Zip: **Job Name:**

Architect: **Date of Plans:**

Job Location: HILL ST **Job Phone:**

We hereby submit specifications and estimates for:

LABOR AND MATERIAL INCLUDED

(A) INSTALL CONDUIT & WIRE FOR (2) POLE LIGHTS

(B) INSTALL (2) DOUBLE FLOODS ON SIGN

(C) POLE LIGHTS & SIGN LIGHTING CONTROLLED WITH PHOTO-CELL

(D) INSTALL (3) MOTION FIXTURES ON NORTH, SOUTH & WEST SIDES OF BUILDING

(E) ELECTRICAL PERMIT INCLUDED

NOTE: POLES & POLE FIXTURES ARE NOT INCLUDED IN THIS BID

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

TWO THOUSAND THIRTY AND NO/100*****Dollars (\$2,030.00)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. All agreements contingent upon strikes, accidents or delays beyond our control. G&E does not provide ditching or sheetrock/plaster repair. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. A finance charge of 1 1/2 % per month (18% per annum) will be charged on all past due accounts over 30 days. All invoices are due on the 10th of the following month.

Note: This proposal may be withdrawn by us if not accepted within 30 days or at anytime before work commences. **Authorized Signature** *E. J. R. W.*

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Work shall not commence until the signed Information Notice and Consumer Notification is returned to G & E Electric, Inc. Your signature shall be proof that you have received both of these Notice's. **Signature:** _____ **Date of Acceptance:** _____

FIXTURES - 2313.40 x 2 = 4627.20
 Electrical - fixture only 2030.00
 6657.20

6657.20

Paula Connaghan

From: G&E Electric, Inc. [gneelectric@dswebnet.com]
Sent: Tuesday, August 05, 2008 11:18 AM
To: paula@crabtreeautorepair.com
Subject: Price on fixture

Hi Paula,

Based on the picture that I sent you here are the spec's and prices for the double head pole lights with two different options:

Option #1: (2) 18" heads on each 12 foot pole that is fluted with a fluted bolt down base and compact fluorescent 57 Watt bulbs.
\$2,313.60 each 403252

OR

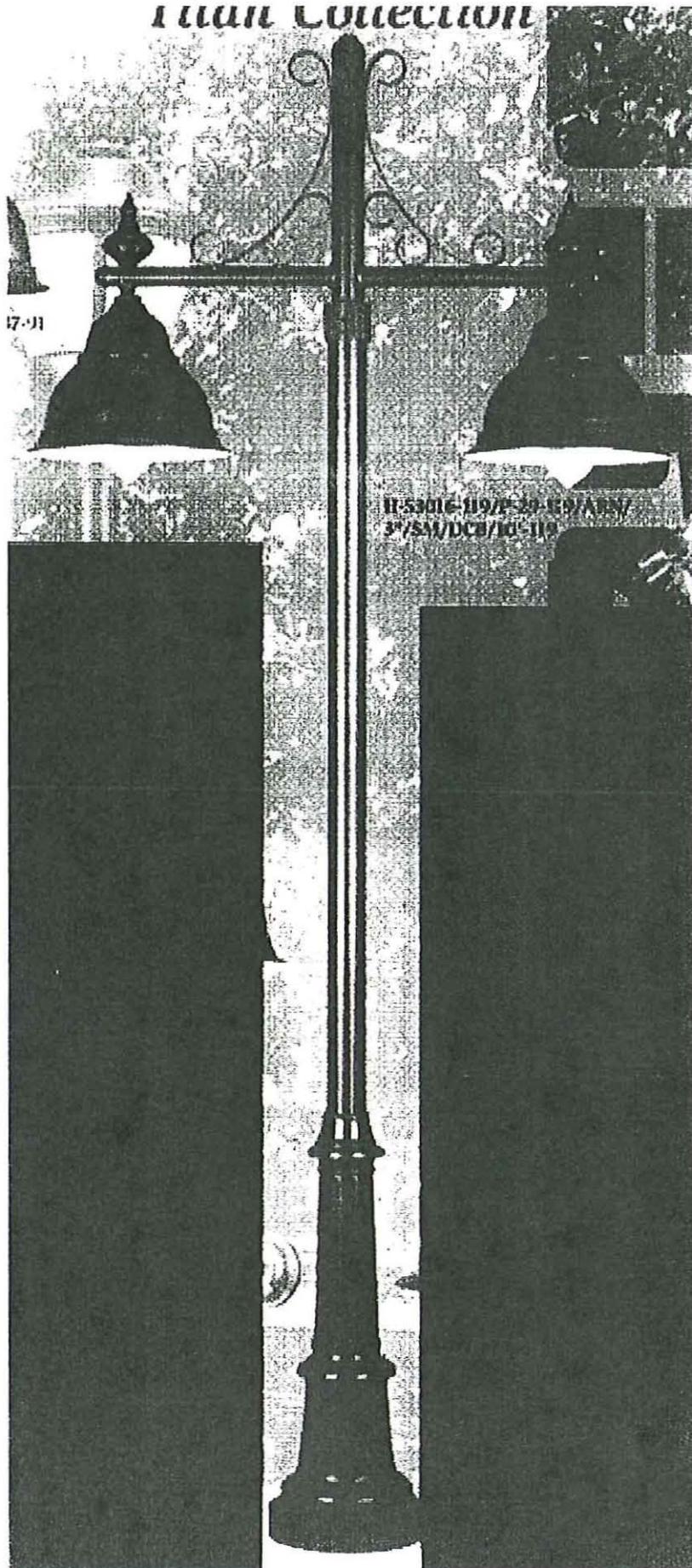
Option #2: (2) 16" heads on each 12 foot pole that is fluted with a fluted bolt down base and regular incandescent bulbs.
\$2,112.00 each

On custom fixtures a 50% deposit is required before we can order them.

As we discussed there are many different configurations of this type of fixture and we would be able to adjust prices according to the adjustments on the fixture parts.

Thank you,
Annie Kendrick
G&E Electric, Inc.

MAIL COLLECTION



17-91

H-53016-119/P-20-12/ARMY/
37/SAN/DCB/ID-119

#33

Overhead Door Company of Salem

Overhead Door Company of Salem
 4723 Portland Rd. NE
 Salem, OR 97305
 Telephone: (503) 393-1236
 Fax: (503) 393-0145

The Genuine. The Original.



Proposal #: 1-1055

PROPOSAL SUBMITTED TO: Crabtree Automotive			Date 7/28/2008	Attention TIm
STREET 1110 Hill St			Job Name Crabtree Automotive	
City Albany	State OR	ZipCode 97322	Job Location Albany	
Phone Number 541-967-7892	Fax Number 541-967-3650		Job Phone 541-967-7892	

We propose to remove and dispose of the (2) existing sectional doors and replace with the following:

(2) 12'-2" x 14' series 432 insulated commercial steel sectional doors with electric operators, features include:

- 2" thick, 24 gauge, white sections.
- 16 gauge mechanically fastened stiles, not glued.
- 2" thick polystyrene insulation with poly bonded laminate back cover.
- Perimeter seals.
- Special 2" lift clearance track mount to steel.
- 10,000 cycle torsion springs.
- 1/2 H.P. 115V, 1 phase jackshaft operator.
- Chain couple.
- Manual release.
- 24V, 3 button NEMA 1 control.

To order, please sign below and fax back.
 Thanks!

We hereby propose to complete in accordance with above specification, for the sum of:
Five Thousand Eight Hundred Twenty Dollars and No Cents **\$5820.00**

Signature Sandy Beem Direct Dial: _____

TERMS AND CONDITIONS

Payment to be made as follows: 1/2 Down
 Prices subject to change if not accepted in 30 days.
 BY OTHERS: Jamb, spring pads, all wiring to motors and control stations, unless otherwise stated above, are not included. Purchaser agrees that doors shall remain in Seller's possession until paid in full. In the event Purchaser breaches or defaults under the terms and provisions of this Agreement, the Purchaser shall be responsible for the costs of collection, including reasonable attorneys' fees. There shall be a 1 1/2% service charge per month for all payments due and owing after 30 days. (Agreements are contingent upon strikes, accidents, or delays beyond our control.) CCB#12078

ACCEPTANCE: Terms, Price, and specifications on all pages of this proposal are hereby accepted and the work authorized.

Purchaser: _____

Signature _____ Title _____ Date of Acceptance _____



#34

ALBANY - CORPORATE OFFICE: (541) 928-2502 • FAX: (541) 928-2255 • TOLL FREE: (800) 252-5091

1721 Fescue St. SE • Albany, OR 97322 • www.brothersconcretecutting.com

DATE: 8/11/2008

CCB # 48661

ATTN.: Paula
Crabtree Automotive
967-3650

MBE # 299

Portland 503-635-1133

Engene 541-344-7531

Bend 541-383-2952

Vancouver 360-253-8585

RE: Hill St & 9th
Albany, OR

WE ARE PLEASED TO QUOTE AS FOLLOWS:

		<u>ESTIMATE</u>	
approx	173.5' x 6-8" thick concrete wall cut	\$22/ft	\$ 3,817.00
approx	414 lineal feet x 6-8" thick asphalt/concrete sawcut	\$3.20/ft	\$ 1,324.80
	135 ft for SOUTH TREE LINE		432.00

- * lay-out required prior to arrival
- * estimated footage only price will be base on what is actually cut

Total: \$ 5,141.80
\$5573.80

ESTIMATE IS BASED ON THE ABOVE INFORMATION.
QUOTATION MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 60 DAYS
IF THERE IS ANY VARIATION, WE RESERVE THE RIGHT TO RENEGOTIATE.
THANK YOU FOR THIS OPPORTUNITY TO WORK WITH YOU!

#35

Tim Connaghan

From: <scott@xtremegrafxdesign.com>
To: "GENERAL MAIL BOX OF CRABTREE AUTO REPAIR" <crabtree@crabtreeautorepair.com>
Sent: Tuesday, August 12, 2008 2:41 PM
Attach: ATT00008.htm
Subject: RE: the sign for crabtree auto

A 5' x 10 Diabond Sign with wood frame installed will be \$950.00. That is the largest rigid metal panel I could find. The off white color will be tiled vinyl with vinyl lettering on top. If you still want a price on larger it will take me awhile to get all the info gathered. Have a great day!

From: GENERAL MAIL BOX OF CRABTREE AUTO REPAIR
[mailto:crabtree@crabtreeautorepair.com]
Sent: Monday, August 11, 2008 10:58 AM
To: scott@xtremegrafxdesign.com
Subject: the sign for crabtree auto

Scott - the sign looks to be 14' x 7' according to the size of the façade which is 60' wide and the eaves of the building are 20' high.

Call me at 971-3606 for questions - I'm running behind on this project - looking for this bid ASAP

Thanks a bunch - Paula

Paula Connaghan

Business Manager

Crabtree Automotive Inc.

541-967-7892

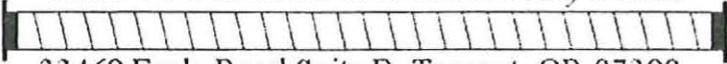
paula@crabtreeautorepair.com

#36

Quotation



Sheet Metal Solutions, Inc.



33468 Eagle Road Suite B, Tangent, OR 97389
Phone: 541-967-0129 Fax: 541-967-0131

Date	Quotation #
5/29/2008	8636

CCB# 165317

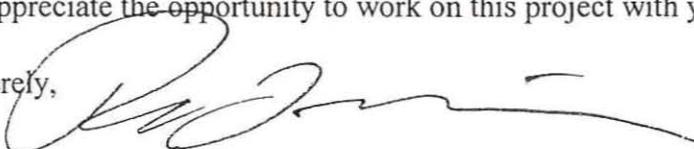
Crabtree Automotive
845 29th Ave. SW
Albany, OR 97322

Contact	Project	FOB
Tim and Paul	New Exhaust Ductwork	Installed

Qty	Description	Total
	<p>Budget Fgures For Exhaust System</p> <p>Provide the necessary materials and labor to fabricate and install one complete muffler exhaust fan system.</p> <p>~Quote to include the following~</p> <p>1.) One new Dayton exhaust fan and related exhaust ductwork.</p> <p>2.) There will be (4) four bays that this system services with 4" diameter flex hoses down to each car location.</p> <p>3.) All necessary materials and labor to fabricate and install all related parts and pieces.</p>	
	Total Cost=	5,733.00

We appreciate the opportunity to work on this project with you.

Sincerely,



Rob Minnick

Total	\$5,733.00
--------------	-------------------

PURCHASE ORDER

ORDER NO #37

OREGON COMMERCIAL HEATING

2031

P.O. Box 1080 • Molalla, OR 97038
 Molalla (503) 829-9670
 Fax (503) 829-9680

SOLD TO: Crabtree Automotive SHIP TO: _____
 ADDRESS: 845 29th Ave. S.W. ADDRESS: Ph-541-967-7892
 CITY: Albany, OR 97321 CITY: Fax-541-967-3650

REQ. NO. <u>Bid</u>	FOR <u>Tim</u>	DATE REQUIRED	TERMS	DATE
------------------------	-------------------	---------------	-------	------

QUANTITY	PLEASE SUPPLY ITEMS LISTED BELOW	PRICE	UNIT
1	RA150 WASTE OIL FURNACE	5,810 .00	
2	RA250 WASTE OIL FURNACE	7,552 .00	
3	RA350 WASTE OIL FURNACE <i>Summer Sale - 7 in stock</i>	9,459 .00	<i>6935.0</i>
4	RV225 WASTE OIL FURNACE	7,193 .00	
5	RV325 WASTE OIL FURNACE	8,659 .00	
6	REZNOR FREIGHT CHARGE - 4% OF LIST PRICE		<i>378.0</i>
7	METALBESTOS 8 ALL FUEL CHIMNEY - TO 7.5'	712 .00	<i>712.0</i>
8	INSTALLATION KIT - EXCLUDING ELECTRICAL	310 .00	<i>310.0</i>
9	COMPLETE INSTALLATION & MFG. WARRANTY ONLY	1,250 .00	<i>1100.0</i>
10	EXTENDED WARRANTY TO ONE YR. LABOR & MILEAGE	279 .00	
11	<i>550 gal. Vertical tank on legs.</i>		<i>993.0</i>
12	<i>RA 253 Trade in</i>		<i>-600.0</i>
13	<i>Total Bid -</i>		<i>\$9828.0</i>
14			
15			
16			
17	ATTENTION: CUSTOMER SUPPLIES, DEDICATED 115 VOLT, 30		
18	AMP. CIRCUIT TO FURNACE		
19	ALL APPLICABLE PERMITS, APPLICATION FEES,		
20	LICENSES AND TAXES ARE TO BE OBTAINED AND		
21	PAID FOR BY THE PURCHASER OF THIS EQUIPMENT.		
22	TOTAL		

IMPORTANT PLEASE SEND COPIES OF YOUR INVOICE WITH ORIGINAL BILL OF LAD

OUR ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES, ETC.

PLEASE NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO SHIP COMPLETED ORDER BY DATE SPECIFIED.

PURCHASING AGENT

Reliance Connects



To: Paula Connaghan **From:** Chuck Meservy

Fax: **Pages:** 2

Phone: 541-967-7892 **Date:** 7/10/2008

Re: Cabling and Telephone System Quote

Following this cover is our quote for voice and data cabling and a Toshiba CIX40 telephone system. The cabling and telephone system are quoted separately along with some options.

The cabling quote includes 9 locations with a faceplate having one voice and one data jack located as noted on the drawing you have provided. All 9 of the data jacks will be run back to a 12 port Cat5 data patch panel located near the telephone system where your data network contractor will be able to connect them to the data router or other equipment.

One FAX line jack on a single faceplate is also included in this quote.

A 25 pair tie cable is provided to connect your incoming lines to the telephone system.

This cabling and the labor to install it have a price of \$2,324.00.

This quote also includes a separate description of the Toshiba CIX40 telephone system that will make use of the existing 4 telephones you now have. We will add 4 new 10 Button Digital Speakerphones to provide a total of 8 telephones. There are several benefits in making use of the new system compared to continuing to use the existing system cabinet. You will still be able to re-use the existing telephones along with 4 new ones. The labor being spent to install the telephone system in the move will be invested in a system that will have a much longer life than the older system that you are considering replacing in the future. The costs to make changes in the new system are lower as our technicians can remotely dial into the new system to make name and extension number changes as well as to change the operating features of the system as your company grows and changes in the future. We would no longer have to make a visit to your location to make these types of changes. With the existing system a technician would have to travel to your site to make all changes and this has a higher cost than a remote maintenance call from a technician with a laptop computer that can be done with the new CIX40 system. Other features are included with the new system such as Caller ID that can be displayed on the telephones with displays and the ability to make use of internal voice mail with auto attendant answering with an optional voice mail system that can be added to the system in the future.

The base CIX40 system will accommodate up to 4 analog telephone company lines and up to 8 digital speakerphones. In the future you could expand the number of telephone lines up to 7 along with increasing the number of extensions up to 16 with the addition of an expansion module. The base system quoted includes 4 new 10 button digital speakerphones. The price for this base system with 4 new telephones and the standard 2-year warranty is \$1,666.00. With the optional 5-year extended warranty the total price of this system is \$1,767.04.

The new phones have dedicated buttons for hold, conference/transfer, redial, speed dial, speaker, microphone, messages and volume adjustment. In addition there are 10 programmable buttons to access lines and other features such as paging or speed dial numbers.

Conference capability is included such that 8 party conferences can be set up. Up to 6 of the parties can be included via outside lines, up to the number of lines available on your system. Multiple conferences can be held simultaneously.

July 10, 2008

There also is a Music on Hold capability built in with an input jack provided that can be used to connect to an external music source such as a CD player or radio output source.

An intercom-calling feature is included with each system. You can intercom call individual or all phones of the system.

An internal modem is also included that will enable our service technician to dial into the system to make changes and perform trouble shooting remotely.

We will perform all the programming and set up needed for the telephone system and the phones. Training on the system can be provided on the day of installation.

For out of warranty repairs our labor rate is \$95.00 per hour. For an on site repair visit our minimum charge would be for 1 hour. One advantage of the Toshiba systems is the fact that they have a modem that enables our technicians to perform remote administration and changes to the system by dialing into the system. This remote service is billed in quarter of an hour increments, \$23.75 per quarter hour and can provide significant savings compared to the situation where a technician would other wise need to visit your office to make changes.

For over the phone remote programming changes to the system and phones, during the first 30 days over the phone programming changes are provided at no charge. After the first 30 days the minimum billing rate is for a quarter of an hour to make remote changes to the system.

Thank you for the opportunity to provide this quote. Please give me a call at 503-630-8312 if you have any questions.

Chuck Meservy
Reliance Connects

Reliance Connects
303 SW Zobrist
Estacada, OR 97023
503 630 8312

Telephone System Quote: Crabtree Automotive

Customer: Crabtree Automotive
 Contact Name: Paula Connaghan
 Contact Tel: 541-967-7892
 Prepared By: Chuck Meservy

Quote Date: 07/10/08
 System Name: Strata CIX40

Version: R5.1H01a

CIX40 Equipment:

Part No.	Description	Qty	Price
CIX40PKG	CIX40 R2 Basic System	1	
	CIX40 Cabinet and Power Supply Unit (CHSU40A2).	1	
	CIX40 Processor Card (GCTU2A).	1	
DP5022-SDMNET	10 Button Speakerphone 4 Line LCD Display - Black	4	
IN-22110	Miscellaneous Install Material	1	
	Total CIX40 Equipment Charges:		\$1,011.00

CIX40 Installation:

Part No.	Description	Qty	Price
IN-CIX40	Install & Program for CIX40	1	
IN-EXIST-STATON	Install & Program Digital Phone - existing cable	4	
	Total CIX40 Installation Charges:		\$655.00

Total Charges:

Total Equipment Charges	\$1,011.00
Total Installation Charges	\$655.00
Total Price of This Quote	\$1,666.00

Telephone System Options

GCDU2A	System Expansion to 7 Lines and 16 Stations Capacity CIX40 3 Caller ID CO line and 8 digital telephone interface	1	\$442.00
	Optional Extended Warranty		
	5-Year Extended Warranty No Expansion 4 lines 8 stations		\$101.04
	5-Year Extended Warranty With Expansion 7 lines 16 stations		\$115.64

Reliance Connects

303 SW Zobrist
Estacada, OR 97023

503 630 8312
503-630-8974 FAX

Telephone System Quote: Crabtree Automotive

STEVE STONE
DIRECT: 503-630-8920

Customer: Crabtree Automotive
Contact Name: Paula Connaghan
Contact Tel: 541-967-7892
Prepared By: Chuck Meservy

Quote Date: 07/10/08
Project: Voice and Data Cabling

Voice and Data Cabling:

Description	Qty	Price	Extension
Single Voice and Single Data with one Faceplate, existing wall 1st level	4	\$38.00	\$152.00
Single Voice and Single Data with one Faceplate, new wall 1st level	1	\$37.00	\$37.00
Single Voice and Single Data with one Faceplate, counter 1st level	2	\$49.00	\$98.00
Single Voice FAX Jack with one Faceplate, new wall 1st level	1	\$18.00	\$18.00
Single Voice and Single Data with one Faceplate, existing wall 2nd level	2	\$38.00	\$76.00
Tie Cable from Demarc to System, 25 pair with 2 Type 66 blocks	1	\$138.00	\$138.00
12 Port Cat 5 Data Patch Panel, wall mounted	1	\$91.00	\$91.00
Total Cabling Parts			\$610.00

Cabling Installation:

Description	Qty	Price	Extension
Install Single Voice and Single Data one Faceplate, existing wall 1st level	4	\$143.00	\$572.00
Install Single Voice and Single Data one Faceplate, new wall 1st level	1	\$143.00	\$143.00
Install Single Voice and Single Data with one Faceplate, counter 1st level	2	\$143.00	\$286.00
Install Single Voice FAX Jack with one Faceplate, new wall 1st level	1	\$143.00	\$143.00
Install Single Voice and Single Data one Faceplate, existing wall 2nd level	2	\$95.00	\$190.00
Install Tie Cable from Demarc to System, 25 pair with 2 Type 66 blocks	1	\$285.00	\$285.00
Install 12 Port Cat 5 Data Patch Panel, wall mounted	1		
Label Wall Jacks and Patch Panel	1	\$95.00	\$95.00
Total Cabling Installation			\$1,714.00

Total Charges:

Cabling Parts	\$610.00
Cabling Installation	\$1,714.00
Total Cabling	\$2,324.00

EQUIPMENT QUOTE
options

~~WALL PATCHES~~
included in Equip Quote

1666.00

158.58

3999.00

COMPUTER SYSTEM

Paula Connaghan

From: John Scoville [jscoville@pcsatwork.com]
 Sent: Saturday, July 19, 2008 3:04 PM
 To: crabtree@crabtreeautorepair.com
 Subject: New Building Network Setup Quote

Paula,

It will take about 2 hours to get the 2 servers, Internet router and switch moved over and setup. The first new PC will require the most setup time which I estimate as 4-6 hours. This includes the initial Windows XP load, applying current security patches, and loading/testing your "line of business" applications (Mitchel and ?). The other PCs can then be cloned from that first one and will require an 1 hour each. The Quickbooks accounting setup and the fax setup/testing will both require an additional hour each. I am assuming all network cabling will already be in place.

I estimate 14-16 hours labor for the entire job with 7 new workstations. I would rather do this as a flat rate job for \$900 than charge it at an hourly rate. (This quote does not include any hardware or software costs and is only for labor.)

If at the same time we secure a new wireless access point I will also include that setup as part of this job.

John
 PCs at Work
 541.220.9101

900 ⁰⁰	LABOR
3640 ⁰⁰	5 NEW WORK STATIONS
<hr/>	
4540.00	TOTAL FOR COMPUTER SYSTEM



Close

Dell recommends Windows Vista® Business.

View/Print Cart

Print Page

Description



Optiplex 330 MiniTower

Date & Time: July 17, 2008 2:43 PM CST

SYSTEM COMPONENTS

Optiplex 330 MiniTower	Qty	1
Intel® Core™ 2 Duo Processor E7200 (2.53GHz, 3M, 1066MHz FSB), Genuine Windows Vista® Business Bonus- Windows® XP Professional loaded	Unit Price	\$1,037.00
Save \$309 on Select Optiplex 330 through Dell Small Business Special Offer		- \$309.00

Catalog Number: 4 BPDNFGP

Module	Description	Show Details
OptiPlex 330 Minitower	Intel® Core™ 2 Duo Processor E7200 (2.53GHz, 3M, 1066MHz FSB)	
Operating System	Genuine Windows Vista® Business Bonus- Windows® XP Professional loaded	
File System	NTFS File System for all Operating Systems	
Memory	2GB DDR2 Non-ECC SDRAM, 667MHz, (2 DIMM)	
Keyboard	Dell USB Keyboard, No Hot Keys	
Monitors	Dell 19 inch E198WFP Widescreen Flat Panel, Analog	
Video Card	Integrated Video, Intel® GMA3100	
Boot Hard Drives	160GB SATA 3.0Gb/s and 8MB DataBurst Cache™	
Floppy Drive and Media Reader	No Floppy Drive	
Mouse	Dell USB 2-Button Entry Mouse with Scroll, Black	
Removable Media Storage Devices	16X DVD+/-RW SATA, Roxio Creator™ CyberlinkPowerDVD™	
Speakers	No Speaker, OptiPlex	
Resource CD and DVD	Resource CD and DVD contains Diagnostics and Driver for Dell OptiPlex System	

Dell Energy Smart	Dell Energy Smart Enable
Hardware Support Services	3 Year Basic Limited Warranty and 3 Year NBD On-Site Service
Installation Support Services	No Onsite System Setup
Ship Packaging Options	Shipping Material for System, Smith Minitower
Labels	Vista Premium Downgrade Relationship Desktop
TOTAL:\$728.00	

	Total Price
Sub-total	\$728.00
Shipping & Handling¹	--
Total Price²	--



No Interest, No Payments for 60 Days!³

Pricing, specifications, availability and terms of offers may change without notice, are not transferable and are valid only for new purchases from this site for delivery in the 50 United States and the District of Columbia. Taxes, fees, shipping, handling and any applicable restocking charges extra, vary and are not subject to discount. This site and offers contained herein valid only for end users and not for resellers and/or online auctions. Dell cannot be responsible for pricing or other errors, omissions, or consequences of misuse of site and its functions. Offers not necessarily combinable. Discounts cannot be retroactively applied. Orders subject to cancellation by Dell. Software and peripherals offers do not apply to software and peripherals in the online system configuration pages (including PowerConnect switches); you must purchase eligible items through the separate Software & Peripherals online store. Limit 5 systems and 5 discounted or promotional products per customer. If items purchased under these promotions are leased, items leased will be subject to applicable end of lease options or requirements.

If you have a separate purchase agreement with Dell the terms and conditions in that agreement are not applicable to purchases of ink, toner or other printer supplies made by you via www.dell.com/supplies; all such sales are subject to Dell's Terms and Conditions of Sale located at dell.com/terms, except for the provision(s) regarding separate purchase agreements. All other sales are subject to Dell's Terms and Conditions of Sale located at www.dell.com/terms.

#40

Latest Undercar Service Equipment



Quote

19080 SE 359th
Sandy, OR 97055
503-826-8800

Date	Quote #
7/14/2008	1216

Name / Address
Crabtree Auto Inc. 845 29th Ave S.W. Albany, OR 97322

Terms	Rep	FOB
Due on receipt	JC	

Item	Qty	Description	Amount	Total
01-P	5	Remove, relocate and reinstall (5) - 2-post above ground lifts Less electrical Less any needed hydraulic oil Concrete floor must have adequate concrete material Without floor heat	450.00	2,250.00
Total				\$2,250.00

Attn: Tim Connaghan

Signature

#41

CQ OF ALBANY OR # 3349
2110 SANTIAM HWY SE
ALBANY, OR 97321
(541)926-6051

PAGE 1
REF# 279651

QUOTE

CRABTREE AUTOMOTIVE INC
INVOICES REQUIRED
ALBANY, OR 97321

CRABTREE AUTOMOTIVE INC
INVOICES REQUIRED
ALBANY, OR 97321

6501 - QUOTE	496801	09/02/08		ME13	GT14	QUOTE	TAX
RTL CQOA10		1 1	5991.67	3595.00	0.00	3595.00	N N
SPOA10 W/ADP							
* 10,000LB ROTARY 2POST LIFT							
RTL SPO15		1 1	18683.33	11210.00	0.00	11210.00	N N
ROTARY 15,000LB LIFT							

0.00	0.00	14805.00
	24675.00	14805.00
		QUOTE

10:56 AM

INSTALL 800⁰⁰

\$15605.00

RICK'S

Paul

#43

CUSTOM FENCING & DECKING

8755 Portland Road NE
Phone: (503) 463-8331

Salem, Oregon 97305
CCB# 50088

PAULA CONNAGHAN		08/30/2008
35116 EDE RD		ESTIMATE NO E - 832967
LEBANON	OR 97355	
(541)259-1726	(541)990-2015	
Map#: 1 - A1 (see admin)		

Sold: PEM/ | Pd By: | Code: | Ref: 14/ 0

**** THIS IS AN INFORMATION COPY OF THIS DOCUMENT ONLY ****
***** NOT VALID FOR TRANSACTION PURPOSES *****

QTY	UN	DESCRIPTION	PRICE	AMOUNT
97	LF	5' Chain Link Line Fence pkg 1 1/2 ga Residential Fabric Complete Installation	10.75	1042.75
9	EA	1-7/8"x60" Tube Line Post COMP	35.39	318.51
2	EA	2-3/8"x60" Tube End Post COMPL	63.85	127.70
4	EA	1-5/8" Sleeve	2.60	10.40
Bottom Wire materials follow:				
103	LF	11 Ga Smooth Tension Wire	0.39	40.17
1	LB	12-1/2 Ga Steel Hog Ring	7.90	7.90
2	EA	2-3/8" Brace Band - Regular	1.00	2.00
2	EA	5/16"x1-1/4" Carriage Bolt	0.66	1.32
97	EA	Bottom Wire, Installed	0.75	72.75
1	EA	Bottom Wire Connection Install	5.00	5.00
10	BG	1/4"x60" Plastic Insert, BRN bag	53.78	537.80
97	LF	Install plastic inserts per ft	4.00	388.00
** Subtotal = \$2554.30 **				
89	LF	8' Chain Link Line Fence pkg 9 ga Commercial Fabric Complete Installation	18.24	1623.36
5	EA	1-7/8"x96" Struc Line Post COM	63.35	316.75

CONTINUED ON NEXT PAGE

THANK YOU FOR SHOPPING AT RICK'S

RICK'S

CUSTOM FENCING & DECKING

8755 Portland Road NE
 Phone: (503) 463-8331

Salem, Oregon 97305
 CCB# 50088

PAULA CONNAGHAN

09/02/2008

35116 EDE RD

LEBANON

OR 97355

(541)259-1726

(541)990-2015

ESTIMATE NO

E - 832967

Map#: 1 - A1 (see admin)

>> PAGE 2 INVOICE # E - 832967 DATE: 09/02/2008 CONT <<<

QTY	UN	DESCRIPTION	PRICE	AMOUNT
4	EA	2-3/8"x96" Struc End Post COMP	136.48	545.92
2	EA	2-3/8"x96" Struc Crnr Post COM	183.50	367.00
4	EA	1-5/8" Sleeve	2.60	10.40
Bottom Wire materials follow:				
113	LF	11 Ga Smooth Tension Wire	0.39	44.07
1	LB	12-1/2 Ga Steel Hog Ring	7.90	7.90
8	EA	2-3/8" Brace Band - Regular	1.00	8.00
8	EA	5/16"x1-1/4" Carriage Bolt	0.66	5.28
89	EA	Bottom Wire, Installed	0.75	66.75
4	EA	Bottom Wire Connection Install	5.00	20.00
89	---	BARB WIRE INSTALLED	4.00	356.00
1	---	14' ROLLER GATE	900.00	900.00
103	---	SLATS	13.00	1339.00
** Subtotal = \$5610.43 **				
TOTAL AMOUNT				8164.73

=====
 This ESTIMATE is subject to change when current
 sale or regular prices are changed.
 =====

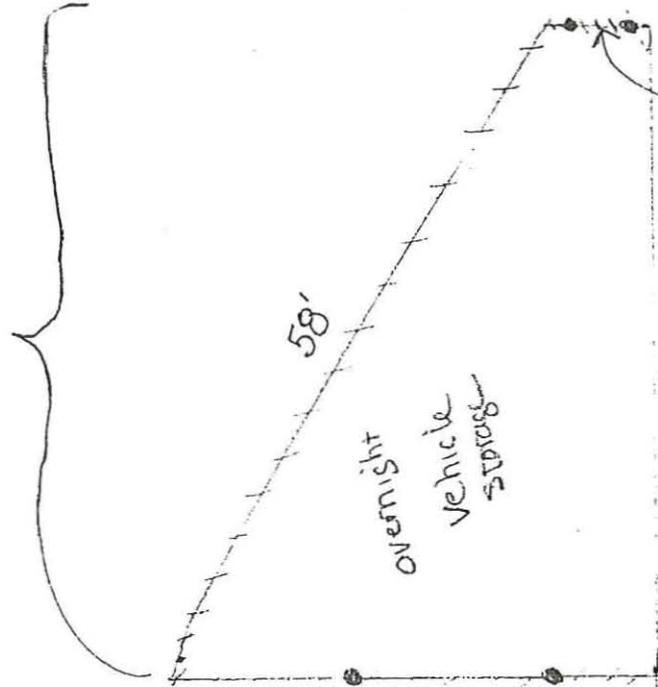
L

THANK YOU FOR SHOPPING AT RICK'S

5' chain link
w/SLATS

97'

8' chain link w/SLATS
w/ 3 STRANDS of BARB



14' Gate

MAN gate?
NOT IN QUOTE

Embedded yard = 103'