



NOTICE OF PUBLIC MEETING

CENTRAL ALBANY REVITALIZATION AREA ADVISORY BOARD

Council Chambers

Wednesday, April 15, 2009

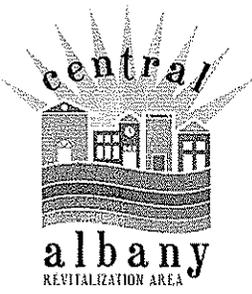
Following the Joint Work Session with the ARA Budget Committee

AGENDA

1. CALL TO ORDER (Chair Cordell Post)
2. ROLL CALL
3. APPROVAL OF MINUTES
 > March 18, 2009. [Pages 1-4]
 Action: _____
4. SCHEDULED BUSINESS
 - a. Business from the Public
 - b. Ward proposal on Smith properties – 222 & 228 Third Avenue SE (\$40,000 and \$80,000 forgivable loans). [Pages 5-17] (Porsche/Applicant)
 Action: _____
 - c. Monteith Historical Society request – 518 Second Avenue SW (\$12,000 grant). [Pages 18-26] (Porsche/Applicant)
 Action: _____
 - d. Brown request – 240 First Avenue West (\$70,000 matching grant). [Pages 27-38] (Porsche/Applicant)
 Action: _____
 - e. Staff suggestion for public improvement work (sidewalk, curb, and gutter) – Broadalbin Street from First Avenue south to the alley (\$27,000-\$45,000). [Pages 39-41] (Porsche)
 Action: _____
 - f. Staff updates and issues. [Verbal] (Porsche)
 Action: _____
5. BUSINESS FROM THE BOARD
6. NEXT MEETING DATE: *Next regular meeting Wednesday, May 20, 2009*
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, March 18, 2009

MINUTES

Advisory Board Members present: David Anderer, Jeff Christman, Bill Coburn, Floyd Collins, Loyd Henion, Oscar Hult (arrived at 6:07 p.m.), Bessie Johnson (arrived at 5:30 p.m.), Gordon Kirbey, Sharon Konopa, Ray Kopczynski, Dick Olsen, Cordell Post, and Kim Sass

Advisory Board Members absent: Ralph Reid, Jr.

Staff present: City Manager Wes Hare, Community Development Director Greg Byrne, Urban Renewal Manager Kate Porsche, Public Information Officer Marilyn Smith, Building Official Melanie Adams, and Administrative Assistant Teresa Nix

Others present: Approximately 8 others in the audience

CALL TO ORDER

Chair Cordell Post called the meeting to order at 5:15 p.m.

APPROVAL OF MINUTES

February 18, 2009

MOTION: Ray Kopczynski moved to approve the February 18 meeting minutes as presented. Loyd Henion seconded the motion, and it **passed** unanimously.

July 9, 2007 CARA Finance Subcommittee

MOTION: Henion moved to approve the July 9, 2007, CARA Finance Subcommittee minutes as presented. Bill Coburn seconded the motion, and it **passed** unanimously.

SCHEDULED BUSINESS

Communication: Accepting Rick Rogers' resignation from the CARA Small Grant Subcommittee

Sharon Konopa passed along a suggestion from David Anderer that staff be asked to prepare a certificate of appreciation to Rick Rogers from the CARA Advisory Board. There was general agreement. Urban Renewal Manager Kate Porsche agreed to follow up.

MOTION: Kim Sass moved to accept Rick Rogers' resignation from the CARA Small Grant Subcommittee. The motion was seconded, and it **passed** unanimously.

Business from the Public

None.

Budget and Cash-Flow Update

Porsche distributed and reviewed an updated *CARA Funds Available* spreadsheet. She noted that the current fund balance amount is \$438,969.52.

Report from Code Compliance – Blight Removal in CARA District

Porsche recalled that CARA previously approved funding for a pilot project with the City's Code Compliance team to help address blight in the CARA district. Building Official Melanie Adams introduced Code Compliance staff members in the audience. She said that staff identified a target region with an established neighborhood group and attended a meeting of the Salem/Harrison Neighborhood Watch on February 17, during which attendees provided responses to questions as follows:

What are your neighborhood assets? Periwinkle Creek, mature landscaping, the Dave Clark river path, King Kone (land mark), two churches, schools, pride of ownership, 25 mph speed limit, family-owned retail such as Legacy Ballet and the antique shop.

What are your neighborhood liabilities? Woodland Square trailer park was by far the largest topic of conversation related to liabilities. Other liabilities include the Water Avenue railroad tracks, damaged sidewalks and curbs, needed road repairs, curb drainage, water main problems, vacant lots and houses, trash from the 7/11 store, riverfront squatters, Pine/Santiam railroad property, the truck-driving school, and speeding by commuters.

What are your people assets? Citizen groups, church groups, Scouts, longtime residents, care of historic homes, neighborhood watch, blend of families and ages, SOLV, artists, and neighborhood get-togethers.

What are your people liabilities? Irresponsible pet owners, litter by commuters and customers of 7/11, loss of family businesses, transient activity and riverfront squatters, and communal use of dumpsters at Woodland Square causing overflowing.

What does your neighborhood want to change? Reduced speeding, more landscaping, enhanced patrols in warmer months, managed landscape that conceals, and gateway enhancement.

What does your neighborhood want to create? A minipark with flowers, a community recreation center, a safe place for children to play, less emphasis on affordable housing, more mixed use and small business, maybe a coffee shop or bistro near the creek.

What does your neighborhood want to preserve? Historic homes, the family mix, big trees, the quiet neighborhood, churches, and access to the river.

What is your vision for your neighborhood? One year: Woodland Square vacated, redevelopment process underway, the railroad property cleaned up, trash service for the rental properties, weatherization, and community painting effort. Three to five years: road/sidewalk/curb repairs, removal of the Water Avenue railroad tracks, and a community center. Five to seven years: water infrastructure repaired/improved and a high level of neighborhood maintenance.

Adams stated that the neighborhood group is very enthusiastic about this process. Code Compliance staff will attend another neighborhood meeting on March 24, 7:00 p.m., at the First Evangelical Church on First Avenue.

CARA Advisory Board members are welcome to attend. The project team's next steps are to identify owner-occupied vs. landlord-tenant properties, evaluate the region's assets/liabilities, narrow the pilot project to a smaller target area, and develop a needs assessment for the smaller target area.

In response to inquiries, Adams said that the Woodland Square trailer park is owned by a person who lives in Silverton. There have been efforts to purchase the property, but the price has been very high. The new owner would have to consider the purchase price, as well as the cost of relocating the people who live there. Konopa

reviewed efforts toward purchase of the property over the past years. The owner has indicated a selling price of \$900,000; he is receiving \$90,000 per year in rents. City enforcement measures have resulted in the removal of some trailers and run-down buildings on the site. Brief discussion followed.

Public Information Officer Marilyn Smith came forward to discuss the Crabtree Automotive property on Hill Street. She said that there is an ongoing enforcement complaint regarding the nuisance property on this site. She requested that any CARA financing for this site be conditioned to require the cleanup of that area. Porsche said that the contract has not yet been drawn up and that this could be added as a condition of CARA funding. Jeff Christman suggested that staff discuss this with the owners of Crabtree Automotive to see if such condition would have an impact on their project plan. There was general agreement. Porsche will have that conversation and report back.

Grant Funding Request – Annunzio, Schultz Building

Porsche briefly reviewed the request for a CARA matching grant in the amount of \$45,000 to rehabilitate the second floor of the building at 212 First Avenue East into a residence. She said architect Rob Dortignacq has visited the site and provided input.

Jay Annunzio, 212 First Avenue SE, said that the Schultz Building was built in 1910. It is a historic site and is the largest surviving brick building on the east side of Downtown Albany. He purchased the building in 2004 and spent the funds needed to clean it up and return the lower floor to retail space. The site was previously an adult store, and he has had a lot of community support for changing the use. The furniture store on the lower level will be leaving at the end of the month. He has had discussions regarding various potential retail uses.

Coburn reviewed several apparent discrepancies between the estimates received and the application amounts. Annunzio said that there were wide variances in the bids received, and he used averages in filling out the CARA application.

Kopczynski asked if the project is contingent upon CARA funding and whether Annunzio would accept a loan rather than a grant. Annunzio responded that he has done a lot of work on his own over the past five years and that he would prefer to make repairs and upgrades over time rather than accept a loan.

In response to an inquiry from Dick Olsen, Annunzio said that he has made efforts to find photographs of the building which show the original windows, but he has been unable to do so. He plans to open up all of the bricked up windows on the west side of the building.

Porsche noted that some previous requests have also had widely varying bids. If this request is approved, CARA would only pay out 50 percent of the actual amount spent, up to a maximum of \$45,000.

Floyd Collins stated that he would prefer to see the funding provided as a loan, forgivable upon certificate of occupancy. Annunzio said that he would accept a forgivable loan.

MOTION: Collins moved to approve a forgivable loan for up to 50 percent of the final project cost (loan amount not to exceed \$45,000). The loan will convert to a grant upon issuance of a certificate of occupancy. The motion was seconded, and it **passed** unanimously.

Staff Updates and Issues

Porsche advised that installation of the Second Avenue streetscape accoutrements will begin next week and is expected to be complete by the end of April.

Porsche advised that there would be a joint work session with the ARA Budget Commission on April 15 prior the regular meetings of the CARA Advisory Board and ARA. In response to her inquiry, the Board requested that the small grant and single-family residential programs be included in the proposal for discussion by the full body.

Porsche advised that she will be initiating the spring 2009 small grant allocation process. She asked whether the Board would support eliminating the Small Grant Subcommittee filter and allow her to bring the small grant requests to the full Board two times per year. This would save time on the part of staff and the applicants. Following brief discussion, it was agreed to do so on a trial basis.

BUSINESS FROM THE BOARD

Sass asked for an update on the old Sears building. Adams said that the building was damaged when a contractor mistakenly cut into the rebar. The property owner did not respond to the notice and order and has not taken any action to fix the building. The City is taking steps to ensure that the building is safe. City Manager Wes Hare added that the City has opinions from structural engineers that the building could collapse and could impact the structural integrity of the two adjacent buildings. It was felt that the threat to the public is such that the City had to take emergency action.

NEXT MEETING DATE

The next meeting of the CARA Advisory Board will be held on Wednesday, April 15, 2009, following the joint work session with the ARA Budget Committee in the Council Chambers.

ADJOURNMENT

Hearing no further business, Chair Post adjourned the meeting at 6:27 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 *Kate*
 DATE: April 9, 2009, for April 15, 2009, CARA Advisory Board Meeting
 SUBJECT: Ward Forgivable Loan Request

Summary

Don Ward is coming before you to request two forgivable loans for the Labor Temple Building and the vacant lots located on 3rd Ave. East.

Background

You may recall that these are the site owned by Tim Smith, who has communicated to CARA that he won't be able to complete the projects. Since coming to the board a couple months ago staff has been working to find a partner and create a workable solution for these sites.

Staff has worked with Mr. Ward, the City Attorney as well as the gentleman representing the lenders on the property to come up with a solution that would be acceptable to all parties.

Proposal

Mr. Ward is requesting assistance with the work on the properties as follows:

Labor Temple Building - The forgivable loan will be used to subsidize the repairs on for the Woods Apartment Building. The \$40,000 forgivable loan will bridge the gap in costs to finish out the building and possibly install an elevator for an elderly home. Forgiveness of the loan would occur after the project is complete and the certificate of occupancy has been granted by the city of Albany.

Total Project cost:	\$207,900
Forgivable Loan Request:	\$ 40,000

Vacant Lots - Mr. Ward is proposing that CARA provide him with a forgivable loan to bridge the gap in construction costs for six low-income, first-time-homebuyer townhomes on the lots.

Total Project cost:	\$834,000
Forgivable Loan Request:	\$ 80,000

The \$80,000 forgivable loan will be used be for the procurement of the vacant lots next to the "Woods Apartment Building". The land will be used to develop affordable housing for the first time home buyers. The target market for the first time home buyers will be buyers that earn 80% of the median income and below for Linn County. The homes will also have some "green" elements included in the construction. Upon completion of the home and purchase by the defined group of buyers, the loan will be forgiven.

A couple of important notes on this proposal. Our lien on the vacant lots would be in first position until a construction loan is secured, at which time we would be prepared to subordinate to the construction financing. These transactions would see Mr. Smith stepping out of the transaction completely and Mr. Ward taking ownership of both properties, but would mean that CARA's initial investment of \$250,000 in the form of a loan to Mr. Smith, and the liens imposed for the loan will have to be removed from the properties, though CARA would retain the right to pursue Mr. Smith directly for recovery of those amounts.

Additionally, it is important to note that the total of these requests, \$120,000, was the amount that was previously on the table for Mr. Smith's project in the form of a grant. This amount, added to

the \$250,000 that was previously drawn down by Mr. Smith would constitute the exact amount of the original request, and, ultimately, CARA would have the two projects completed.

Staff Recommendation

In consultation with the City Attorney, staff believes that this project would meet many of the objectives of the Urban Renewal Plan. These objectives include encouraging home-ownership, assisting with low-income housing and bringing density to the core of our city. Mr. Ward has a proven track-record of success with projects in Albany and he would be helping to finish out a project that has stagnated. Though this means that we would be releasing our liens on the property for the \$250,000 we had previously invested, the total amount of this request and that \$250,000 is the same amount that CARA had originally approved.

For these reasons staff recommends approval.

Item #	Item	Description	Comments
A)	CARA Goal & Objectives	How does it further the CARA Goal and Objectives?	<p><i>CARA Key Objectives:</i></p> <ul style="list-style-type: none"> ◆ Attract new private investment to the area. ◆ Retain and enhance the value of existing private investment and public investment in the area. <p><i>CARA Additional Objectives:</i></p> <ul style="list-style-type: none"> ◆ Preserve the Historic Districts, historic resources and existing housing in the area. ◆ Increase residential density in the area. ◆ Encourage the development of new forms of housing and home ownership. ◆ Provide an enriching environment and livable neighborhoods.
B)	Financial Impacts	What is the financial risk and financial benefit to CARA?	The requested amount is the same as what had originally been allocated on this project. We would be in first position, for a time on the lots and in both cases, would have a forgivable loan that would be repayable to CARA if the projects are not completed.
C)	Private Risk	Is this a "first-in" project or an untried type of development?	This would be the second low-income project that CARA has assisted with, though the low-income home ownership would be new and would fulfill one of CARA's specific goals.
D)	Gap	What is the "Gap" or need of the developer?	Applicants have identified the forgivable loans are needed to supplement the cost to renovate the 4-plex including researching the feasibility of installing an elevator and repairing the foundation to current city and state codes and supplement the cost to develop "Green" affordable housing in the city of Albany.
E)	Blight	Would it remedy a severely blighted building? How?	This project would remedy a blighted historic building and build on a vacant lot.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	This project will not create vitality as it is a residential project.

G)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	Yes. This project would complete the rehabilitation of a historic building.
H)	Adaptability	Would it be developed in a way that ensures it is well used over time	Yes, the upgrades, elevator and restoration of the building assures that it will be able to be used long into the future.
I)	Development Pattern	Does it achieve desired land use (e.g., mixed-use, higher density) and/or transportation objectives (e.g., Esplanade, pedestrian-friendly areas)?	Yes, this project meets the goals of the zoning and planning for the area and the addition of residential space in the core area works toward these goals as well.
J)	Sustainability	How does it meet the Governor's Objectives for Sustainable Communities? (Environmental, Economic Development, Community/Social)	This project a preservation project can be considered sustainable. Moreover, the low-income housing and home ownership components could be considered to meet the social goals.

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

Proposed CARA Investment	\$120,000
Total Project Value (future value-assessed value)	1,209,000
ROI on TIF	Approximately year 7
CARA % of investment	10%
Ratio Public : Private \$\$	\$1 : \$10

KCP:ldh

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Forgivable Loan
APPLICATION

1. APPLICANT

Name: Alford Don Ward

Business Name: Albany Redevelopment LLC

Address: P.O Box 2093

Oregon City Oregon

Zip Code: 97045

Contact Name: Alford Don Ward Phone Number: 541-954-5169 cell 541-791-5300 office

Fax Number: 503-212-0238

Email Address: adwllcoregon@gmail.com

Legal Form: Sole Proprietorship Partnership

Corporation: Profit Non-Profit TIN# _____

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

2. BUILDING/BUSINESS INFORMATION

Name: "Woods Apartments"

Age of Building: approximately Built in 1905

Address : 222 Third Street

Zip Code: 97321

Legal Description 11S-03W-06CD #3200

Property Tax Account Number R8206

3. OWNER OF PROPERTY (if not applicant)

Name in which tile is held:

After transfer of title the property will be held in Albany Redevelopment LLC

Contact Name :Don Ward

Address: P O Box 2093

Oregon City, Oregon

Zip Code: 97045

Phone Number: 541-954-5169

4. AUTHORIZATION TO UNDERTAKE WORK:

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

5. DESCRIPTION OF PROJECT

The forgivable loan will be used to subsidize the repairs on for the Woods Apartment Building. The \$40,000 forgivable loan will bridge the gap in costs to finish out the building and possibly install an elevator for an elderly home. Forgiveness of the loan would occur after the project is complete and the certificate of occupancy has been granted by the city of Albany.

6. ESTIMATED COST OF PROJECT: \$ 207,900 INCLUDING ELEVATOR

ESTIMATED VALUE OF PROJECTS UPON COMPLETION: \$ APPROXIMATELY \$ 375,000

Basis for valuation and value upon completion **The value is based on comparable sales in the area for the present market.**

7. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? **ADW LLC**

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

Address: **P.O Box 2093 Oregon City, Oregon 97045**

Phone Number: 541-954-5169 Email Address: **adwillcoregon@gmail.com**

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

Yes No

ESTIMATED ADDITIONAL COSTS: \$ _____

TOTAL ESTIMATED COST OF ALL WORK: \$ _____

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

I believe this completed project will enhance the visibility of the CARA program, in relationship to this target area. The completed will increase the awareness level to the community that the city is making a concerted effort to revitalize the community, add more quality affordable housing for the community and demonstrate that the public and private sector can work together successfully to meet the goals of the city in developing affordable housing for the community.

10. AMOUNT OF MATCHING FUNDS \$ _____

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

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

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

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

The grant is needed to supplement the cost to renovate the 4-plex including researching the feasibility of installing an elevator and repairing the foundation to current city and state codes

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

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

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

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

Building Redevelopment Funding

Forgivable Loan Amount Requested \$40,000

Other Amount Requested: _____

Please Describe: _____

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.

On file with the City of Albany

Applicant's Signature

Date 4-9-2009

Applicant's Signature

Date

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

FOR CITY USE ONLY

Date Received: 4/10/09 By: KUP Application Complete: Yes No

If no, comments: attached cost estimates

Date application returned to applicant for completion: _____

Date application returned to City: _____

By: _____

COST BREAKDOWN FOR 4 PLEX

Building permits for	2,800.00
Complete electrical including fixtures, cadet heaters & house meter.....	32,300.00
Complete plumbing, including water meters.....	36,200.00
Insulation.....	8900.00
Foundation repair including required engineering.....	13,800.00
Complete drywall.....	17,000.00
Interior paint.....	6900.00
Interior trim, doors, including labor.....	19,700.00
Completer flooring.....	12,200.00
Cabinets., counter tops (includes labor & materials).....	15,700.00
Landscaping (plants and irrigation).....	3,800.00
Exterior framing for decking, labor & materials.....	9,500.00
Exterior painting & touch up.....	1,500.00
Appliances.....	7,600.00
Elevator installed.....	20,000
Total.....	207,900.00



Forgivable Loan
APPLICATION

1. APPLICANT

Name: Alford Don Ward

Business Name: Albany Redevelopment LLC

Address: P.O Box 2093

Oregon City Oregon

Zip Code: 97045

Contact Name: Alford Don Ward Phone Number: 541-954-5169 cell 541-791-5300 office

Fax Number: 503-212-0238 Email Address: adwillcoregon@gmail.com

Legal Form: Sole Proprietorship Partnership

Corporation: Profit Non-Profit TIN# _____

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

2. BUILDING/BUSINESS INFORMATION

Name: "Lots next to Woods Apartments"

Age of Building: approximately Vacant Land

Address : 228 Third Street SE Zip Code: 97321

Legal Description 11S-03W-06CD #3201

Property Tax Account Number

3. OWNER OF PROPERTY (if not applicant)

Name in which title is held:

After transfer of title the property will be held in Albany Redevelopment LLC

Contact Name :Don Ward

Address: P O Box 2093

Oregon City, Oregon

Zip Code: 97045

Phone Number: 541-954-5169

4. AUTHORIZATION TO UNDERTAKE WORK:

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

5. DESCRIPTION OF PROJECT

The \$80,000 forgivable loan will be used be for the procurement of the vacant lots next to the "Woods Apartment Building". The land will be used to develop affordable housing for the first time home buyers. The target market for the first time home buyers will be buyers that earn 80% of the median income and below for Linn County. The homes will also have some "green" elements included in the construction. Upon completion of the home and purchase by the defined group of buyers, the loan will be forgiven.

6. ESTIMATED COST OF PROJECT: \$ 80,000 FOR THE LAND
ESTIMATED VALUE OF PROJECTS UPON COMPLETION: \$ 139,000 PER UNIT 834,000

Basis for valuation and value upon completion The value is based on comparable sales in the area for the present market.

7. PREPARATION OF COST ESTIMATES

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

Address: P.O Box 2093 Oregon City, Oregon 97045

Phone Number: 541-954-5169 Email Address: adwllcoregon@gmail.com

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

Yes No

ESTIMATED ADDITIONAL COSTS: \$ _____

TOTAL ESTIMATED COST OF ALL WORK: \$ 834,000 139,900 PER UNIT

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

I believe this completed project will enhance the visibility of the CARA program, in relationship to this target area. The completed will increase the awareness level to the community that the city is making a concerted effort to revitalize the community, add more quality affordable housing for the community and demonstrate that the public and private sector can work together successfully to meet the goals of the city in developing affordable housing for the community. In addition, the completed project will demonstrate that the city of Albany is embracing and supporting the development of "green" constructed affordable housing within the community

10. AMOUNT OF MATCHING FUNDS \$ _____

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

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

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

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

The grant is needed to supplement the cost to develop "Green" affordable housing in the city of Albany.

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

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

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

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

Building Redevelopment Funding

Forgivable Loan Amount Requested \$80,000

Other Amount Requested: _____

Please Describe: _____

Certification

The Applicant understands and agrees to the following conditions:

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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.

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On file with the City of Albany

Applicant's Signature

Date 4-9-2009

Applicant's Signature

Date

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

FOR CITY USE ONLY

Date Received: 4/10/09 By: KCD Application Complete: Yes No

If no, comments: _____

Date application returned to applicant for completion: _____

Date application returned to City: _____

By: _____



TO: CARA Advisory Board
 FROM: Kate Porsche, Urban Renewal Manager *KAP*
 DATE: April 9, 2009, for April 15, 2009, CARA Advisory Board Meeting
 SUBJECT: Monteith Historical Society Request

Summary

The Monteith Historical Society is coming before you to request a \$12,000 grant to pay for project work that needs to be completed to the historic Monteith House located at 518 Second Ave SW.

Background

Originally this request was set to be a nongovernmental organizational grant request to the City as part of the 2009-2010 budget process. However, City Manager Wes Hare suggested that, instead, this request come to CARA. Wes and staff felt this was an appropriate request for CARA for a couple of reasons. The funds being requested are for specific project work that would rehabilitate a property within the CARA boundary, as compared to an on-going budget, or program cost. The property is owned by the city and is the flagship of our historic properties. And, finally, with the downturn in the economy the General Fund of the City looks to be very tight this year.

Staff has worked with Oscar Hult, Chairman of the Monteith Historical Society on this grant request.

Proposal

The Monteith Historic Society is requesting \$12,000 to pay for project work related to the rehabilitation of the property.

Grant Request:	\$12,000 as follows:
Paint Removal	\$6,000
Priming & Painting.....	\$4,000
Porch repair	\$500
Floor reinforcement.....	\$1,500

It is important to note that this request would be to cover 100% of the costs associated with the project, though the Monteith Historical Society will hire and oversee the contractors, provide volunteer labor to remove the current parlor ceiling, do site prep and clean up, as well as reinstall the period appropriate ceiling material. (Value: \$1,400.00). They will also provide the custom milled decking materials (Value: \$450).

Though this is a different structure than what CARA typically approves, staff feels that this is acceptable and that any risk to CARA is minimized since the property is owned by the City and the grant will be processed on a reimbursement basis.

Staff Recommendation

This is a modest request that will complete a substantial amount of project work related to the rehabilitation of Albany's signature historic property—a property owned by the City. This property is a magnet for visitors, thus creating vitality in our DT core. Additionally, the Monteith Society's work over the years, and, specifically in this important year celebrating Oregon's sesquicentennial has been an important part of the culture of Albany. For these reasons staff recommends approval.

Item #	Item	Description	Comments
A)	CARA Goal & Objectives	How does it further the CARA Goal and Objectives?	<p><i>CARA Key Objectives:</i></p> <ul style="list-style-type: none"> ◆ Retain and enhance the value of existing private investment and public investment in the area. <p><i>CARA Additional Objectives:</i></p> <ul style="list-style-type: none"> ◆ Preserve the Historic Districts, historic resources and existing housing in the area. ◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses. ◆ Provide an enriching environment and livable neighborhoods.
B)	Financial Impacts	What is the financial risk and financial benefit to CARA?	The request is modest and would be handled on a reimbursement basis. Though this would be a funding of 100% of the costs, the property is owned by the City, thus minimizing risks.
C)	Private Risk	Is this a "first-in" project or an untried type of development?	N/A as this property is owned by the City.
D)	Gap	What is the "Gap" or need of the developer?	Applicants have identified that they are unable to make the needed repairs without depleting the monies they need to continue to operate the house Museum.
E)	Blight	Would it remedy a severely blighted building? How?	No, though it would help to rehabilitate a significant historic resource.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	Yes, the museum is a people-attractor for our city.

G)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	Yes. This project would complete the rehabilitation of Albany's oldest historic building.
H)	Adaptability	Would it be developed in a way that ensures it is well used over time	Yes, the upgrades would ensure its continued use long into the future.
I)	Development Pattern	Does it achieve desired land use (e.g., mixed-use, higher density) and/or transportation objectives (e.g., Esplanade, pedestrian-friendly areas)?	Yes, this project meets the goals of the zoning and planning for the area.
J)	Sustainability	How does it meet the Governor's Objectives for Sustainable Communities? (Environmental, Economic Development, Community/Social)	This project a preservation project can be considered sustainable. Moreover, the museum aspect could be considered a social benefit.

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

Proposed CARA Investment	\$12,000
Total Project Value (future value-assessed value)	N/A as property is owned by the City.
ROI on TIF	N/A
CARA % of investment	100% less labor and decking materials valued at \$1,850
Ratio Public : Private \$\$	N/A as this is a public project

It's important to note that, because this property is owned by the city it will not generate tax increment.

KCP:ldh

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Grant
APPLICATION

1. APPLICANT

Name: **Monteith Historical Society**

Address: **PO Box 965**

Albany, OR Zip Code: 97321

Contact Name: **Oscar B. Hult, President**

Phone Number: **541-979-9108**

Fax Number: **541-926-9777**

Email Address: **hult@q.com**

Legal Form: Sole Proprietorship

Partnership

Corporation: Profit

Non-Profit

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

2. BUILDING/BUSINESS INFORMATION

Name: **Monteith House**

Age of Building: **160 years**

Address: **518 Second Ave SW, Albany, Oregon**

Zip Code: **97321**

Legal Description: **11S 4W-1DD Lot: 1900**

Property Tax Account Number: **R 130225**

3. OWNER OF PROPERTY (if not applicant)

Name in which title is held: **City of Albany in the care of the Monteith Historical Society**

Contact Name: **Oscar B. Hult, President**

Address: Same As Above

Zip Code: _____

Phone Number: _____

4. AUTHORIZATION TO UNDERTAKE WORK:

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

5. DESCRIPTION OF PROJECT

The Monteith House is in need of some very important repairs.

- **Painting.** The Paint applied in the 1976 Restoration of the house has failed. New coats of paint will not stick to it so the old paint must be removed before the house can be repainted.
- **Front porch decking.** Several areas of the porch decking have rotted, and need to be replaced before they become a danger to our visitors and volunteers.
- **Second story floor reinforcement.** The undersized (by today's standards) joists have a great deal of flex in them, making the floor of the bedroom bounce noticeably. The City Building Dept. has advised us to strengthen them to avoid a catastrophic failure.

6. ESTIMATED COST OF PROJECT:

Paint Removal	\$6,000.00
Priming & Painting.....	\$4,000.00
Porch repair.....	\$500.00
Floor reinforcement.....	\$1,500.00
.....	\$12,000.00 Total Grant request

ESTIMATED VALUE OF PROJECTS UPON COMPLETION: \$155,620

Basis for valuation and value upon completion: Linn County Assessor

7. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? Applicant

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

Address: _____

Phone Number: _____ Email Address: _____

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

Yes No

This work is all we can hope to get finished this year.

Future projects include Re-pointing of chimney and construction of ADA compatible paths and ramp in the back yard, and landscaping.

ESTIMATED ADDITIONAL COSTS: \$ None at this time.

TOTAL ESTIMATED COST OF ALL WORK: \$ None at this time.

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

The Monteith Historical Society has a long-standing (30+ years) relationship with the City of Albany.

Due to the Society's diligence the Monteith House has gained the reputation as the most authentic pioneer era restoration in the state, and as evidence of that, the house is sited by the National Park Service as their definition of restoration. www.nps.gov/history/hps/workingonthepast/ The house is an irreplaceable treasure for the City, and needs to be maintained. The city of Albany made the Monteith House Restoration the City's American Bicentennial project in 1976. Since that time the

city has put very little into the house. It is time to get some of these 33-year maintenance projects taken care of.

In 2008 the Monteith House had approximately 1,445 visitors, we have broken them down as follows.

- 1,150 Drop-in Tourists
- 200 Local school kids
- 40 Senior Citizen (tour groups)
- 50 Leadership students & Adults
- 25 Day-campers

Total: 1,465

In the first two months of 2009 we had nearly half that number already (720).

We expect this, Oregon's Sesquicentennial, to be a record-breaking year for visitors.

10. AMOUNT OF MATCHING FUNDS The Monteith Society will (in addition to hiring and overseeing the contractors) provide volunteer labor to remove the current parlor ceiling, do site prep and clean up, as well as reinstall the period appropriate ceiling material. (Value: \$1,400.00) We will also provide the custom milled decking materials (Value: \$450)

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

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

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

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

The Monteith Society is unable to make these needed repairs without depleting the monies we need to continue to operate the house Museum.

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

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

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

Total amount: 0 Grant Amount Requested (50%of total amount): _____

Building Redevelopment Funding

Grant Amount Requested: \$12,000 Loan Amount Requested: _____

Other Amount Requested: _____

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 _____ Date 4/10/09

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: 4/9/09 By: KUP Application Complete: Yes No

If no, comments: ATTACHMENTS

Date application returned to applicant for completion: _____

Date application returned to City: _____

By: _____

- Preservation
- Rehabilitation 1
- Rehabilitation 2
- RESTORATION
- Reconstruction

ILLUSTRATING FOUR TREATMENTS in OREGON

National Park Service
U.S. Department of the Interior



MONTEITH HISTORIC DISTRICT

- / Community History
- / FOCUS ON: Thomas and Walter Monteith House
- / Choosing "Restoration" as a Treatment

WORKING
ON THE IN
PAST LOCAL
HISTORIC
DISTRICTS

<<Fitting Your Work to Time & Place



Choosing Restoration

When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of certain materials, features, spaces, and finishes that characterize other periods, and when there is substantial physical and documentary evidence for the work, and when contemporary disruptions and conditions are not planned, Restoration may be considered as a treatment.

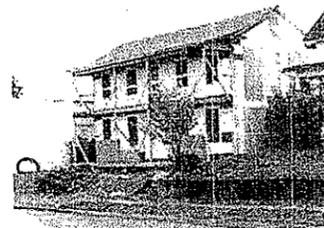
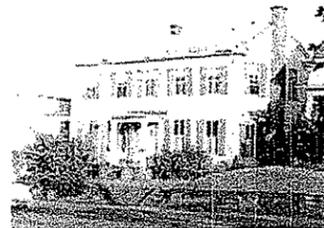
>> Standards + Guidelines

What happens in Restoration? In this treatment, materials that can be authenticated to the period of significance are carefully retained and preserved, while later materials and features are removed. Restoration is generally recommended less frequently than Preservation or Rehabilitation because of the potential for loss of historic materials from other periods and falsification of the record.

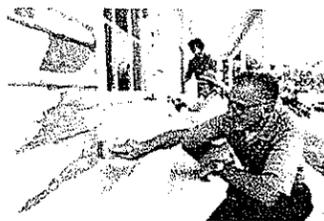
At best, Restoration is a painstaking, scholarly process that involves backdating a structure to a particular time for interpretive purposes—based on physical and pictorial evidence. Because the Monteith brothers were pivotal in the early history and settlement of Albany, Oregon, the decision was made to return the house to its original configuration through Restoration. In 1975, after the City bought it for conversion to a museum, project work began. With its emphasis on the discovery and conservation of original mid-19th century materials, the Monteith House restoration was just such an exemplary project. Both the exterior and interior were restored and the house opened as a museum to interpret its "story" to the public.

Looking backward in time

The conservation of original materials and features was paramount; however, a parallel task was to remove all later features and re-build missing original features to depict the appearance of the house at an earlier time. The house was gradually transformed from a 1920s residence to an 1850s residence, through a series of carefully planned restoration activities.



ABOVE: The Monteith House in its neighborhood context, prior to Restoration in the late 1970s. BELOW: Monteith House as work begins. Note the changed roofline, loss of later exterior chimneys, shutters, and porch.



POINTS ON CONSERVATION

The house's original wood siding and windows were carefully preserved.

Exterior Work on the Monteith House

- ✓ The foundation was leveled to repair rotten beams.
- ✓ The roofline was restored to its original appearance.
- ✓ The two-story porch was re-created.
- ✓ The original wood windows were repaired and preserved.
- ✓ The original wood siding was scraped, sanded, and repainted.
- ✓ The later chimney and shutters were removed.
- ✓ The two-story rear kitchen addition was removed and a one-story kitchen re-built.

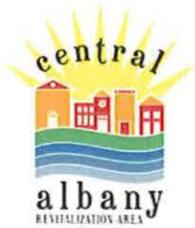


The restoration of the house involved re-creating the appearance of the original roof and two-story porch on the primary elevation (left and top row), and the one-story rear kitchen wing (bottom row). When completed, the Monteith House was a thoughtful depiction of the structure at its most significant time in history. It was opened to the public in 1982.

CHRONOLOGY OF THE MONTEITH HOUSE

- 1848 — Logs cut and left to cure
- 1849 — Hand-hewn beam construction started before and after Thomas and Walter Monteith went to the California gold fields
- 1850 — Anderson Cox mill started and cut Monteith House lumber that winter
- 1851 — Monteith House Finished
- 1855 — Fire in kitchen ceiling & in the single-story rear addition, rebuilt as two-story
- 1901 — House purchased from Monteith family by Dr. J.L. Hill moved 50 feet west, and turned to face north
- 1902 — City Directory gives Monteith House 518 2nd Street address for first time
- 1914 — Double porch clearly shown in aerial photo of city
- 1922 — Extensive exterior alterations made, including original porch removal
- 1975 — City of Albany purchases Monteith House for purposes of restoring it
- 1976 — House's foundation made level
- 1977 — Restoration project in full swing
- 1982 — "Grand Opening" for the downstairs portion and exterior

Appreciation is extended to Anne Giffen, Rebecca Bond, Allen Nelson, Doug Kilin, Pam Silberman, and David Skilton for their generous contributions of time and information in the creation of the case study on Monteith Historic District. Thanks also to the Monteith Historical Society and Albany Region Museum for donating photographic images in their collections.



TO: CARA Advisory Board
FROM: Kate Porsche, Urban Renewal Manager *Kate*
DATE: April 9, 2009, for April 15, 2009, CARA Advisory Board Meeting
SUBJECT: Michael Brown Grant Request

Summary

Mr. Michael Brown is coming before you to request a \$70,000 matching grant to pay for project work that needs to be completed prior to opening an upscale martini lounge serving appetizers and dinner located in Thad Olivetti's building at the corner of First and Broadalbin (240 First Avenue West).

Background

Mr. Brown first contacted me a couple months ago to discuss the possibility of their new business locating to the corner space in Thad Olivetti's building. As the conversations continued and Mr. Brown continued to refine the cost estimates it became clear that there was a gap in the costs versus their available funds to complete the work.

Mr. Olivetti, owner of the building has previously been granted \$158,475 to rehabilitate this corner property. However, these funds assisted with less than half of the costs of the exterior work including:

- Removal of the metal awnings
- Reconstruction of the original stucco fan detail above the windows
- Replacement (put back to historic photos) of storefronts
- Relocation of the entrance to its original corner location
- Removal of fake dropped ceilings and reveal of the original tin ceilings

The majority of this work has been completed and Mr. Olivetti has begun marketing the space (which is where Mr. Brown comes in). Originally intended for retail, the space needs some more upgrades and changes if it is to become a lounge with food-service capabilities.

Staff has worked with Mr. Brown, his son Lane as well as the Community Development and Public works on this grant request.

Proposal

Mr. Brown is requesting \$70,000 in a reimbursable matching grant that will help offset construction costs to develop "a unique, vibrant, upscale gathering place..."

Grant Request: \$70,000 to cover construction costs including:

- Specialty hardware, signage, knobs, etc.
- Painting, finishing of walls, ceilings, trim, base, etc.
- Flooring, wainscoting, etc.

The applicant is a builder by trade and has prepared the cost estimates. It is important to note that he is not including any profit or margin on these costs. Additionally, the applicant estimates the total costs of the project to be \$270,164, broken down as follows:

Construction costs (the CARA grant would help pay for \$70,000 of this item)	\$148,964
Furnishings, glassware, art, seating, etc.	\$ 50,800
Restaurant equipment	\$ 71,400

Staff Recommendation

As a basis of comparison I think it's important to look at similar projects. For comparison, Mr. Manley was granted \$76,000 to make two of his spaces "restaurant-ready". Though the work in Mr. Olivetti's building will not create a full-size restaurant kitchen, the updates will create a working food-service and beverage-service facility. As with Mr. Manley, the question comes down to the board's willingness to bridge the gap to create more beverage and dining opportunities in our downtown core.

I have met with Mr. Brown and his son and talked extensively about their plans for the business and the space. I believe it's important to note a couple things about what they are proposing. First of all they are proposing to create an upscale lounge/martini bar, not a dive bar. This type of establishment is something that is missing in our downtown. As of now, if you're waiting for a table at one of our fine restaurants (which is the case more and more), or waiting for the show to start at the Pix or ACT there is no upscale location where one can go to have a beverage, relax and enjoy downtown. This establishment would fill that niche. Moreover, staff believes that this type of establishment fits hand-in-glove with our other establishments downtown. Rather than being a competitor, this establishment would compliment what we already have available downtown. Finally, the applicants have been working closely with the folks in the planning department on a layout for outdoor seating. This exposure and additional seating is a benefit for the establishment, but the high-visibility and inviting nature of the outdoor seating is also a benefit for our downtown.

Though these improvements are for the interior of the building, staff has worked with the applicant to hone the request down to only cover construction work and permanent fixtures.

Because of the high-end nature of this proposed establishment, the way it complements our existing businesses and would bring a high-visibility business to one of the best locations in our downtown staff recommends approval.

Item #	Item	Description	Comments
A)	CARA Goal & Objectives	How does it further the CARA Goal and Objectives?	<p><i>CARA Key Objectives:</i></p> <ul style="list-style-type: none"> ◆ Attract new private investment to the area. ◆ Retain and enhance the value of existing private investment and public investment in the area. <p><i>CARA Additional Objectives:</i></p> <ul style="list-style-type: none"> ◆ Preserve the Historic Districts, historic resources and existing housing in the area. ◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses. ◆ Provide an enriching environment and livable neighborhoods.
B)	Financial Impacts	What is the financial risk and financial benefit to CARA?	The request would be paid out on a reimbursement basis and is less than 50% of the proposed costs, thus minimizing risks.
C)	Private Risk	Is this a "first-in" project or an untried type of development?	There are no high-end lounges in our downtown and staff believes this would be a good fit and a first-in type of establishment in our downtown.
D)	Gap	What is the "Gap" or need of the developer?	Applicants have identified that they are unable to make a go of converting this retail space to an upscale food and beverage establishment without some assistance from CARA.
E)	Blight	Would it remedy a severely blighted building? How?	No, it would transform a retail space into a food/beverage establishment.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	Yes, the food/beverage aspects would draw people to downtown, additionally staff believes that the outdoor seating would act as an attractor.

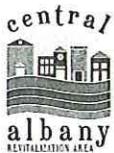
G)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	No. The preservation work on the exterior of the building was completed by the building owner.
H)	Adaptability	Would it be developed in a way that ensures it is well used over time	Yes, the upgrades would ensure its continued use long into the future.
I)	Development Pattern	Does it achieve desired land use (e.g., mixed-use, higher density) and/or transportation objectives (e.g., Esplanade, pedestrian-friendly areas)?	Yes, this project meets the goals of the zoning and planning for the area.
J)	Sustainability	How does it meet the Governor's Objectives for Sustainable Communities? (Environmental, Economic Development, Community/Social)	The new restaurant component could be considered an economic development benefit.

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

Proposed CARA Investment	\$70,000
Total Project Value (future value-assessed value)	\$330,000
ROI on TIF	13 years
CARA % of investment	21%
Ratio Public : Private \$\$	1: 4.7

KCP:ldh

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Grant APPLICATION

1. APPLICANT

Name: Michael K Brown
Address: 780 Scenic Dr. N.W. Albany, Ore.
Zip Code: 97321

Contact Name: Michael K Brown Phone Number: 541-928-3157

Fax Number: 541-928-2516 Email Address:

Legal Form: Sole Proprietorship [] Partnership []

Corporation: Profit [x] Non-Profit []

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

2. BUILDING/BUSINESS INFORMATION

Name: Cusik Bank Building

Age of Building: Old

Address: 240 1st Ave W. Zip Code:

Legal Description: To Follow

Property Tax Account Number: 115-3W-6LL #4900

3. OWNER OF PROPERTY (if not applicant)

Name in which title is held: Thad Olivetti

Contact Name: Thad Olivetti

Address: P.O. Box 2768

Corvallis Ore. Zip Code: 97339

Phone Number: 541-760-7771

4. AUTHORIZATION TO UNDERTAKE WORK:

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

5. DESCRIPTION OF PROJECT

UPscale Martini Lounge with Appetizers
And Dinner with Seasonal outdoor seating

6. ESTIMATED COST OF PROJECT:

CONSTRUCTION Equipment And
\$ 148,000 , 122,000 Furnishings

ESTIMATED VALUE OF PROJECTS UPON COMPLETION: \$ 300,000

Basis for valuation and value upon completion: All construction, Design, Financing.

Done AT ACTUAL cost to Sierra Const. of ORE, Inc. 60857
With no overhead or Profit MARK-UP LIC

7. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? Michael K Brown (owner Sierra Const of ORE Inc.)
(If applicant prepared their own estimate, objective verification may be required.) 60857 Lic.

Address: 780 SCENIC Dr. N.W. Albany, ORE. 97321

Phone Number: 541-928-3157 OFF. Email Address: _____

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

Yes No

Heating / Insulation / Concrete WORK
OWNER: \$ Approx. \$30,000⁰⁰

ESTIMATED ADDITIONAL COSTS:

TOTAL ESTIMATED COST OF ALL WORK: \$ 330,000

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

This Project will provide A unique upscale smaller Martini
Lounge with Specialty Drinks, Fondue's, Appetizers And Dinner
5:00-8:00. No T.V's No Video POKER No Loud Music. This
Project will give people A choice to go to before A movie,
on A DATE, or have A dinner At one of the other Fine Dining
Establishment. To Socialize in A cozy, relaxed, comfortable
Atmosphere, with Affordable Quality custom made Drinks And Food
unlike anywhere else. We Believe this location with Indoor and
outdoor (Seasonal) seating is A prime location For this Investment
And Sierra Const with its experience in Custom Built Construction,
CAN ACHIEVE THE LOOK AND CREATE THE ATMOSPHERE with its Designers
To enhance this Important Corner of 1st and Broadblin.

10. AMOUNT OF MATCHING FUNDS

\$ 70,000⁰⁰

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

Const Cost \$148,000⁰⁰, Equipment And Furnishings \$122,000⁰⁰ total \$270,000⁰⁰ owners \$200,000 CARA 70,000⁰⁰ = 270,000⁰⁰

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

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

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

To be Able to Acheive the right Atmosphere, Look and sound in this space, it will not succeed if it is Done Incorrectly And cheap it will require A sizeable Investment And Longterm to recoup the Cost, considering the Limited Seating. With CARA's participation And the Investment of the Business Owners \$200,000⁰⁰ it can become A REALITY AND ENHANCE THIS CORNER OF DOWNTOWN AND WITHOUT CARA'S Help it will not Happen.

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

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

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

Total amount: 0 Grant Amount Requested (50%of total amount): 0

Building Redevelopment Funding

Grant Amount Requested: \$70,000⁰⁰ Loan Amount Requested: 0

Other Amount Requested: 0

Please Describe: \$70,000⁰⁰ REQUESTED TO HELP OFFSET construction cost to Develop A unique, vibrant upscale gathering place that people will come to time AND AGAIN. This Establishment done Correctly will be AN ASSET TO DOWNTOWN unlike Any other.

Thank-you For your consideration.

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.

Michael K Brown
Applicant's Signature

4-3-09
Date

Applicant's Signature

Date

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

FOR CITY USE ONLY

Date Received: 4/7/09 By: KCP Application Complete: Yes No

If no, comments: Bids, drawings attached

Date application returned to applicant for completion: _____

Date application returned to City: _____

By: _____

Martini Lounge

1st Ann Broad ALBIN. Albany

Budget Includes Permantate Items

Plans, Permits, Drain Fees, DLCC, Health Dept \$ 10,000⁰⁰

Saw Cut, Demo & Remove Concrete Vault wall section \$ 3,500⁰⁰

Concrete Slab Repair, Demo, Frame, Ceiling Framing, soffits, Floor Repair \$ 12,950⁰⁰

Plumbing \$ 14,847

Wiring, Fixtures, Tel. Stereo Prewire 23,137

Fan Venting 500

Fireplace, Gas, Stonework. Paneling 7,000

Sound Insul. 500

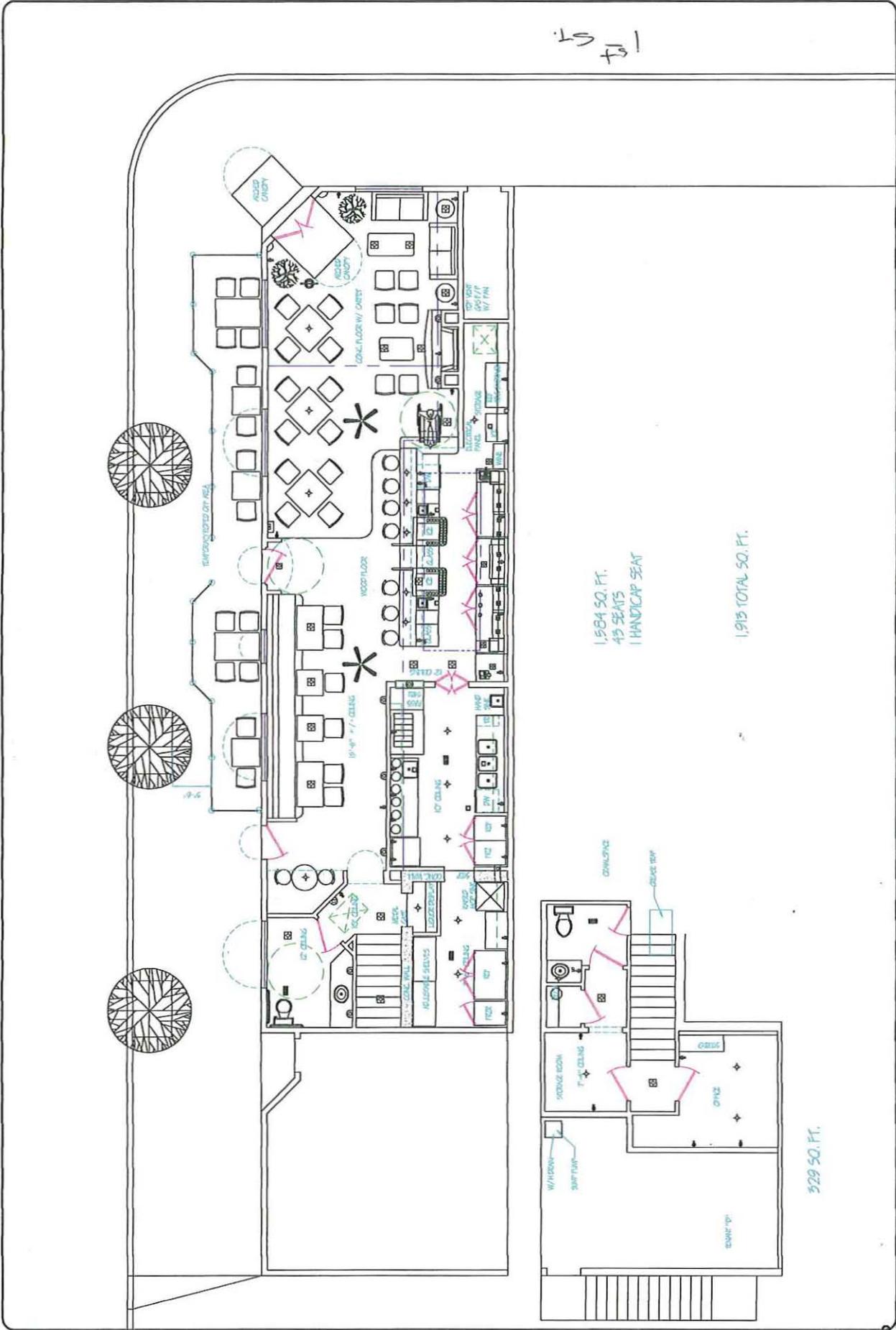
Ext. & Int. Radius Awnings 2,250

Drywall & Dryout 10,300

Cabinetry, 25,900

SPECIALTY HARDWARE, SIGNAGE, SELF CLOSURES, KNOBS, ACC.	3,000
Painting, WALLS, Ceilings, Doors, Trim, BASE, Paneling	9,400
Flooring, counters, WAINSCOTT	15,580
Int. PRG.	4,800
Rentals, clean-up, SECURITY SYSTEM, Financing	4,300
Missalaneous	0
	<u>\$ 147,964⁰⁰</u>

FURNISHINGS, GLASSWARE, COOKWARE	
ARTWORK, MENUS, O.S. SEATING, FENCING,	
BLENDERS, COFFEE MAKER ect, Alcohol.	
Food, clothing, Training ect. Stereo, sound Equip.	\$ 50,800
EQUIPMENT, COOKING, REF, BAR,	
STORAGE, ect.	71,400
	<u>\$ 270,164</u>



a

To Whom IT May Concern,

IT has been expressed to the Olivetti Family, an interest from the Brown family, to occupy the commercial space located at 244 sw first street, Albany, or for the purpose of a proposed Martini/lounge establishment. The description the Olivetti's have been given include a well thought out plan with regard to a high interest in what the parties believe could be of popular demand for the citizens of Albany.

Specifically, this establishment stands to have the potential to attract a high number of patrons, professionals and locals and tourists alike. It has been assured to the Olivetti 's that every attempt will be made to insure a pleasing aesthetic appearance, as well as much sought after customer patronage.

The Brown Family is well aware of the love and hardwork that has gone into the restoration of this particular building, and so it is with great pleasure and excitement the Olivetti's give their personal approval and ask that the leadership of Albany does as well. We believe that the Brown Family will produce a beautiful establishment for all of us to enjoy if given this opportunity.

Thankyou so much for your
Consideration of this matter.

Thad Olivetti
Shawn Olivetti
4-7-09



TO: CARA Advisory Board
 FROM: Kate Porsche, Urban Renewal Manager *Kate*
 DATE: April 9, 2009, for April 15, 2009, CARA Advisory Board Meeting
 SUBJECT: Sidewalk Improvements – Broadalbin and 1st

Summary

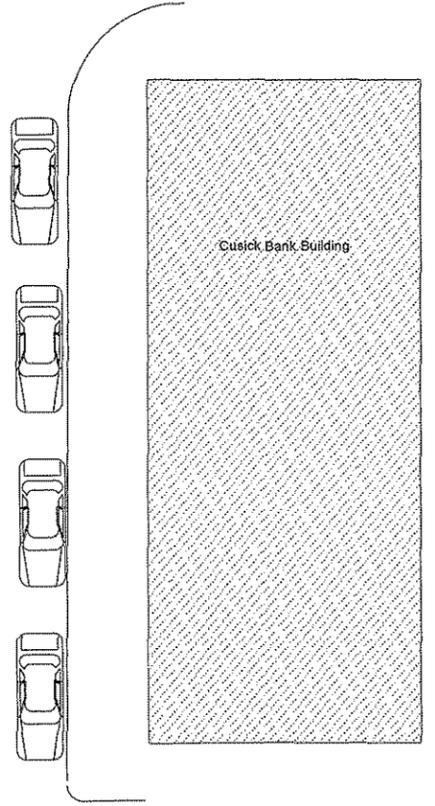
Staff is proposing a CARA investment in sidewalk, curb and gutter improvements for the ¼ block along Broadalbin from First Avenue south to the alley.

Background

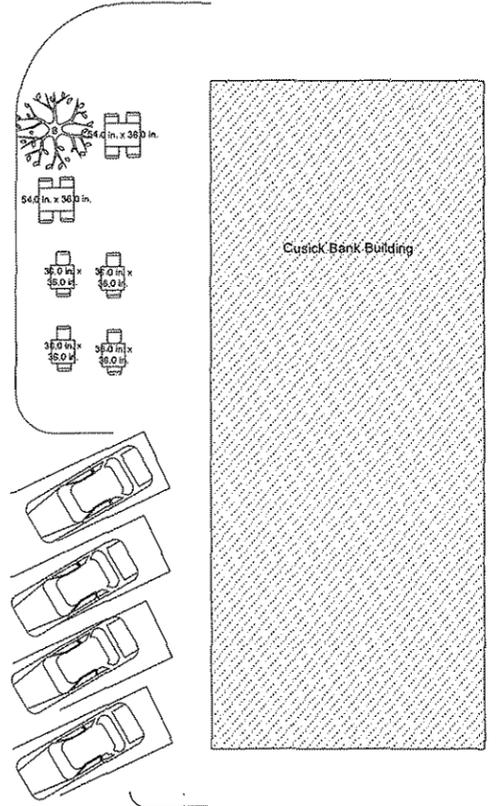
As the conversations got underway with Mr. Olivetti, Mr. Brown, planning and public works some questions came up regarding the sidewalk along Broadalbin Street from First south to the alley. There was great support and enthusiasm by myself and Greg Byrne, Community Development Director for the outdoor seating associated with the proposed establishment in this location.

When discussions took place there was some concern that there wouldn't be room for seating, a small, low fence (required by OLCC) and 4' for walking. In discussing the challenges a creative solution was presented. (See my attempt at drawings below, description on following page.)

Current layout:



Proposed Layout



The proposed layout would retain the same quantity of parking spaces, but would create a small “plaza area” on the corner that could be used by the restaurant for outdoor seating and would be a highly visible and usable space for downtown.

Proposal

Staff is proposing that CARA consider funding this “mini-streetscape” project on Broadalbin.

If kept with the existing layout costs are estimated by PW department to be \$27,000. This amount includes the removal and replacement of the curb & gutter and sidewalk in place.

The second option is that we construct the proposed layout with new curb & gutter with 4 diagonal parking spaces and wide sidewalk seating area. This option would run \$45,000.

Public Improvement Request: \$27,000 - \$45,000 to cover construction costs of new sidewalk, curb and gutter for ¼ block.

Staff Recommendation

Broadalbin Street has always been considered one of the main pedestrian walkways between the courthouse and the river. Original plans called for Broadalbin to be one of the “pedestrian esplanades” in our city. With the possibility of a forthcoming restaurant in the space and with the poor condition of the sidewalk staff believes that this is an opportune time to upgrade this sidewalk and create a nice seating area on the corner. Staff recommends approval and recommends consideration of the new proposed layout.

Item #	Item	Description	Comments
A)	CARA Goal & Objectives	How does it further the CARA Goal and Objectives?	<p><i>CARA Key Objectives:</i></p> <ul style="list-style-type: none"> ◆ Retain and enhance the value of existing private investment and public investment in the area. <p><i>CARA Additional Objectives:</i></p> <ul style="list-style-type: none"> ◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses. ◆ Provide an enriching environment and livable neighborhoods.
B)	Financial Impacts	What is the financial risk and financial benefit to CARA?	Project would be public, and costs are moderate.
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 need is on the part of CARA to upgrade the sidewalk, create a nice seating area and complete this part of the esplanade construction.
E)	Blight	Would it remedy a severely blighted building? How?	No.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	Yes, staff believes that the outdoor seating would act as an attractor.

G)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	No.
H)	Adaptability	Would it be developed in a way that ensures it is well used over time	Yes, the upgrades would ensure its continued use long into the future.
I)	Development Pattern	Does it achieve desired land use (e.g., mixed-use, higher density) and/or transportation objectives (e.g., Esplanade, pedestrian-friendly areas)?	Yes, this project meets the goals of the zoning and planning for the area.
J)	Sustainability	How does it meet the Governor's Objectives for Sustainable Communities? (Environmental, Economic Development, Community/Social)	N/A

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

Proposed CARA Investment	\$27,000 - \$45,000
Total Project Value (future value-assessed value)	N/A
ROI on TIF	N/A
CARA % of investment	N/A
Ratio Public : Private \$\$	N/A

KCP:ldh

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