NOTICE OF PUBLIC MEETING

CENTRAL ALBANY REVITALIZATION AREA
ADVISORY BOARD
Council Chambers
Wednesday, May 20, 2009

AGENDA

1. CALL TO ORDER (Chair Cordell Post)

2. ROLL CALL

3. APPROVAL OF MINUTES
   - April 15, 2009. [Pages 1-5]

   Action:_____

4. SCHEDULED BUSINESS

   a. Business from the Public

   b. R3 request to change partnership structure. [Pages 6-7] (Porsche/Applicant)
      Action:_____

   c. Presentation of New Small Grant Requests. [Pages 8-45] (Porsche/Applicants)
      1) Willamette Community Bank – 333 Lyon Street SE ($4,754 Small Grant). [Pages 9-17]
      2) Pruitt – 921 Third Avenue SE ($5,000 Small Grant). [Pages 18-34]
      3) Pizza King/Lewis – 231 Lyon Street SE ($5,000 Small Grant). [Pages 35-45]

   d. Deliberation and Funding Decisions
      1) Willamette Community Bank – 333 Lyon Street SE
      Action:_____
      2) Pruitt – 921 Third Avenue SE
      Action:_____
      3) Pizza King/Lewis – 231 Lyon Street SE
      Action:_____

   e. Staff updates and issues. [Verbal] (Porsche)
      Action:_____

5. BUSINESS FROM THE BOARD

6. NEXT MEETING DATE: *Next regular meeting Wednesday, June 17, 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, April 15, 2009

MINUTES

Advisory Board Members present:	David Anderer, Jeff Christman, Loyd Henion, Bessie Johnson, Gordon Kirbey, Sharon Konopa, Dick Olsen, Cordell Post, Ralph Reid, Jr., and Kim Sass
Advisory Board Members absent:	Bill Coburn, Floyd Collins, and Ray Kopczynski
Staff present:	Finance Director Stewart Taylor, Transportation Systems Analyst Ron Irish, Urban Renewal Manager Kate Porsche, and Administrative Assistant Teresa Nix
Others present:	Approximately six others in the audience

CALL TO ORDER

Chair Cordell Post called the meeting to order at 6:15 p.m.

Urban Renewal Manager Kate Porsche advised that Oscar Hult is the new Executive Director of the Albany Downtown Association (ADA) and that he has submitted his resignation from the CARA Advisory Board. Hult was present in the audience.

MOTION: Ralph Reid, Jr., moved to accept Oscar Hult's resignation from the CARA Advisory Board. David Anderer seconded the motion, and it **passed** unanimously.

APPROVAL OF MINUTES

March 18, 2009

MOTION: Reid moved to approve the March 18 meeting minutes as presented. Sharon Konopa seconded the motion, and it **passed** unanimously.

SCHEDULED BUSINESS

Business from the Public

None.

Ward Proposal on Smith Properties – 222 & 228 Third Avenue SE ($40,000 and $80,000 forgivable loans)

Porsche reviewed the request for two forgivable loans for work to be done on the Labor Temple Building and the adjacent vacant lot as detailed in the staff report. She recalled that Tim Smith has said that he is unable to complete the projects and that the CARA Advisory Board asked staff to attempt to find a partner who could. Don Ward, who was involved in the successful rehabilitation of the Main Street Cottages apartments, has submitted requests for two forgivable loans to assist with work on the properties ($40,000 to help complete the Labor Temple Building and $80,000 to help with construction costs for six townhomes on the adjacent lot for low-income, first-time homebuyers). Porsche noted that, if CARA approves this request, it would be necessary to release the lien to allow Mr. Ward to purchase the property. CARA could still try to recoup the original

$250,000 loan amount from Mr. Smith personally. In consultation with the City Attorney, staff recommends approval of the request.

In discussion and in response to inquiries, Porsche provided the following additional information:

- The amount of the first lien on the property is about $246,000. CARA holds the second lien in the amount of $250,000. CARA could decide to buy the first lien and own the property, find a partner to complete development as proposed, or do nothing and hope that new owners will complete the project after foreclosure. The latter option would not allow CARA to have any input into the project.
- In discussions with staff, the City Attorney has indicated that he thinks it is important to send a message that there will be consequences when CARA funds are not used properly. The potential of pursuing repayment of the original $250,000 loan on this property will come back to the CARA Board as a separate agenda item.

Randy Rosenblatt and Don Ward came forward. Rosenblatt said that he and Don Ward have been working together on community development projects in Albany and Corvallis for about four years, operating through a company called Albany Redevelopment LLC. He stated that their previous work on the Main Street Cottages was a first step to rehabilitating that entire area and that it would be a privilege to partner with the City to pursue a vision of affordable housing for first-time home buyers.

Dick Olsen noted that this location is within the historic district, and he asked for additional information on the proposed design. Ward stated that the intent is to utilize the plans that were submitted by Smith and approved by the City. Porsche offered to provide the design information upon request.

Jeff Christman asked how first-time ownership and income levels would be verified. Rosenblatt said that the developers would rely upon the lenders to screen applicants for the townhomes. Porsche said she would request copies of applications for the CARA files for due diligence.

In response to an inquiry from Kim Sass, Ward affirmed that the first purchasers would need to meet income and first-time homeowner thresholds. Owners would then be free to sell their properties to whoever they choose.

In discussion, the applicants reviewed potential green elements that may be incorporated into the new buildings and potential alternatives if an elevator is not found to be feasible.

Reid commended the applicants for their work on the Main Street Cottages. He said that he is comfortable with the proposal as presented.

MOTION: Reid moved to approve the proposal. Bessie Johnson seconded the motion, and it **passed** unanimously.

Monteith Historical Society Request – 518 Second Avenue SW ($12,000 grant)

Porsche reviewed the request for a grant to pay for project work on the historic Monteith House as detailed in the staff report. She said that staff wholeheartedly recommends approval of the request.

Post noted that many volunteers have worked on this building over the years.

Oscar Hult came forward and reviewed work that needs to be done to the building, including siding prep, painting, porch repair, and floor reinforcement. He said the siding and painting work is needed to prevent additional damage to the back side of the house. A restoration expert has indicated that most of the siding can be saved.

Johnson spoke in support of the request. She said that the house is a jewel worth saving and that the volunteer hours that have been donated are priceless.

MOTION: Johnson moved to grant the request. Anderer seconded the motion.

Olsen asked for additional information about the floor reinforcement. Hult said that a structural engineer has examined the building and indicated that the floor will not fail. However, it is unnerving to be in the upper room when several people are walking around. The concern is the comfort level of visitors to the house. The historical significance of the building will not be jeopardized.

In response to an inquiry from Reid, Porsche said that the applicants did submit a budget sheet which she will make available to any Board member upon request.

The motion **passed** unanimously.

Brown Request – 240 First Avenue West ($70,000 matching grant)

Porsche reviewed the request for a grant to help pay for work that needs to be done before opening an upscale martini lounge in the building at 240 First Avenue W. She drew attention to a letter in support from Thad Olivetti, the owner of the building. She reviewed the staff recommendation for approval of the request, as detailed in the staff report.

Michael Brown, 780 Scenic Drive NW, introduced himself and his son Lane. He reviewed plans to open an upscale martini lounge with appetizers and a small dinner menu. The outside of the subject building has been rehabilitated, but the inside needs significant work. Brown said that he has been in construction for 28 years and that he will be doing most of the work. His son will run the business. He noted that the next agenda item is a staff request that would allow for outdoor seating in nice weather. Brown briefly reviewed his vision for the business and stated that CARA's help is needed to do the project right.

In discussion and in response to inquiries from the Board, Brown added that:

- He feels that video poker would downgrade the establishment. There will be no video poker in the martini lounge.
- He plans for the décor to complement the outside of the building. He has a photo of the building from the 1900s which he intends to enlarge and display.
- The lounge will probably be open from 3:00 p.m. to 10:00 p.m. on weekdays with extended hours on weekends. If there is a demand, he would consider the possibility of being open at lunch time. The menu will be small but very good and affordable.
- Lane Brown has several years of bartending experience. Michael Brown and his wife have run Sierra Construction for 22 years. This combination of experience and a detailed business plan will help to ensure a successful business.
- Local workers will be hired to do the work on the building.
- Additional seating is needed to make the project successful – either outdoor seating or a variance to allow additional seating inside.
- The business owners anticipate being very involved in Downtown Albany.

In response to an inquiry from Christman, Porsche acknowledged that some of the items listed in the application are not permanent fixtures and that the total project value listed should be closer to $185,000. She affirmed that CARA funds would be used only for fixtures that would remain with the building.

Post spoke in support of the request. He said that he knows from experience that Brown does nice work and he has no doubt that he will do a good job on this building.

MOTION: Gordon Kirbey moved to approve the request. The motion was seconded, and it **passed** unanimously.

Staff Suggestion for Public Improvement Work – Broadalbin Street from First Avenue to the Alley

Porsche reviewed the staff proposal for a mini-streetscape project on Broadalbin. She said that the curb, sidewalk, and gutter are in bad condition and that the martini lounge proposed for the site would like to make use of the space for additional seating during good weather. The area could also be used throughout the year for staging of Downtown Albany events. Following a site visit and staff discussions, Transportation Systems Analyst Ron Irish came up with the proposed layout as detailed in the staff report. She read a letter in support of the proposal from Community Development Director Greg Byrne. Building owner Thad Olivetti has also expressed support. If the CARA Advisory Board is willing to consider the plaza concept, staff would recommend that the Landmarks Advisory Commission act in an advisory capacity for the project.

Transportation Systems Analyst Ron Irish provided additional information on the alternative concept as detailed in the staff report and offered to answer questions. He noted that the concept would not result in the loss of parking, but the travel aisle widths would narrow slightly. Brief discussion followed.

Christman asked if anyone had sought input from the merchants on Second Avenue. Porsche said that has not been done; either she or Hult could have that conversation if the Board so directs. She noted that the proposed improvements would be beneficial to Downtown Albany as a whole.

In response to inquiries from Johnson, Porsche said that the tables and chairs would belong to the business owners and would likely be moved inside each night. Irish added that a permitting process could involve any requirements that the City wishes, including the ability to use the space for other events. Details of the permit would be up to the City Council.

Reid noted that the drawing only shows one tree. Porsche responded that the drawing is a quick sketch to show the concept. She would propose that the space include at least the number of trees that are there currently, if not more. In response to further inquiry from Reid, Irish said that the proposal would provide more than the amount of unobstructed pathway required by the ADA. Brief discussion followed.

MOTION: Reid moved to approve up to $45,000 for the proposed improvements to include at least as many trees as currently exist at that location. The motion was seconded, and it **passed** unanimously.

Staff Updates and Issues

Porsche advised that the partners who are working on the JC Penney building are restructuring their partnership and that Mr. Rebel has requested to be removed as one of the personal guarantors. The current CARA contract binds all three partners. In response to an inquiry, Porsche said that the City Attorney cannot make a recommendation because his firm represents Mr. Rebel on other matters. Post stated that a financial institution would not release a guarantor without reevaluating the entire project. Christman agreed and expressed concern about making a decision without a more detailed report and without seeking legal advice if needed. Porsche agreed to present a full staff report for consideration.

Porsche reported that installation of the Second Avenue streetscape furnishings is well underway.

BUSINESS FROM THE BOARD

Johnson said she would like to recommend the appointment of Rich Catlin to the CARA Advisory Board in the position vacated by Oscar Hult. She noted that Mr. Catlin's wife is on the City staff; she has been advised that there is no legal conflict of interest.

MOTION: Konopa moved to appoint Rich Catlin to the CARA Advisory Board. Henion seconded the motion, and it **passed** unanimously.

NEXT MEETING DATE

The next meeting of the CARA Advisory Board will be held on Wednesday, May 20, 2009, at 5:15 p.m. in the Council Chambers.

ADJOURNMENT

Hearing no further business, Chair Post adjourned the meeting at 8:00 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: May 14, 2009, for May 20, 2009, CARA Advisory Board Meeting

SUBJECT: R3 Request to Change Partnership Structure

Background

CARA granted the partners of R3 Development $547,700 and agreed to a forgivable loan of $200,000 for the redevelopment of the JC Penney building. The three partners of R3 Development were Rick Mikesell, Ron Nagel, and Rick Rebel.

At this point in time, Mr. Rebel is seeking to separate his business affairs from those of his partners in the LLC. Rick asks that CARA agree to release him from his personal guarantee (on the grant and loan) since he will no longer be an owner of the building. The question before the Board is if they are willing to release Mr. Rebel from his personal guarantee and willing to look exclusively to the remaining LLC members as security for the LLC obligations.

At last month's meeting, you asked me to bring back a staff report and opinion from the City Attorney. Mr. Delapoer's firm represents Rick Rebel on some matters; so he suggested I work with pro tem attorney and suggested Jim Brewer, Corvallis City Attorney. Please see the response below from Jim outlining his thoughts on the matter:

"Hi, Kate:

CARA can certainly release Mr. Rebel. In making a decision about whether or not it is prudent to do so, CARA should consider several factors.

First, of course, is whether CARA is reasonably certain that the LLC, and the remaining LLC members still provide the agency with sufficient security. I would advise CARA to seek financial statements, credit reports, and the other generally accepted information from the LLC and the remaining LLC members to indicate that CARA will still have sufficient security for the grant and loan without Mr. Rebel. CARA might also want to check for UCC liens and liens against real property held by the remaining members to determine if sufficient security exists. If the value of the real property that was to benefit from the grant and loan has already increased, or if enough payments have been made to pay down the balance owed sufficiently, the real property may be sufficient security by itself.

Second, and related to the suggestion regarding UCC liens and liens against real property, is whether the current personal guarantees are themselves secured in any way, or if they are only promises. I would also advise checking the current personal guarantees to see if they are proportional to the members' ownership interest in the LLC, or if they make each member jointly and severally responsible for any amount owed under the grant and loan agreements. If they are proportional, then CARA should seek to have the other members assume Mr. Rebel's guarantee.

Third, I would advise CARA to consider whether Mr. Rebel's participation was a critical decision factor for CARA in making this loan, or if the loan was originally based on other factors.

Finally, I would also advise CARA to consider the circumstances under which the loan may be forgiven, and determine whether releasing Mr. Rebel will have an impact on whether the LLC and the remaining partners could ultimately still have the loan forgiven.

I repeat that CARA's decision should be based on whether a reasonably prudent person, making a similar important decision regarding that person's own finances, would make the same decision.

If you need to discuss this matter further, please feel free to call me at 752-5154.

Regards,

Jim Brewer"

A couple of notes in response to Jim's thoughts: The CARA contracts provide promises (and guarantees) which are, as Jim outlines, only promises, with the exception of the forgivable loan, which has a lien tied to the building. Additionally, the CARA contracts tie all partners jointly and severally; so if you allow Mr. Rebel to be removed as a guarantor, the guarantees would inherently cover the remaining two partners jointly and severally. Finally, R3 Development owns the JC Penney building outright, they are paying for improvements with cash on hand, and they don't have any plans to encumber the building. Moreover, our lien for the forgivable loan is in first position on the property.

In a final conversation with Mr. Brewer before finalizing this report, he suggested that, if the Board was comfortable, you could approve the change in the partnership structure subject to staff's receipt and documentation of adequate security. Mr. Brewer expressed that ownership of the building and an adequate amount of cash on hand could be adequate security and that it would then simply be a process of documenting that security, which he and Mr. Mikesell's attorney are in the process of working on now.

With all of that said, staff feels that, with the documentation to illustrate adequate security, the removal of Mr. Rebel as a guarantor is acceptable. Though this will technically lessen CARA's security by having one less person guaranteeing the grant and forgivable loan, it seems that the bulk of the security remains in with the existing partners, specifically Mr. Mikesell. With that and the thoughtful response of Mr. Brewer, staff is comfortable with removing Mr. Rebel as a guarantor.

KCP:ldh

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TO: CARA Advisory Board

FROM: Kate Porsche, Urban Renewal Manager Kate

DATE: May 14, 2009, for May 20, 2009, CARA Advisory Board Meeting

SUBJECT: Staff Report – Small Grant Requests Overview

At May's meeting you will be hearing the three requests for Small Grants. There is $25,000 available in funding and $14,754 in funds requested as outlined below.

Willamette Community Bank	$ 4,754
Vicki Pruitt	$ 5,000
Pizza King	$ 5,000
Total	$14,754

Staff reports follow on each of the projects. Applicants will be in attendance at the meetings.

KCP:ldh

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TO: CARA Advisory Board

FROM: Kate Porsche, Urban Renewal Manager

DATE: May 14, 2009, for May 20, 2009, CARA Advisory Board Meeting

SUBJECT: Staff Report – Small Grant Request Willamette Community Bank

Willamette Community Bank (WCB) – Small Grant Requested: **$4,754**. Total project work = $9,508. WCB is coming before you to request 50 percent of costs related to purchasing four street lights to be located outside their business. As you may recall, the streetlights were originally going to be a part of WCB's CARA request when they were completing the construction of the building. Costs on the project ended up running high due to some unexpected fuel tanks that were found on the site and needed to be removed.

WCB is now coming before you to request 50 percent of the cost associated with the purchase of those streetlamps. (Please see attached information). The four streetlights would match the others downtown, and wiring was previously run to facilitate the future lights. Staff believes that they would be an attractive addition to this location, would complete the project that CARA originally assisted with, and recommends approval of this Small Grant.

Item #	Item	Description	Comments
A)	CARA Goal & Objectives	How does it further the CARA Goal and Objectives?	*CARA Key Objectives:* ◆ Retain and enhance the value of existing private investment and public investment in the area. *CARA Additional Objectives:* ◆ Provide a safe and convenient transportation network that encourages pedestrian & bicycle access to and within the town center. ◆ 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)	Focus Area	Is the project in the heart of downtown, on the waterfront or in another key area to CARA?	WCB is located on Lyon Street and is at a highly visible gateway area to the core downtown.
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 authentic, historic-looking streetlamps are cost-prohivitive. Additionally, the lights will be located on City Propery, WCB is willing to support the City's efforts and partner on installing improved lighting that will match the lighting downtown.
E)	Blight	Would it remedy a severely blighted building? How?	It would not.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	This project will not create vitality, though the enhanced lighting will be an attractive addition to this thoroughfare.
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 historic lighting ties into the lights already in place in our downtown.
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)?	N/A
J)	Sustainability	How does it meet the Governor's Objectives for Sustainable Communities? (Environmental, Economic Development, Community/Social)	No.

KCP:ldh

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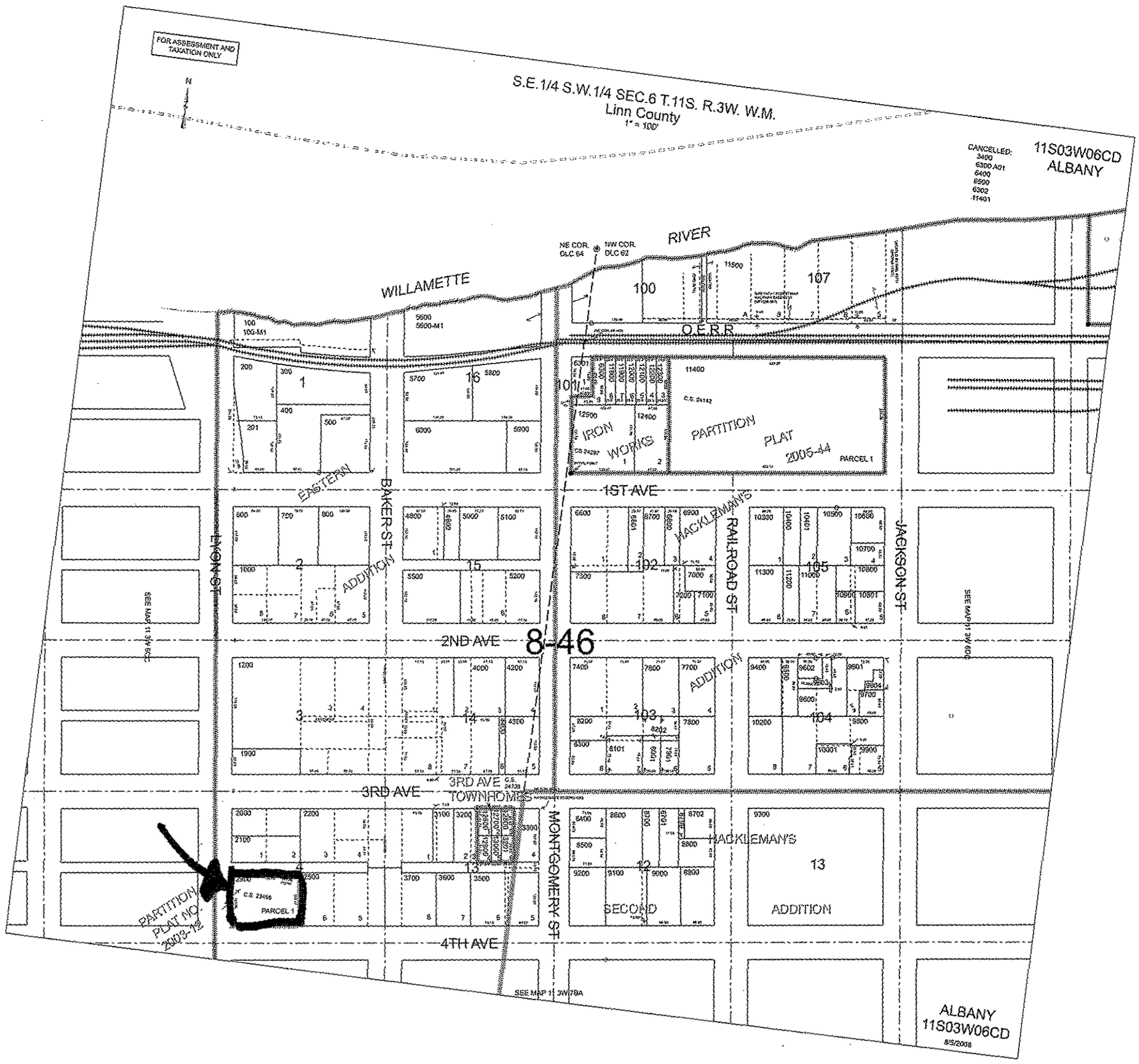

FOR ASSESSMENT AND TAXATION ONLY
S.E.1/4 S.W.1/4 SEC.6 T.11S. R.3W. W.M.
Linn County
1" = 100'
11S03W06CD
ALBANY
WILLAMETTE
RIVER
O.E.R.R.
IRON WORKS
PARTITION PLAT 2005-44
PARCEL 1
1ST AVE
2ND AVE
3RD AVE
4TH AVE
EASTERN ADDITION
BAKER ST
LYON ST
HACKLEMAN'S ADDITION
RAILROAD ST
JACKSON ST
MONTGOMERY ST
3RD AVE TOWNHOMES
SECOND
HACKLEMAN'S ADDITION
PARTITION PLAT NO. 2003-12
PARCEL 1
8-46
ALBANY
11S03W06CD
8/5/2008

Small Grant
APPLICATION

1. APPLICANT

Name: Dave Wood

Business Name: Willamette Community Bank

Address: 333 Lyon Street S.E.

Albany, Oregon Zip Code: 97321

Contact Name: Dave Wood Phone Number: (541) 926-9000

Fax Number: (541) 926-9009 Email Address: dwood@willamettecommunitybank.com

Legal Form: Sole Proprietorship ☐ Partnership ☐

Corporation: Profit ☒ Non-Profit ☐ TIN# 16-1638052

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

2. BUILDING/BUSINESS INFORMATION

Name: Willamette Communtity Bank

Address: 333 Lyon Street S.E., Albany, Oregon Zip Code: 97321

Legal Description: Parcel 1 Partition Plat No. 2003-12, City of Albany, Linn Co., Oregon

Property Tax Account Number: 0869566

Is the building a historic contributing resource? Yes ☐ No ☒

If so, is it on the historic property-tax freeze? Yes ☐ No ☐

3. OWNER OF PROPERTY (if not applicant)

Name in which tile is held: Willamette Community Bank

Contact Name: Dave Wood

Address: 333 Lyon Street S.E.

Albany, Oregon Zip Code: 97321

Phone Number: (541) 926-9000

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

Four single head mid-block lights.

6. ESTIMATED COST OF PROJECT: $ 9508.00

ESTIMATED VALUE OF PROJECTS UPON COMPLETION: $ 9508.00

Basis for valuation and value upon completion: per bid

7. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? Dave Emory

(If applicant prepared their own estimate, objective verification may be required. If bid was used, please attach)

Address:

Phone Number: (503) 297-8888 Email Address: dave@lightrixpdx.com

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

Business partnership between Bank and CARA. CARA's grant match with bank funding will assist in the beautification to the Albany Historic Downtown coridor. Lighting will match the historic look of the Willamette Community Bank building.

9. HAVE YOU, OR THIS PROPERTY RECEIVED CARA FUNDING AT ANY POINT IN THE PAST?

Yes [XX] No [ ] If so, amount $ 200,000.00

FOR WHAT PROJECT: Willanmette Community Bank building

10. YOUR AMOUNT OF AVAILABLE MATCHING FUNDS $ 4754.00

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

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

Lighting is part of city property. Willamette Community Bank is willing to support the city's efforts to amplify historic downtown Albany through improved lighting that matches similar lighting already installed.

12. WHERE ELSE HAVE YOU LOOKED FOR FUNDING?

Willamette Community bank has not looked for other funding.

ASSISTANCE REQUESTED

Total Estimated Project Costs: $ 9508.00

Small Grant Amount Requested: $ 4754.00
(50%of total amount up to $5,000)

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.

Pres/CEO — 5/8/09

Applicant's Signature — Date

Applicant's Signature — Date

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

FOR CITY USE ONLY

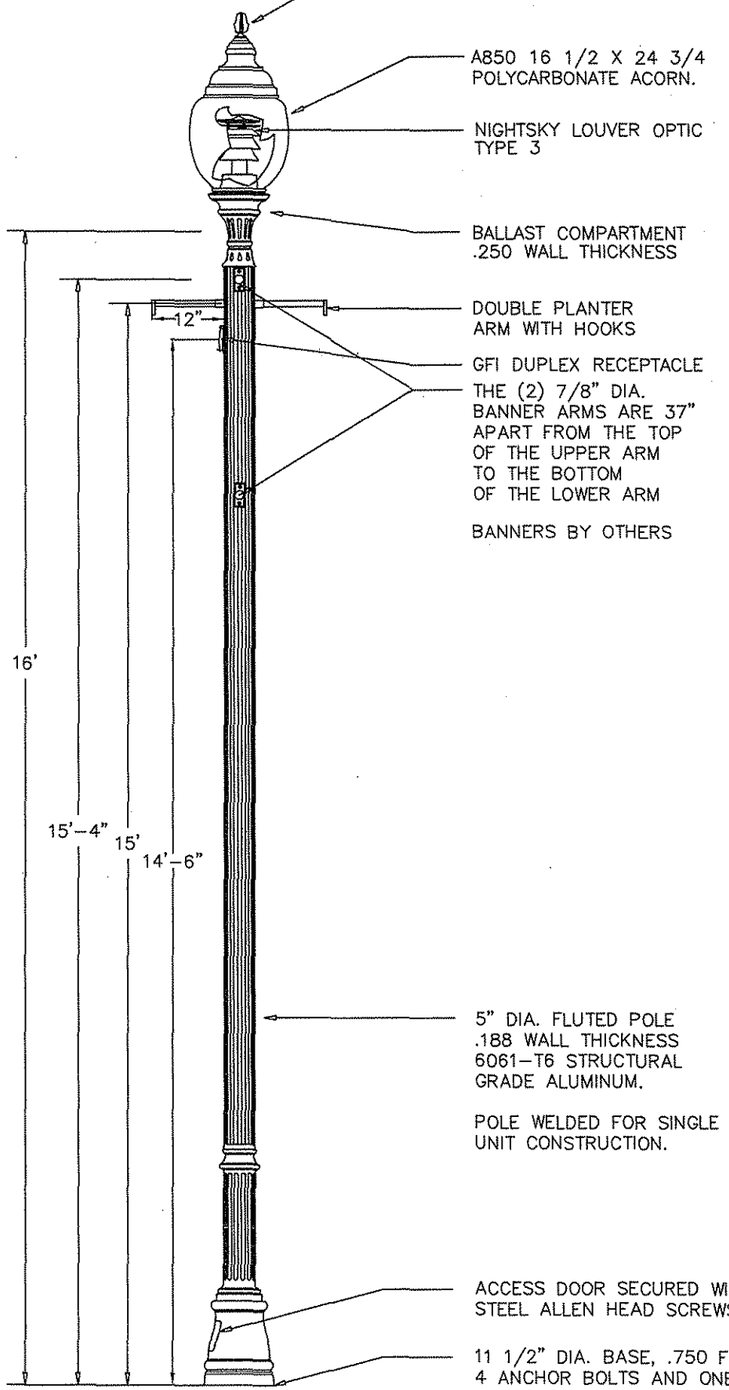
Date Received: 5/8/09 By: KCP Application Complete: ☑ Yes ☐ No

If no, comments:

Date application returned to applicant for completion:

Date application returned to City:

By:



FINIAL AND SOLID ROOF SAME FINISH AS POLE.

A850 16 1/2 X 24 3/4 POLYCARBONATE ACORN.

NIGHTSKY LOUVER OPTIC TYPE 3

BALLAST COMPARTMENT .250 WALL THICKNESS

DOUBLE PLANTER ARM WITH HOOKS

GFI DUPLEX RECEPTACLE

THE (2) 7/8" DIA. BANNER ARMS ARE 37" APART FROM THE TOP OF THE UPPER ARM TO THE BOTTOM OF THE LOWER ARM

BANNERS BY OTHERS

5" DIA. FLUTED POLE .188 WALL THICKNESS 6061-T6 STRUCTURAL GRADE ALUMINUM.

POLE WELDED FOR SINGLE UNIT CONSTRUCTION.

ACCESS DOOR SECURED WITH STAINLESS STEEL ALLEN HEAD SCREWS.

11 1/2" DIA. BASE, .750 FLOOR THICKNESS 4 ANCHOR BOLTS AND ONE GROUND LUG

POLE HEIGHTS HAVE A TOLERANCE OF + OR - 2"

MAY252005

3/4"=1'

DRAWING NUMBER S.33

ALBANY DOWNTOWN
ALBANY, OR

A850SR 5P 3916FP5
SIDE VIEW

DRAWN JJS

STERNBERG SINCE 1923

SOCKET TYPE
- ■ MEDIUM BASE
- □ MOGUL BASE

VOLTAGE
- □ /120
- □ /208
- □ /220
- ■ /240
- □ /277
- □ /480
- ■ /MULTI
- □ ADVISE
- ■ WIRE TO
- □ WIRE TO ?

LIGHT SOURCE AND WATTAGE

INCANDESCENT
- □ 50 MV
- □ 75 MV
- □ 100 MV
- □ 175 MV
- □ 250 MV

MERCURY VAPOR

METAL HALIDE
- □ 50 MH
- □ 70 MH
- □ 100 MH
- □ 150 MH
- □ 175 MH
- □ 250 MH

HIGH PRESSURE SODIUM
- □ 35 HPS
- □ 50 HPS
- □ 70 HPS
- ■ 100 HPS
- □ 150 HPS
- □ 250 HPS
- □ ADVISE

- □ 1 FUSE 120, 277
- □ 2 FUSES 208, 240, 480
- □ MULTI
- □ WITH LAMP

Advise Finish
- □ Swedish Iron
- □ Verde Green
- □ Park Green
- ■ Black
- □ Architectural Medium Bronze
- □ CUSTOM FINISH

Lightposts for Willamette Community Bank
10/27/2008

Information for Sternberg Lightning products to be purchased through Lightrix
Quote received 10/27/08 *Prices guarenteed through 12/31/08

Dave Emory, Sales Representative
(503)297-8888
Fax (503)297-3801
dave@lightrixpdx.com

Qty	Type	Product Number	Description	Unit Price	Total Price*
2	S33	Sternberg A850SR 100HPS120 LO3 3916FP5 PA DBA GFI IUC Black	Single head mid-block lights	$ 2,377	$ 4,754
2	S34	Sternberg A850SR 100HPS120 LO5 3916FP5 PA DBA GFI IUC Black	Single head intersection lights	2,377	4,754
				Total	**$ 9,508**

*Includes freight and anchor bolts but not HPS lamps.
Lead-time is 8-10 weeks

**The original plans of the grounds around the bank included eight street lamps to be installed. Due to the cost of higher priorities of the project, it was decided in August, 2004 not to purchase the lamp posts at that time. The wiring for future installment for the lighting was completed in four different locations around the bank, two located near the corner of Lyon and Fourth Avenue near the entrace, one on Lyon near the alley, and one on Fourth Avenue on the East side of the parking lot.

TO: CARA Advisory Board

FROM: Kate Porsche, Urban Renewal Manager Kate

DATE: May 14, 2009, for May 20, 2009, CARA Advisory Board Meeting

SUBJECT: Staff Report – Small Grant Request Pruitt

Vicki Pruitt – Small Grant Requested: **$5,000.** Total project work = $12,800. Vicki Pruitt is coming before you to request a 50 percent grant to cover costs related to the exterior renovation of her business location. It is important to note that Ms. Pruitt's business is located in her private residence, which is completely appropriate for the zoning. Her long-term plans are to expand the business to take up this location entirely and purchase a different location for her residence. Under the current location's zoning of mixed-use residential, this would be an appropriate use of the property. For these reasons staff feels that it is acceptable to consider this request as an update to a commercial location.

Ms. Pruitt is looking to complete work including refinishing the stucco exterior, installing updated windows, replacing soffits and trim, refinishing the entry, adding a handrail for the safety of clients, and replacing her sign. Staff recommends approval of her request.

Item #	Item	Description	Comments
A)	CARA Goal & Objectives	How does it further the CARA Goal and Objectives?	*CARA Key Objectives:* ◆ Retain and enhance the value of existing private investment and public investment in the area. *CARA Additional Objectives:* ◆ 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)	Focus Area	Is the project in the heart of downtown, on the waterfront or in another key area to CARA?	Ms. Pruitt's business is run out of her home located on 3rd Ave. SE. This is not in the main focus area of downtown, though there has been increasing interest in seeing the improvement of homes and businesses in the east side of CARA.
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?	As a small business owner the costs of this project would exceed Ms. Pruitt's ability to afford them.
E)	Blight	Would it remedy a severely blighted building? How?	It would not; this would be enhancement to the building.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	This project could be considered to create vitality as small businesses located in the mixed-use areas create opportunities for people to visit the central part of our city.
G)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	No. Though the home was built in 1940 it is not a historic contributing resource.
H)	Adaptability	Would it be developed in a way that ensures it is well used over time?	Yes, the upgrades would ensure that Ms. Pruitt could continue to use the building for her business.
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, the house is zoned mixed-use residential, which is intended primarily to create a residential district that allows a mixture of neighborhood commercial uses that meet the daily needs of area residents.
J)	Sustainability	How does it meet the Governor's Objectives for Sustainable Communities? (Environmental, Economic Development, Community/Social)	Small businesses located in appropriate zones in the city can be considered a social benefit.

KCP:ldh

U:\Economic Development\CARA\CARA Advisory Board\2009\Staff Reports\05-20-09\05.20.09 Staff SGS Pruitt.doc

Linn County Account Detail

Account: **R 85106** Area:**1** Zoning:**Albany**

Map: 11S-3W-6DD Lot: **1800**

Name/Mailing Address

PRUITT, VICKIE L
921 3RD AVE SE
ALBANY OR 97321-0000

Site Address

921 3RD AVE SE
ALBANY OR 97321-0000

Class:**101** Deed Ref: **MF992-987**

LAND		RMV:	**$47,020**
IMPROVEMENTS		RMV:	**$52,890**
Type: **R1**	Year Blt: **1940**		
Sq Ft: **1000**	Rooms: **2/1**		
		Total RMV:	**$99,910**
		2008-09 Levied Tax:	**$1,267.63**

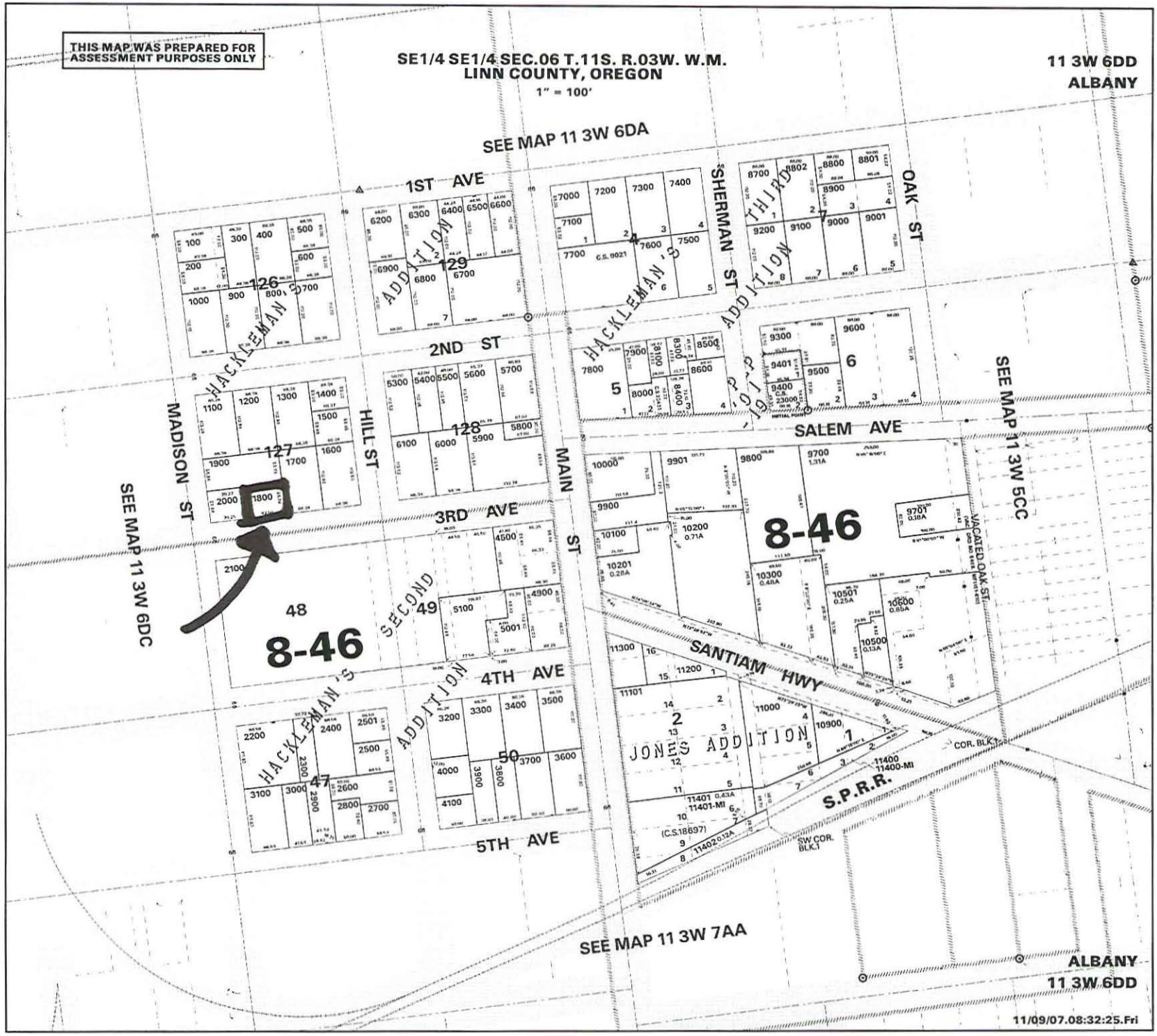
Levied Tax is the original tax extended on the tax roll. Amount does not include any adjustments or discounts.

05/14/2009 Tax Balance: **$0.00**

Tax Balance includes all unpaid tax, fees and adjustments. Also includes any current discount or interest.

Return to Search Page

Use the Browser "BACK" Function to Return to Your Search Results List


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY
SE1/4 SE1/4 SEC.06 T.11S. R.03W. W.M.
LINN COUNTY, OREGON
1" = 100'
11 3W 6DD
ALBANY
SEE MAP 11 3W 6DA
1ST AVE
2ND ST
3RD AVE
4TH AVE
5TH AVE
SALEM AVE
SANTIAM HWY
MADISON ST
HILL ST
MAIN ST
SECOND
SHERMAN ST
OAK ST
VACATED OAK ST
SEE MAP 11 3W 6DC
SEE MAP 11 3W 5CC
SEE MAP 11 3W 7AA
HACKLEMAN'S ADDITION
THIRD ADDITION
JONES ADDITION
8-46
8-46
S.P.R.R.
COR. BLK.1
SW COR. BLK.1
ALBANY
11 3W 6DD
11/09/07.08:32:25.Fri

central albany

Small Grant
APPLICATION

1. APPLICANT

Name: Vickie Pruitt, Lmt. #5614

Address: 921 3rd Ave SE

Albany, Oregon Zip Code: 97321

Contact Name: Vickie Pruitt Phone Number: 541.990.7301

Fax Number: _____ Email Address: vickielmt@msn.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: RaSani

Address: 921 3rd Ave SE, Albany, OR Zip Code: 97321

Legal Description: 1940 Stucco House, Home Business, 988 sq. ft.

Property Tax Account Number: 0085106

Is the building a historic contributing resource? Yes ☐ No ☑

If so, is it on the historic property-tax freeze? Yes ☐ No ☐

3. OWNER OF PROPERTY (if not applicant)

Name in which tile is held: same as above

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).

5. DESCRIPTION OF PROJECT

Exterior Renovation: Refinish Stucco exterior, painting, install updated windows, replacing soffets & trim, refinishing entry, adding a new hand rail for client safety, and replacing sign.

6. ESTIMATED COST OF PROJECT: $ 12,800

ESTIMATED VALUE OF PROJECTS UPON COMPLETION: $ 12,800

Basis for valuation and value upon completion: Based on bids

7. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? Various bids by local contractors

(If applicant prepared their own estimate, objective verification may be required. If bid was used, please attach)

Address: see attachments

Phone Number: _____ Email Address: _____

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

Preservation of the existing housing in the area. Relates to the idea of developing new forms of housing and home ownership. Updating this home based office will give a professional and customer attracting look to the building. This will lead to a more profitable business thus increasing it's value to the community. Which will in turn, provide an enriching environment and livable neighborhood.

9. HAVE YOU, OR THIS PROPERTY RECEIVED CARA FUNDING AT ANY POINT IN THE PAST?

Yes ☐ No ☑ If so, amount $_____

FOR WHAT PROJECT:_____

10. YOUR AMOUNT OF AVAILABLE MATCHING FUNDS $ 6,500

SOURCE OF MATCHING FUNDS (CARA may withhold approval of this application until information satisfactory to CARA is provided.) U S Bank Open Credit Line

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

As a small business owner I have the ability to sustain on my current business income. However, any improvements to add value to the business are not within my own means. Without the help of a CARA grant I would not be able to do this project at all.

ASSISTANCE REQUESTED

Total Estimated Project Costs: $ 12,800

Small Grant Amount Requested: $ 5,000
(50%of total amount up to $5,000)

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	April 27, 2009 Date
Applicant's Signature	Date

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

FOR CITY USE ONLY

Date Received: 4/27/09 By: KLP Application Complete: ☑ Yes ☐ No

If no, comments: Bids, photos attached.

Date application returned to applicant for completion:

Date application returned to City:

By:

GANCO

GANCHENKO CONSTRUCTION INC.
P.O. BOX 3017
SALEM, OR 97302
PHONE: (503) 365-0569
FAX: (503) 375-7657

LICENSED, BONDED, INSURED
CCB# 165476

PROPOSAL

DATE	CONTRACT #
4/13/2009	322

CUSTOMER CONTACT

VICKIE PRUIDD
921 3RD AVENUE SE
ALBANY, OR 97321
PH: 541-590-7301

PROJECT
921 3RD AVENUE STUCCO PROJECT

ITEM	DESCRIPTION	TOTAL
STUCCO	APPX. 1400 SAFE FIBER GLASS MASH WITH BASE COAT OVER CONCRETE WALLS AND 6" SOFFETS ALL AROUND THE BUILDING APPLY FINISH COAT WITH COLOR (OWNER WILL CHOOSE THE COLOR) IN SOME AREAS WE WILL REMOVE PLYWOOD AND INSTALL CEMENT BOARD IF WE FIND ANY DRY ROT IT WILL BE EXTRA CHARGE TRIMS AROUND THE WINDOWS ARE NOT INCLUDED LABOR AND MATERIAL	8,050.00
IF ACCEPTED PLEASE SIGN AND FAX THE CONTRACT. THANK YOU.	**TOTAL**	$8,050.00

SUBMITTED BY:

SIGNATURE:_____

ACCEPTED BY:

SIGNATURE:_____

DATE:
MARCH
29,
2009
QUOTE
#2210

McMahon General Contracting

PO Box 98 Crabtree, OR 97335
Phone: 541 974-3074
Fax: 541 928-1664

To: Vicki Pruitt

SALESPERSON	JOB	SHIPPING METHOD	SHIPPING TERMS	DELIVERY DATE	PAYMENT TERMS	DUE DATE
Tom	Windows				Due on receipt	

QTY	ITEM #	DESCRIPTION	UNIT PRICE	DISCOUNT	LINE TOTAL
		Materials: (1) xo 50x30 (1) xo 60x40 (1)Single hung 16x38 (3) Single Hung 31x46 (1) Single hung 36x54 (1) Single hung 36x54 ½. Glass type (Low-E)	$1731.00		$1731.00
		Labor: Remove old windows. Reframe and install new windows as needed.	$2000.00		$2000.00
		Thank you, for the opportunity to quote your business.			
		Bonded & Insured CCB #184103			
			TOTAL DISCOUNT		
				SUBTOTAL	$3731.00
				TOTAL DUE	$3731.00

WWW.XTREMEGRAFXDESIGN.COM

Xtreme GRAPHICS 541.401.9900

SIGNS*SCREEN PRINTING*EMBROIDERY

Vikie **30/March/09**

Hanging Double Sided Sign 32" x 22" .50 Omega board High performance vinyl Contour cut	$300
Wrought Iron Scroll Bracket	$125
Single sided Flat Panel Sign 30" x 20" .50 Omega board High performance vinyl Contour cut	$250

Approved by;_____Date:_____
Deposit:;_____Check #_____Bal;_____

Requires 50% Deposit Balance do on Delivery

602 35th Ave SE Albany, Or. 97322

Custom Iron Hand Rail Items

	Qty	Description	Price	Total
	1 Remove	4 ' handrail custom wrought iron handrails rail railing	$75.00	$75.00
	1 Remove	Masonry handrail installation kit (epoxy & 5/16anchors)	$20.00	$20.00
			Sub-Total	$95.00

Shipping: Standard: $7.95 Recalculate

Custom Iron Hand Rail ESTIMATED TOTAL $102.95

Enter a postal code to obtain an accurate shipping amount (US only).

Postal Code: 97321 Update

Wrought iron hand rail with malleable wall mounted brackets. Hand forged scrolls made from a bar of 1-1/2" x 3/8" flat on each end, for a total length of approximately 47 to 48 inches. Mounted to a piece of 1" x 1/2" x 1/8" inverted channel, to which the wall brackets are attached. Center to center spacing on the bracket is 32 inches. Free space between wall and mounted rail is between 2 and 2-1/2 inches. Supplied with a grey zinc rich coating (primer). Item will need to be painted to suit by buyer with finish coat.

Custom bracket setting is available for additional fee in Buy It Now section of store. This fee, if selected, would be an additional $15 for two brackets. This would allow you to customize the fit to a particular installation scenario. Otherwise, it will be shipped with the spacing as indicated above. Alternatively, I can include a tap and drill so you may attach the brackets to the rail yourself, in which case the holes would NOT be drilled at the default spacing. **Please specify when ordering if you want to set these yourself, or they will be shipped with the default spacing and without the tap and drill.**

Custom Iron Hand Rail
1760 CR 1400 N
URBANA, IL 61802
dean@workingmetal.com phone (217)898-3474.

Xtreme Xteriors Inc.

PO Box 2393
Lebanon, OR 97355
CCB#158857

Estimate

Date	Estimate #
4/27/2009	VP-01

Name / Address

Vickie Pruitt
3rd St, Albany
541-967-7773
541-990-7301
Vickielmt@msn.com

Project

Description	Qty	Cost	Total
RE: Siding estimate / Full house		0.00	0.00
Waterproofing: Super Jumbo Tex 60 vapor barrier		0.00	0.00
Slats: 3/4" exterior wood over existing stucco		0.00	0.00
Window trim: Window installers to take care of trim		0.00	0.00
Corner trim: 3 1/2" SPF		0.00	0.00
Flashings: Z-flash above all necessary trim		0.00	0.00
Siding: James Hardie 4x stucco panels, H-trim at seams		0.00	0.00
Fasteners/equipment: Furnish all necessary for completion		0.00	0.00
Sealants: Apply caulking to all of installed siding work		0.00	0.00
Clean-up and haul away all debris		0.00	0.00
On-site portable toilet included in pricing		0.00	0.00
Payment schedule: 30% down, balance due at completion		5,135.00	5,135.00
Option: Enclose soffits with James Hardie panels, vent as necessary = $950.00		0.00	0.00
Option: Stone quoins for window trim* / valid with stucco re-face bid = $225.00 each		0.00	0.00
*Call for details		0.00	0.00

Estimate valid for 30 days.

Total $5,135.00

Phone #	Fax #
541-905-4114	541-259-4115

Customer Signature _____

Exterior Painting Proposal & Contract

CCB #143452 Licensed - Bonded - Insured & Full Workman's Comp Insurance

P.O. Box 3065 • Albany, OR 97321
CALL: 541-981-7852 • Fax: 541-917-1964
Email: miguel@JRPainting.com • www.JRPainting.com

"Quality, Integrity and Customer Service"

TO: Vickie Pruitt DATE: 3/30/09

JOB SITE ADDRESS: 921 3rd St., Albany PHONE NUMBER: _____

I, we, the owners of the above described premises, hereby authorize JR Painting, hereafter referred to as "Contractor" to furnish all labor and materials necessary to paint and/or improve the exterior of the above premises in a good, workmanlike, and substantial manner according to the following terms, specifications and provisions:

Extremely thorough preparation to include:

- ☑ Clean and treat all mold & mildew
- ☑ Pressure wash exterior of home and all other surfaces to be painted
- ☑ Re-caulk and repair cracks and breaks where necessary *
- ☑ Remove loose, peeling and flaky paint by scraping and/or sanding
- ☑ Re-attach any loose siding
- ☐ Re-glaze all windows as necessary
- ☑ Apply recommended primer to:
  - ☐ all surfaces to be painted
  - ☑ all bare wood and where necessary
  - ☑ any and all rust spots

Professional Painting to include:

Sherwin Williams Duration Paint (with Lifetime Warranty) to be used unless otherwise specified.

- ☑ All exterior walls ✓ All exterior trim ✓
- ☐ Fences (specify)_____
- ☐ Decks, concrete or wood porch floors (specify)_____
- ☐ Add mildewcide to all paints as required
- ☐ Outbuildings (specify)_____
- ☑ Overhang to be: wall color ✓ trim color_____
- ☑ Paint all entry doors (total #_____)
- ☑ Surfaces will be painted using the following technique(s), as required, to ensure the best possible adhesion and penetration
  ☑ Brush ☑ Roll ☑ Back-brush/roll ☑ Spray

- ☑ TWO THICK COATS of Sherwin Williams SuperPaint will be applied: Colors/Areas:_____
- ☐ TWO THICK COATS of Miller Acri-Lite will be applied. Colors/Areas:_____
- ☐ Other: (specify)_____, Colors/Areas:_____

All workmanship is warranted for a period of 5 YEARS!

All material is guaranteed to be as specified, and the work to be performed in accordance with the drawings and/or specifications submitted for above work and completed in a substantial workman like manner for the sum of $ 8,500.00.

JR Painting will exercise care and caution around all landscape, including but not limited to, plants, shrubs and flowers. We will be responsible for all clean up and haul off of debris caused by us, and:

- ☑ Wash all exterior windows
- ☐ Clean all gutters
- ☑ Leave extra paint for touch up of all areas painted.

* Bid includes repairing exterior plaster and dry-rot.

Any alteration or deviation from the above specifications involving extra cost of material and/or labor will only be executed upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, weather or other delays beyond our control. Prices quoted in this contract are based upon present prices and upon the condition that the contract will accepted within 45 days.

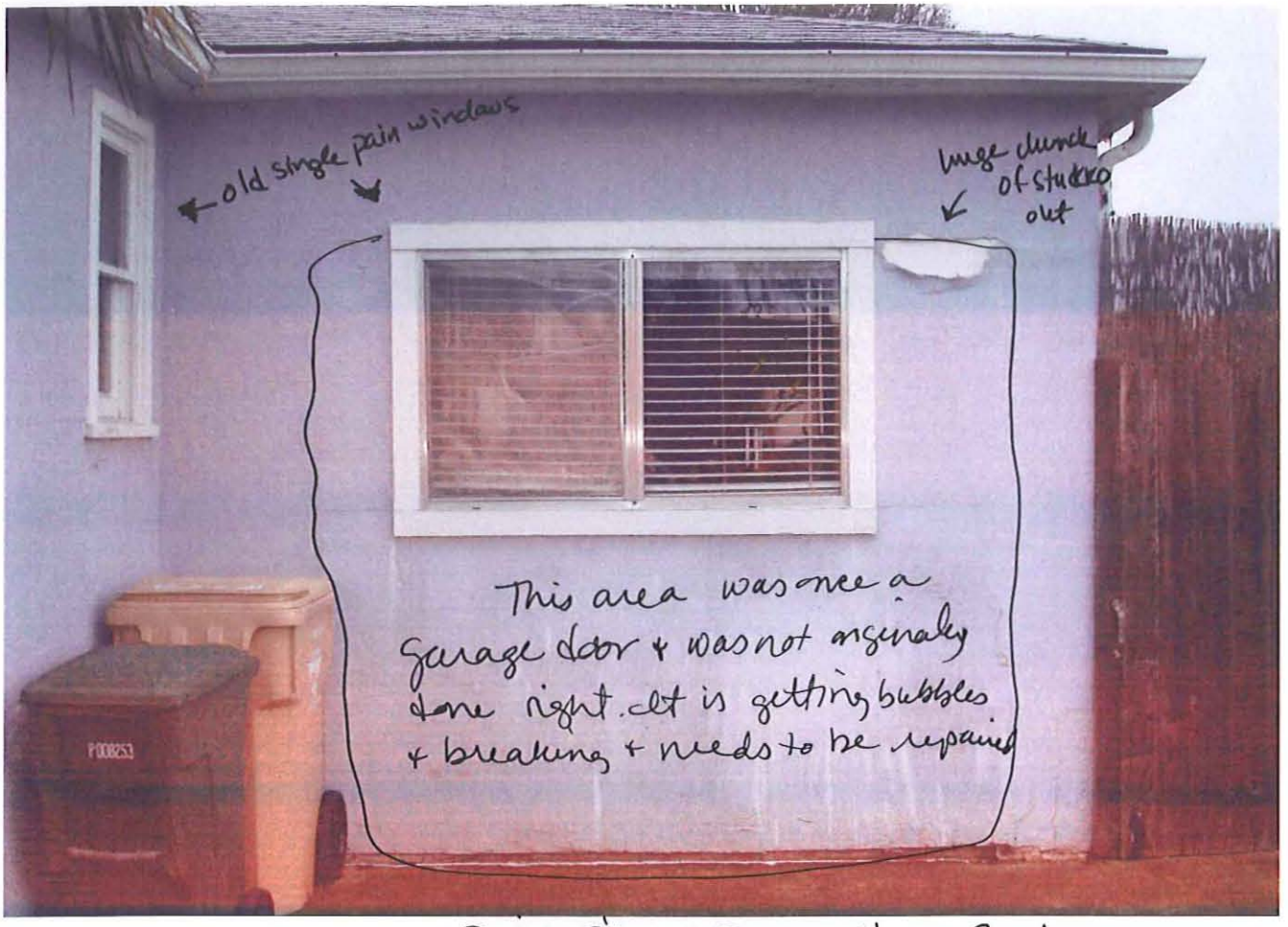
RESPECTFULLY SUBMITTED
Miguel Lopez, JR.

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 upon completion. I also hereby confirm that I have received and reviewed all required notices (Consumer Notification, Owner's Duty to Notify Contractor in the Event of a Residential Construction Dispute, and the Information Notice). These notices are being furnished to comply with Oregon Construction Law.

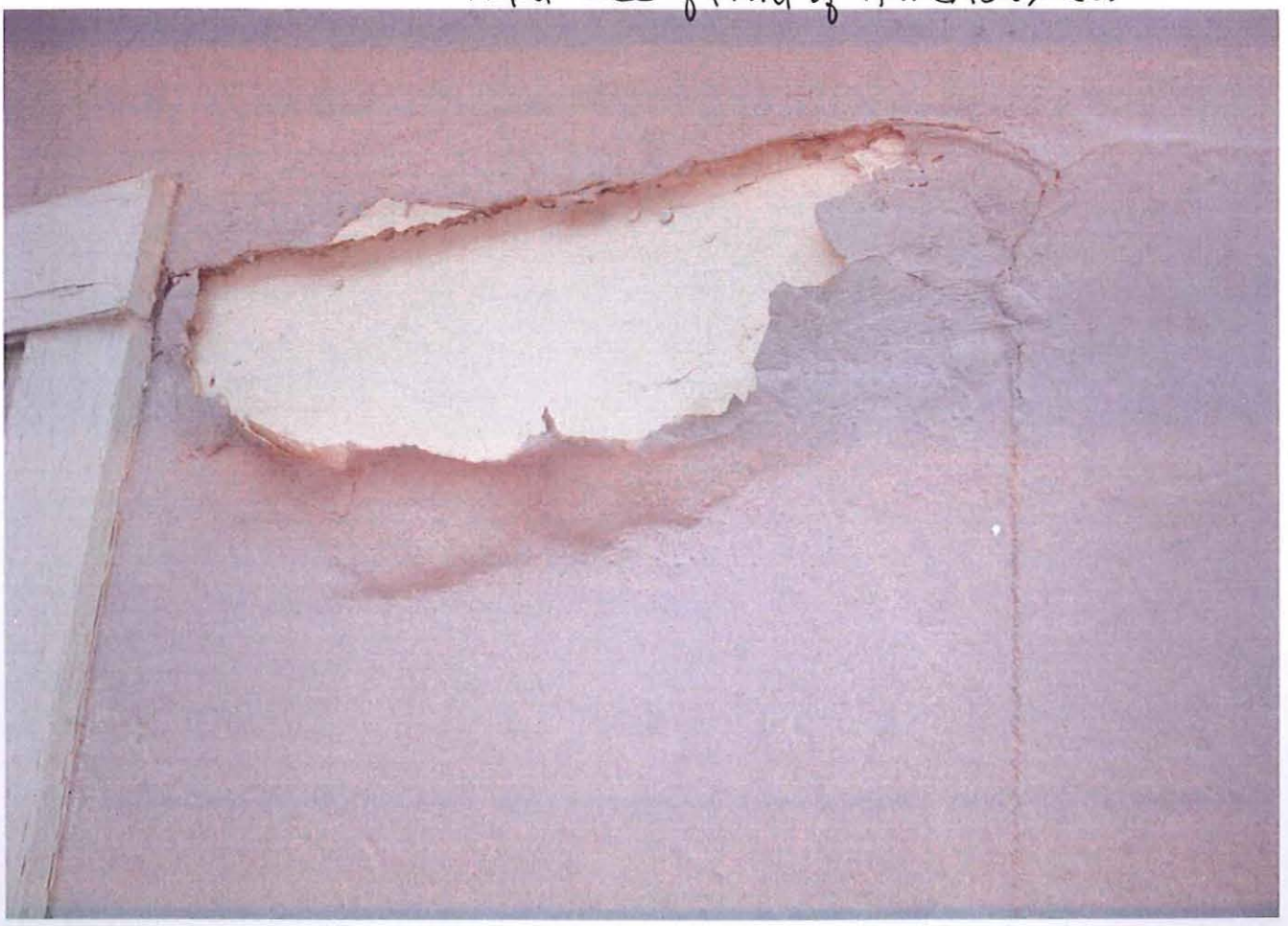
Date of Acceptance:_____ Signature:_____

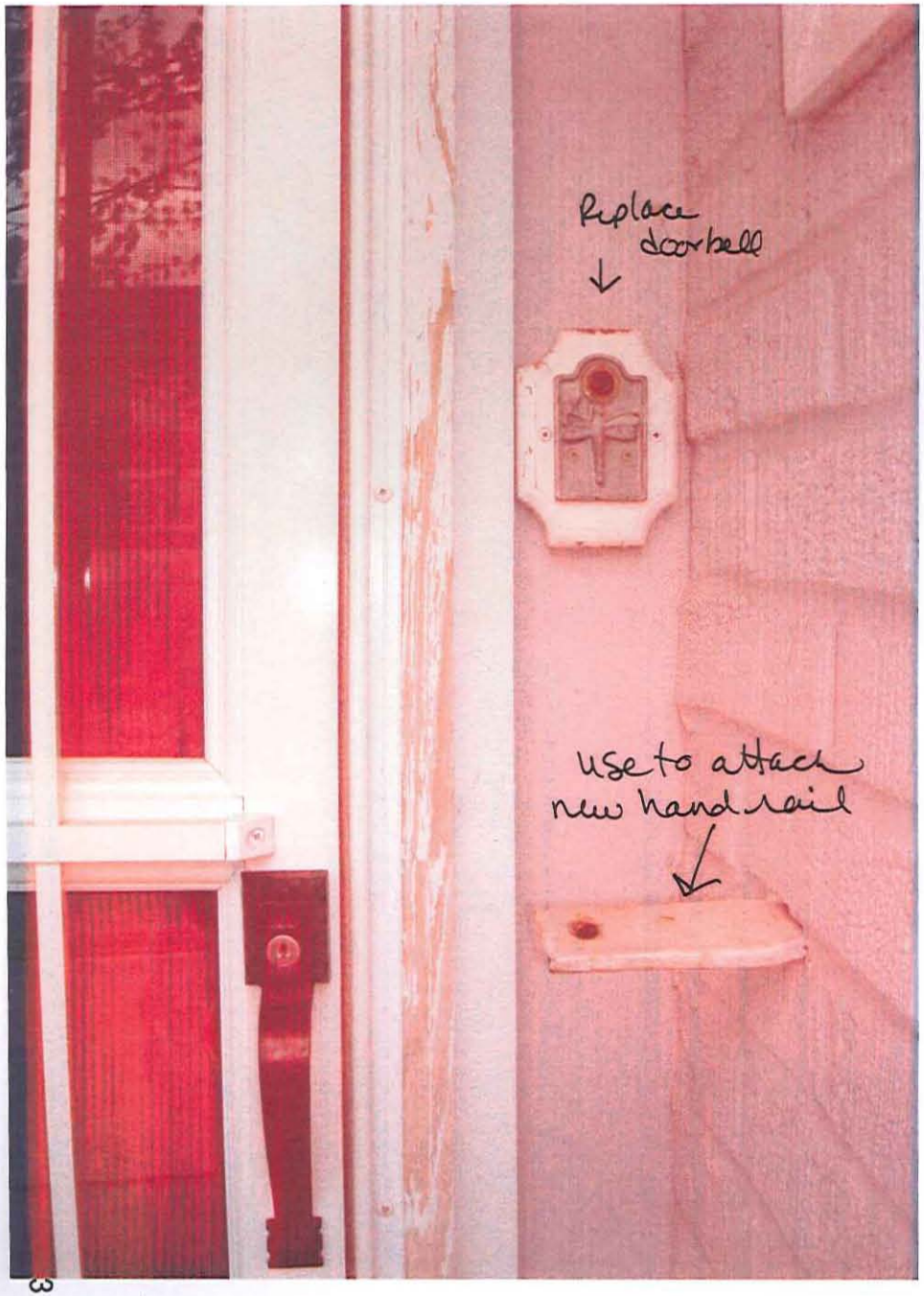
"The drug-free painting company"

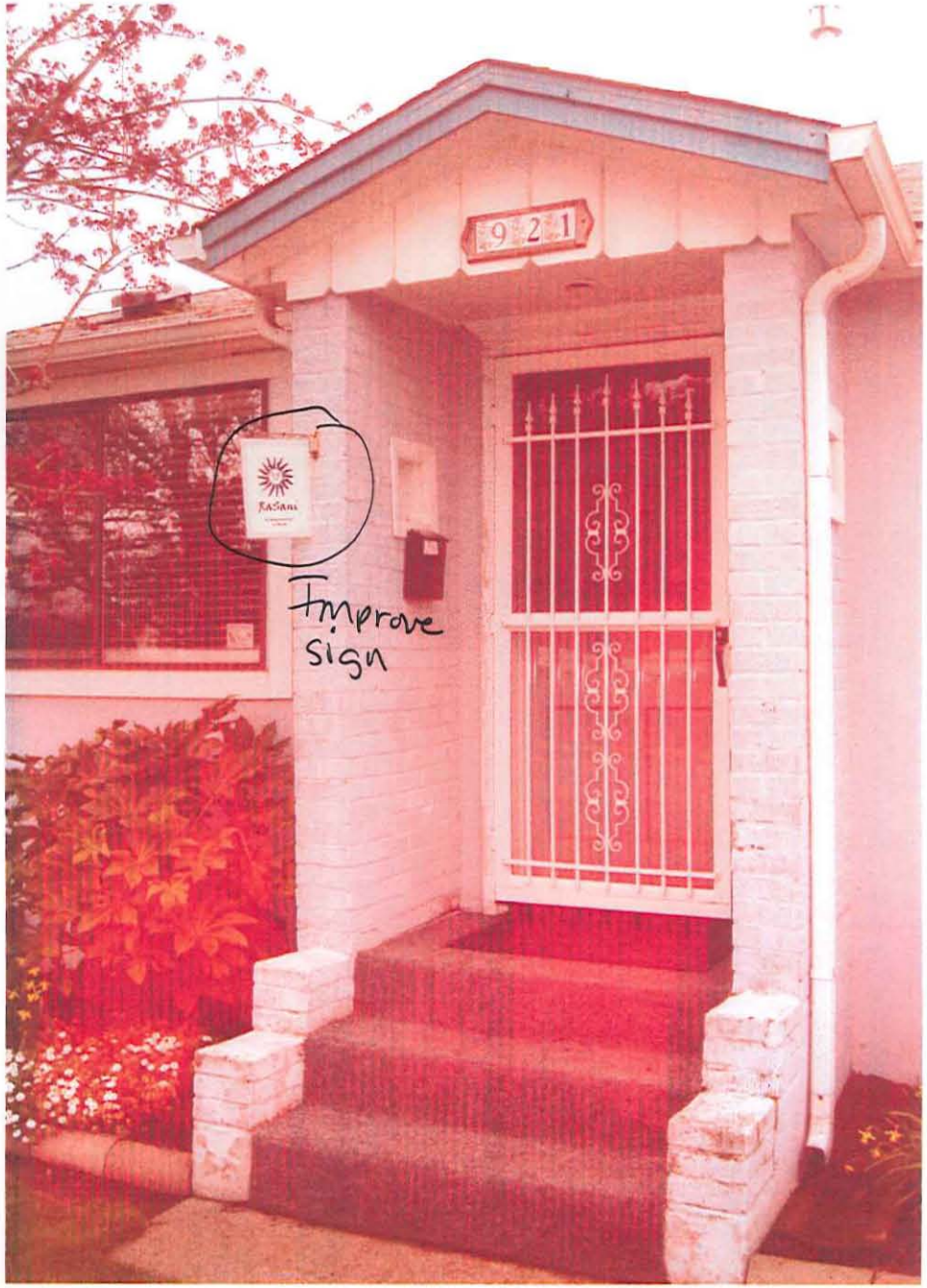
Frontview of Home office 921 3rd Ave SE



Right Side of Front of Home Business




Replace doorbell
use to attach new handrail


921
Improve sign

TO: CARA Advisory Board

FROM: Kate Porsche, Urban Renewal Manager Kate

DATE: May 14, 2009, for May 20, 2009, CARA Advisory Board Meeting

SUBJECT: Staff Report – Small Grant Request Pizza King

Pizza King, Ruby Lewis – Small Grant Requested: **$5,000.** Total project work = $11,675. Ruby Lewis is coming before you to request a 50 percent grant to cover costs related to the exterior renovation of her building.

Ruby is looking to complete work including completion of work on the Third Avenue side of their building including a larger side entry, replacing windows in the kitchen area. Additionally, she would like to add awnings on each of the two front windows as well as the front and side entrances. Staff recommends approval of her request.

Item #	Item	Description	Comments
A)	CARA Goal & Objectives	How does it further the CARA Goal and Objectives?	*CARA Key Objectives:* ◆ Retain and enhance the value of existing private investment and public investment in the area. *CARA Additional Objectives:* ◆ 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)	Focus Area	Is the project in the heart of downtown, on the waterfront or in another key area to CARA?	Yes, Pizza King is located on Lyon Street and is in a key gateway location to our downtown.
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?	As a small business owner the costs of this project would exceed Ms. Lewis' ability to afford them.
E)	Blight	Would it remedy a severely blighted building? How?	It would not; this would be enhancement to the building.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	This project could be considered to create vitality as the enhancement of a restaurant in our downtown in a high-visibility location.
G)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	Yes, this commercial building was built in 1930.
H)	Adaptability	Would it be developed in a way that ensures it is well used over time?	Yes, the upgrades would enhance the business and the appearance of the building from the street.
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.
J)	Sustainability	How does it meet the Governor's Objectives for Sustainable Communities? (Environmental, Economic Development, Community/Social)	Small businesses and restaurants in the core of our city can be considered a social benefit.

KCP:ldh

U:\Economic Development\CARA\CARA Advisory Board\2009\Staff Reports\05-20-09\05.20.09 Staff SGS Pizza King.doc

Linn County Account Detail

Account: **R 81949** Area:**1** Zoning:**Albany**

Map: 11S-3W-6CD Lot: **1900**

Name/Mailing Address

PK OREGON LIMITED PARTNERSHIP
PO BOX 932
ALBANY OR 97321-0000

Site Address

231 LYON ST SE
ALBANY OR 97321-0000

Class:**211** Deed Ref: **MF645-711**

LAND	RMV:	**$114,200**
IMPROVEMENTS	RMV:	**$112,230**
Type: **CRR** Year Blt: **1930**		
Sq Ft: **6650** Rooms: **0/0**		
Total RMV:		**$226,430**
2008-09 Levied Tax:		**$3,046.13**

Levied Tax is the original tax extended on the tax roll. Amount does not include any adjustments or discounts.

04/23/2009 Tax Balance: **$0.00**

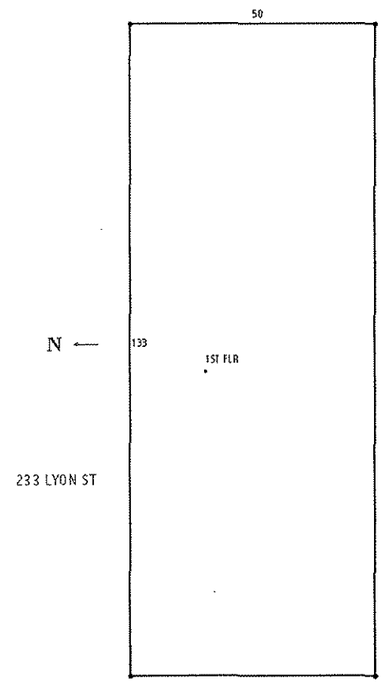
Tax Balance includes all unpaid tax, fees and adjustments. Also includes any current discount or interest.

Return to Search Page

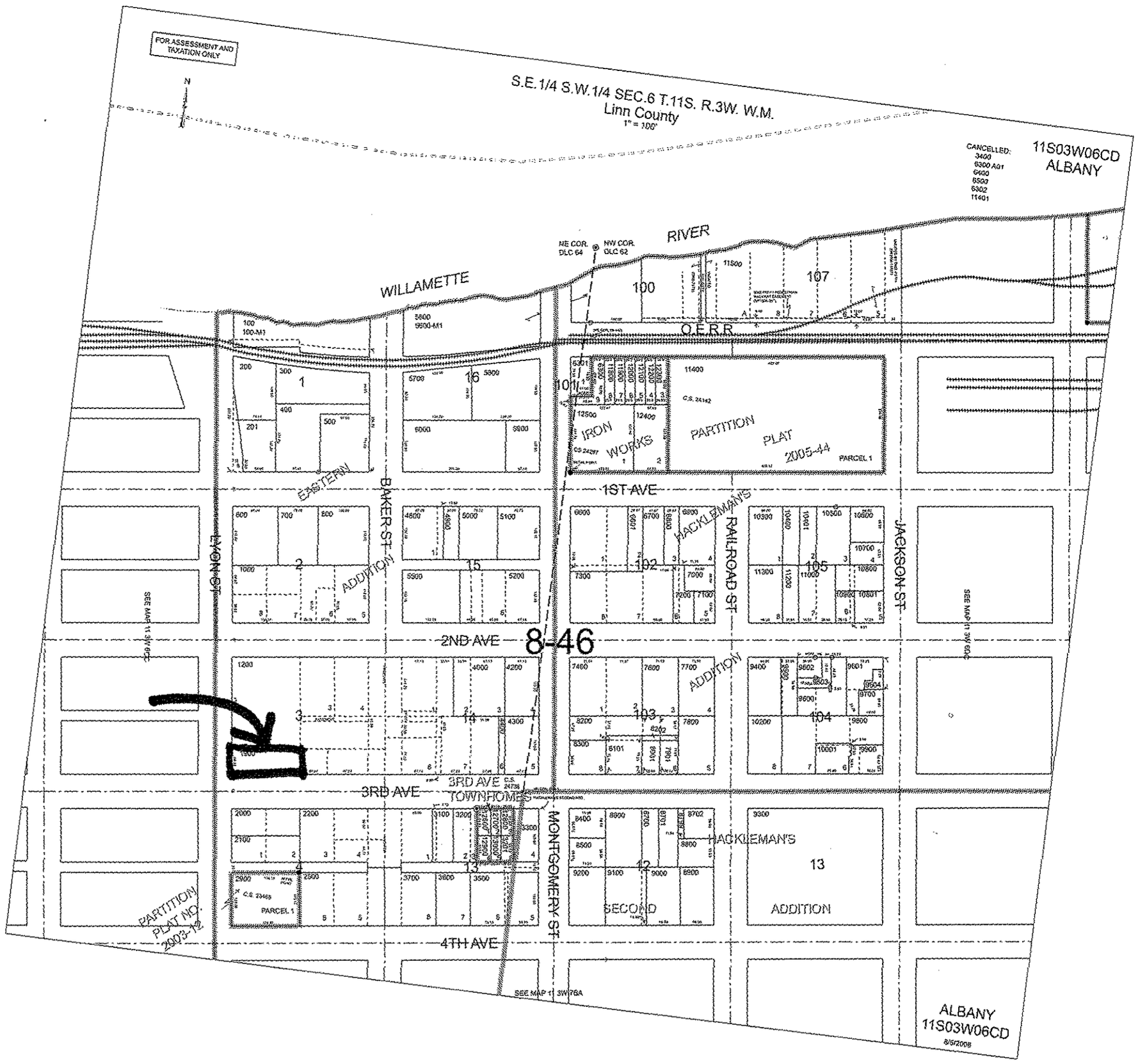
Use the Browser "BACK" Function to Return to Your Search Results List

Map#: 11S03W06CD01900-801 Acct#: 81949

BUILDING DIAGRAM AND OUTBUILDINGS



Appraiser	Date	Bldg	Description	SqFt	Dimension
AN	5/31/2002	0	1ST FLR	6650	


FOR ASSESSMENT AND TAXATION ONLY
S.E.1/4 S.W.1/4 SEC.6 T.11S. R.3W. W.M.
Linn County
1" = 100'
11S03W06CD
ALBANY
WILLAMETTE
RIVER
O.E.R.R.
IRON WORKS
PARTITION PLAT 2005-44
PARCEL 1
1ST AVE
2ND AVE
3RD AVE
4TH AVE
EASTERN ADDITION
HACKLEMAN'S ADDITION
3RD AVE TOWNHOMES
HACKLEMAN'S SECOND ADDITION
BAKER ST
MONTGOMERY ST
RAILROAD ST
JACKSON ST
PARTITION PLAT NO. 2003-12
SEE MAP 11 3W 6BC
SEE MAP 11 3W 7BA
ALBANY
11S03W06CD
8/9/2008

8-46

39

central albany REVITALIZATION AREA

Small Grant
APPLICATION

1. APPLICANT

Name: Pizza King

Business Name: Pizza King

Address: 231 Lyon St. S

Albany, OR Zip Code: 97321

Contact Name: Ruby Lewis Phone Number: 541-926-9468

Fax Number: 541-926-5168 Email Address: ruby.lewis@comcast.net

Legal Form: Sole Proprietorship ☐ Partnership ☐

Corporation: Profit ☒ Non-Profit ☐ TIN# 931113854

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

2. BUILDING/BUSINESS INFORMATION

Name: Pizza King

Address: 231 Lyon St. S. Zip Code: 97321

Legal Description: 11 South, Range 3 West, Section

Property Tax Account Number: 0081949

Is the building a historic contributing resource? Yes ☐ No ☐

If so, is it on the historic property-tax freeze? Yes ☐ No ☐

3. OWNER OF PROPERTY (if not applicant)

Name in which tile is held: PK Limited

Contact Name: Ruby Lewis

Address: 231 Lyon St. S, Albany, OR

Zip Code: 97321

Phone Number: 541-926-9468

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

Completion of the Third St. side of our building, with improvements including a larger side entry entry and replacing windows in the kitchen area. Add awnings on each of the two front windows as well as the front & side entries.

6. ESTIMATED COST OF PROJECT: $ 11,675

ESTIMATED VALUE OF PROJECTS UPON COMPLETION: $ _____

Basis for valuation and value upon completion: _____

7. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? Bids are included from businesses that have completed other downtown projects

(If applicant prepared their own estimate, objective verification may be required. If bid was used, please attach)

Address: Bids included

Phone Number: _____ Email Address: _____

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

For 23 years Pizza King has been a vital downtown business that is located on the corner of Third St and Lyon. It's on the main traffic flow that runs through downtown Albany. Our building directly reflects on our downtown area greatly, yet by investing money to update and improve our building it will create a much more significant impact on our community. It will enhance the value of the downtown area and create a unique and vibrant look; while enriching our neighborhood. We have made small improvements in our building over the years and believe that with these additional future improvements with your help, that it will be beneficial to our community. Pizza King continues to have a cooperative spirit and has always been a positive business in our community. These improvements would benefit our community as we provide jobs, as well as a safe and fun environment for families in our area together.

9. HAVE YOU, OR THIS PROPERTY RECEIVED CARA FUNDING AT ANY POINT IN THE PAST?

Yes ☐ No ☒ If so, amount $ _____

FOR WHAT PROJECT: _____

10. YOUR AMOUNT OF AVAILABLE MATCHING FUNDS $ 6,675

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

CARA funding is necessary for us to complete this project because the cost is more than Pizza King can bear at this time. Without CARA financial assistance, we would not be able to implement these significant building improvements.

12. WHERE ELSE HAVE YOU LOOKED FOR FUNDING?

I would not even consider making these improvements without the help of CARA because my business could not sustain these financial costs.

ASSISTANCE REQUESTED

Total Estimated Project Costs: $ 11,675

Small Grant Amount Requested: $ 5,000
(50%of total amount up to $5,000)

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 4-24-09

Applicant's Signature _____ Date _____

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

FOR CITY USE ONLY

Date Received: 4/24/09 By: KCP Application Complete: ☑ Yes ☐ No

If no, comments: BTA attached.

Date application returned to applicant for completion: _____

Date application returned to City: _____

By: _____

GANCO

GANCHENKO CONSTRUCTION INC.
P.O. BOX 3017
SALEM, OR 97302
PHONE: (503) 365-0569
FAX: (503) 375-7657

LICENSED, BONDED, INSURED
CCB# 165476

PROPOSAL

DATE	CONTRACT #
4/2/2009	321

CUSTOMER CONTACT

LEWIS HANSON AND COMPANY, INC.
ATTN: RUBY
P.O. BOX 766
ALBANY, OR 97321

PROJECT

PIZZA KING

ITEM	DESCRIPTION	TOTAL
REMODEL	PULLOUT EXISTING WINDOW INSTALL 2 NEW 3X5 PLASTIC WINDOWS ABOVE BUILD THE FRAME AROUND THE WINDOW AND COVER WITH PLYWOOD FINISH WITH SHEET ROCK ON THE INSIDE LABOR AND MATERIAL	3,700.00
STUCCO	APPLY STUCCO TO EXTERIOR WALLS APPX - 468 SF LABOR AND MATERIAL	4,212.00

IF ACCEPTED PLEASE SIGN AND FAX THE CONTRACT. THANK YOU.

TOTAL $7,912.00

SUBMITTED BY:

SIGNATURE: Ruby Cobb

ACCEPTED BY:

SIGNATURE: _____

Salem Tent & Awning Co. CCB#66298

SERVING THE WILLAMETTE VALLEY SINCE 1890

• PO Box 5274 • 280 Wallace Rd NW Salem OR 97304 • 503-363-4788
• Fax 503-363-0286 • www.salemtent.com •

Proposal #33601

LEWIS , RUBY
PIZZA KING
231 LYON ST.
ALBANY, OR 97321
541-926-9468

Ship To

LEWIS , RUBY
PIZZA KING
231 LYON ST.
ALBANY, OR97321
541-926-9468

Sale Date	Est. Completion Date:	Written By	Pattern	Border	Installation
4/17/2009	5/15/2009	Deric	NONE CHOSEN	NONE CHOSEN	ST&A

We hereby submit specifications and estimates for:

Description	Quantity	Price	Extended Amount
PIPE FRAME AWNINGS.			$0.00
SIDE DOOR 7' WIDE X 5' DROP X 2' PROJECTION		$967.00	$967.00
SIDE WINDOW 5'11" WIDE X 3'11" DROP X 2' PROJECTION		$856.00	$856.00
FRONT DOOR 6'7" WIDE X 5'4" DROP X 2' PROJECTION		$992.00	$992.00
FRONT WINDOW 8' WIDE X 3'11" DROP X 2' PROJECTION		$948.00	$948.00
ALL HAVE 8" BORDER BOTH DOORS ARE HEADROD TOP			
BOTH WINDOWS ARE T.M. TOP			
SEE RENDERINGS FOR PLACEMENT			

We hereby Propose to furnish labor and materials– complete in accordance with the above specifications, with payment to be made as follows: 1/2 down with the balance upon completion.

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 on upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident, or delays beyond our control. This proposal subject to acceptance within 30 DAYS and is void thereafter at the option of the undersigned.

Proposal By _____

Acceptance Of Proposal

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

Subtotal	$3,763.00