

## NOTICE OF PUBLIC MEETING

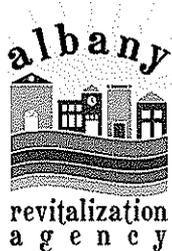
ALBANY REVITALIZATION AGENCY  
City Hall Council Chambers  
Wednesday, April 21, 2010  
Immediately Following the CARA Advisory Board Meeting

### AGENDA

1. CALL TO ORDER (Chair Floyd Collins)
2. ROLL CALL
3. APPROVAL OF MINUTES:  
    > March 17, 2010. [Pages 1-2]  
    Action: \_\_\_\_\_
4. SCHEDULED BUSINESS
  - a. Business from the Public
  - b. Adoption of Resolutions
    - 1) Albany's 1<sup>st</sup> Stop Antique Mall (Mike Briggs) (\$550). [Page 3]  
    Action: \_\_\_\_\_ ARA RES. NO. \_\_\_\_\_
    - 2) Smith Glass (Bryan Smith) (\$3,345). [Page 4]  
    Action: \_\_\_\_\_ ARA RES. NO. \_\_\_\_\_
    - 3) Peabody's Antiques & Gifts (Gini Christie) (\$1,782). [Page 5]  
    Action: \_\_\_\_\_ ARA RES. NO. \_\_\_\_\_
    - 4) Sybaris (Matt & Janel Bennett) (\$113). [Page 6]  
    Action: \_\_\_\_\_ ARA RES. NO. \_\_\_\_\_
    - 5) Sybaris Building (John & Mary Boock) (\$275). [Page 7]  
    Action: \_\_\_\_\_ ARA RES. NO. \_\_\_\_\_
    - 6) Bill & Connie Lanham (309, 311, & 313 First Avenue NW) (\$1,900). [Page 8]  
    Action: \_\_\_\_\_ ARA RES. NO. \_\_\_\_\_
    - 7) Whitespires Berean Church - Parsonage (Harness) (\$5,000). [Page 9]  
    Action: \_\_\_\_\_ ARA RES. NO. \_\_\_\_\_
5. BUSINESS FROM THE AGENCY
6. NEXT MEETING DATE: *Next regular meeting Tuesday, May 11, 2010*  
    [Please note the meeting date change.]
7. ADJOURNMENT

City of Albany Web site: [www.cityofalbany.net](http://www.cityofalbany.net)

*The location of the meeting/hearing is accessible to the disabled. If you have a disability that requires accommodation, please notify the Human Resources Department in advance by calling (541) 917-7500.*



APPROVED: \_\_\_\_\_

**CITY OF ALBANY**  
**Albany Revitalization Agency**  
**City Hall Council Chambers, 333 Broadalbin Street SW**  
**Wednesday, March 17, 2010**

**MINUTES**

Agency Members present: Bill Coburn, Floyd Collins, Bessie Johnson, Sharon Konopa, and Dick Olsen  
Agency Members absent: Jeff Christman (excused) and Ralph Reid, Jr. (excused)  
Staff present: City Manager Wes Hare, City Attorney Jim Delapoer, Community Development Director Greg Byrne, Urban Renewal Manager Kate Porsche, and Administrative Assistant Teresa Nix  
Others present: Approximately five others in the audience

**CALL TO ORDER**

Chair Floyd Collins called the meeting to order at 5:51 p.m.

**APPROVAL OF MINUTES**

February 17, 2010

**MOTION:** Bill Coburn moved to approve the February 17 minutes as presented. Bessie Johnson seconded the motion, and it **passed** unanimously.

**SCHEDULED BUSINESS**

Communication

*Accepting Resignation from David Anderer from the CARA Advisory Board*

**MOTION:** Sharon Konopa moved to accept the resignation from David Anderer and to send a letter of gratitude for his service. Coburn seconded the motion, and it **passed** unanimously.

Business from the Public

Oscar Hult addressed the Agency in support of the Broadalbin Promenade pilot project. He encouraged approval of the expenditure and stated that, if approved, the project will make a statement in this community for 100 years.

In response to an inquiry from Collins, Porsche said that she confirmed with the City Clerk that the City Council acting in its capacity as the Albany Revitalization Agency (ARA) may pass a motion by a majority of those present as long as there is a quorum, and that the Mayor and the ARA Chair are both voting members.

Adoption of Resolutions

*Vault 244/Brown – 240 First Avenue West (\$30,000 Matching Grant)*

**MOTION:** Coburn moved for adoption of the resolution. Johnson seconded the motion, and it **passed** unanimously. The resolution was designated as ARA Resolution No. 2010-01.

*Broadalbin Promenade Pilot Project (\$470,000 Project Costs)*

**MOTION:** Johnson moved for adoption of the resolution. Dick Olsen seconded the motion, and it **passed** by a vote of 3 to 2 as follows:

Yes: Johnson, Konopa, Olsen  
No: Coburn, Collins

The resolution was designated as ARA Resolution No. 2010-02.

*Papa Murphy's – 1020/1040 Ninth Avenue SE (\$42,506 Matching Grant)*

**MOTION:** Coburn moved for adopt of the resolution. Johnson seconded the motion, and it **passed** unanimously. The resolution was designated as ARA Resolution No. 2010-03.

*RCM Homes – 240 Hill Street SE (\$1,500,000 Forgivable Loan)*

**MOTION:** Johnson moved for adoption of the resolution to supersede (repealing) CARA Agency Resolution No. 2007-15. Olsen seconded the motion, and it **passed** unanimously. The resolution was designated as ARA Resolution No. 2010-04.

Appointments to the CARA Advisory Board

**MOTION:** Olsen moved to approve the appointment of Mark Spence and Chuck Leland to the CARA Advisory Board. Konopa seconded the motion.

In response to an inquiry from Coburn, Konopa said that Mark Spence is currently serving on the Public Safety Commission; he is no longer on the Planning Commission.

The motion **passed** unanimously.

**BUSINESS FROM THE AGENCY**

There was no business from the Agency.

**NEXT MEETING**

The next regular meeting will be held Wednesday, April 21, 2010, immediately following the CARA Advisory Board meeting.

**ADJOURNMENT**

Hearing no further business, Chair Collins adjourned the meeting at 6:00 p.m.

Respectfully submitted by,

Reviewed by,

Teresa Nix  
Administrative Assistant

Kate Porsche  
Urban Renewal Manager

ARA RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY ESTABLISHING A FINAL ACTION ON THE MIKE BRIGGS'S REQUEST FOR SMALL GRANT FUNDS FOR THE PROPERTY KNOWN AS 131 MONTGOMERY STREET NE

WHEREAS, the aforementioned applicants have requested a \$550.00 Small Grant from CARA funding; and

WHEREAS, the CARA Advisory Board has made its recommendation for approval of this request; and

WHEREAS, the ARA resolved that it would have the final action to approve or deny a developer partnership, grant, or loan application.

NOW, THEREFORE, BE IT RESOLVED that the Albany Revitalization Agency finds:

1. Overview: Mike Briggs has requested \$550.00 in a Small Grant from the ARA to complete \$1,110.00 in project work at the property known as 131 Montgomery Street NE.
2. Return of Public Funds: Return of public funds through tax-increment on the overall project is not likely as this is not a substantial rehabilitation.
3. Financial Condition of the Agency: As of the March 17, 2010, meeting the CARA Fund had the ability to complete various projects, with cash-on-hand to pay the annual debt service.
4. Historic Preservation: This project will enhance the visual appearance of this historic building.
5. Location: The building is located in the heart of our east waterfront district on the corner of Montgomery and Water Avenue.
6. Process Compliance: Applicants have complied with all steps in the process.

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency concludes that the project will improve the appearance of the exterior of the building and make the business more visible to the public; additionally, this project will add to the safety of those visiting the business; and

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency's approval of this Small Grant is subject to staff direction concerning the appropriate means to secure applicants' compliance with Small Grant applications and contracts and further that this Small Grant is subject to appropriate land use approval; and

BE IT FURTHER RESOLVED that the Albany Revitalization Agency approves this request for funds.

DATED AND EFFECTIVE THIS 21<sup>ST</sup> DAY OF APRIL 2010.

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ARA Chair

ATTEST:

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City Clerk

ARA RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY ESTABLISHING A FINAL ACTION ON THE BRYAN SMITH'S & SMITH GLASS'S REQUEST FOR SMALL GRANT FUNDS FOR THE PROPERTY KNOWN AS 133 LYON STREET NE

WHEREAS, the aforementioned applicants have requested a \$3,345.00 Small Grant from CARA funding; and

WHEREAS, the CARA Advisory Board has made its recommendation for approval of this request; and

WHEREAS, the ARA resolved that it would have the final action to approve or deny a developer partnership, grant, or loan application.

NOW, THEREFORE, BE IT RESOLVED that the Albany Revitalization Agency finds:

1. Overview: Bryan Smith has requested \$3,345.00 in a Small Grant from the ARA to complete \$6,690.00 in project work including at the property known as 133 Lyon Street NE.
2. Return of Public Funds: Return of public funds through tax-increment on the overall project is not likely as this is not a substantial rehabilitation.
3. Financial Condition of the Agency: As of the March 17, 2010, meeting the CARA Fund had the ability to complete various projects, with cash-on-hand to pay the annual debt service.
4. Public Good: The upgrade of this building through painting it will eliminate blighting influences, especially on the north side that faces Water Avenue.
5. Location: This project is located in the heart of downtown and faces our east waterfront area.
6. Process Compliance: Applicants have complied with all steps in the process.

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency concludes that the project will help eliminate blighting influences, especially on the north side facing Water Avenue. It also retains and enhances the value of the existing private investment in the area; and

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency's approval of this Small Grant is subject to staff direction concerning the appropriate means to secure applicants' compliance with Small Grant applications and contracts and further that this Small Grant is subject to appropriate land use approval; and

BE IT FURTHER RESOLVED that the Albany Revitalization Agency approves this request for funds.

DATED AND EFFECTIVE THIS 21<sup>ST</sup> DAY OF APRIL 2010.

\_\_\_\_\_  
ARA Chair

ATTEST:

\_\_\_\_\_  
City Clerk

ARA RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY ESTABLISHING A FINAL ACTION ON THE GINI CHRISTIE'S REQUEST FOR SMALL GRANT FUNDS FOR THE PROPERTY KNOWN AS 456 SECOND AVENUE SW

WHEREAS, the aforementioned applicants have requested a \$1,782.00 Small Grant from CARA funding; and

WHEREAS, the CARA Advisory Board has made its recommendation for approval of this request; and

WHEREAS, the ARA resolved that it would have the final action to approve or deny a developer partnership, grant, or loan application.

NOW, THEREFORE, BE IT RESOLVED that the Albany Revitalization Agency finds:

1. Overview: Gini Christie has requested \$1,782.00 in a Small Grant from the ARA to complete \$3,564.00 in project work including at the property known as 456 Second Avenue SW.
2. Return of Public Funds: Return of public funds through tax-increment on the overall project is not likely as this is not a substantial rehabilitation.
3. Financial Condition of the Agency: As of the March 17, 2010, meeting the CARA Fund had the ability to complete various projects, with cash-on-hand to pay the annual debt service.
4. Historic Preservation: This project will enhance the visual appearance and preserve the structural integrity of this historic building.
5. Location: The building is located in the heart of downtown on Second Avenue.
6. Process Compliance: Applicants have complied with all steps in the process.

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency concludes that the project will update and enhance the building which is in the CARA core area. The business is an identifiable specialty shop and has been open for 16 years; and

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency's approval of this Small Grant is subject to staff direction concerning the appropriate means to secure applicants' compliance with Small Grant applications and contracts and further that this Small Grant is subject to appropriate land use approval; and

BE IT FURTHER RESOLVED that the Albany Revitalization Agency approves this request for funds.

DATED AND EFFECTIVE THIS 21<sup>ST</sup> DAY OF APRIL 2010.

\_\_\_\_\_  
ARA Chair

ATTEST:

\_\_\_\_\_  
City Clerk

ARA RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY ESTABLISHING A FINAL ACTION ON THE JANEL BENNETT'S & SYBARIS'S REQUEST FOR SMALL GRANT FUNDS FOR THE PROPERTY KNOWN AS 442 FIRST AVENUE WEST

WHEREAS, the aforementioned applicants have requested a \$113.00 Small Grant from CARA funding; and

WHEREAS, the CARA Advisory Board has made its recommendation for approval of this request; and

WHEREAS, the ARA resolved that it would have the final action to approve or deny a developer partnership, grant, or loan application.

NOW, THEREFORE, BE IT RESOLVED that the Albany Revitalization Agency finds:

1. Overview: Janel Bennett has requested \$113.00 in a Small Grant from the ARA to complete \$226.00 in project work including at the property known as 442 First Avenue West.
2. Return of Public Funds: Return of public funds through tax-increment on the overall project is not likely as this is not a substantial rehabilitation.
3. Financial Condition of the Agency: As of the March 17, 2010, meeting the CARA Fund had the ability to complete various projects, with cash-on-hand to pay the annual debt service.
4. Historic Preservation: This project will enhance the visual appearance of this historic building.
5. Location: The building is located in the heart of downtown on First Avenue.
6. Process Compliance: Applicants have complied with all steps in the process.

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency concludes that this modest request for a new sign will enhance the look of the building and assist this landmark small business in the core of our downtown; and

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency's approval of this Small Grant is subject to staff direction concerning the appropriate means to secure applicants' compliance with Small Grant applications and contracts and further that this Small Grant is subject to appropriate land use approval; and

BE IT FURTHER RESOLVED that the Albany Revitalization Agency approves this request for funds.

DATED AND EFFECTIVE THIS 21<sup>ST</sup> DAY OF APRIL 2010.

\_\_\_\_\_  
ARA Chair

ATTEST:

\_\_\_\_\_  
City Clerk

ARA RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY ESTABLISHING A FINAL ACTION ON THE MARY AND JOHN BOOCK'S REQUEST FOR SMALL GRANT FUNDS FOR THE PROPERTY KNOWN AS 442 FIRST AVENUE SW

WHEREAS, the aforementioned applicants have requested a \$275.00 Small Grant from CARA funding; and

WHEREAS, the CARA Advisory Board has made its recommendation for approval of this request; and

WHEREAS, the ARA resolved that it would have the final action to approve or deny a developer partnership, grant, or loan application.

NOW, THEREFORE, BE IT RESOLVED that the Albany Revitalization Agency finds:

1. Overview: Mary and John Boock have requested \$275.00 in a Small Grant from the ARA to complete \$550.00 in project work including at the property known as 442 First Avenue SW.
2. Return of Public Funds: Return of public funds through tax-increment on the overall project is not likely as this is not a substantial rehabilitation.
3. Financial Condition of the Agency: As of the March 17, 2010, meeting the CARA Fund had the ability to complete various projects, with cash-on-hand to pay the annual debt service.
4. Historic Preservation: This project will enhance the visual appearance and preserve the structural integrity of this historic building.
5. Location: The building is located in the heart of downtown on First Avenue.
6. Process Compliance: Applicants have complied with all steps in the process.

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency concludes that the project will enhance the visual appearance of the building, prevent a safety hazard, and preserve the structural integrity of the building; and

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency's approval of this Small Grant is subject to staff direction concerning the appropriate means to secure applicants' compliance with Small Grant applications and contracts and further that this Small Grant is subject to appropriate land use approval; and

BE IT FURTHER RESOLVED that the Albany Revitalization Agency approves this request for funds.

DATED AND EFFECTIVE THIS 21<sup>ST</sup> DAY OF APRIL 2010.

\_\_\_\_\_  
ARA Chair

ATTEST:

\_\_\_\_\_  
City Clerk

ARA RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY ESTABLISHING A FINAL ACTION ON THE BILL & CONNIE LANHAM'S & 'S REQUEST FOR SMALL GRANT FUNDS FOR THE PROPERTY KNOWN AS 309-311-313 FIRST AVENUE NW

WHEREAS, the aforementioned applicants have requested a \$1,900.00 Small Grant from CARA funding; and

WHEREAS, the CARA Advisory Board has made its recommendation for approval of this request; and

WHEREAS, the ARA resolved that it would have the final action to approve or deny a developer partnership, grant, or loan application.

NOW, THEREFORE, BE IT RESOLVED that the Albany Revitalization Agency finds:

1. Overview: Bill & Connie Lanham have requested \$1,900.00 in a Small Grant from the ARA to complete \$3,800.00 in project work including at the property known as 309-311-313 First Avenue NW.
2. Return of Public Funds: Return of public funds through tax-increment on the overall project is not likely as this is not a substantial rehabilitation.
3. Financial Condition of the Agency: As of the March 17, 2010, meeting the CARA Fund had the ability to complete various projects, with cash-on-hand to pay the annual debt service.
4. Historic Preservation: This project will enhance the look of this historic building by painting the exterior.
5. Location: The building is located in the heart of downtown on First Avenue.
6. Process Compliance: Applicants have complied with all steps in the process.

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency concludes that the project will enhance the visual appearance of the building. This building was last painted 15 years ago, and the colors are beginning to fade. Fresh paint will improve the look of the whole block; and

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency's approval of this Small Grant is subject to staff direction concerning the appropriate means to secure applicants' compliance with Small Grant applications and contracts and further that this Small Grant is subject to appropriate land use approval; and

BE IT FURTHER RESOLVED that the Albany Revitalization Agency approves this request for funds.

DATED AND EFFECTIVE THIS 21<sup>ST</sup> DAY OF APRIL 2010.

\_\_\_\_\_  
ARA Chair

ATTEST:

\_\_\_\_\_  
City Clerk

ARA RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY ESTABLISHING A FINAL ACTION ON THE GENE HARNESS' & WHITESPIRES BEREAN FELLOWSHIP'S REQUEST FOR SMALL GRANT FUNDS FOR THE PROPERTY KNOWN AS 520 FIFTH AVENUE SW

WHEREAS, the aforementioned applicants have requested a \$5,000.00 Small Grant from CARA funding; and

WHEREAS, the CARA Advisory Board has made its recommendation for approval of this request; and

WHEREAS, the ARA resolved that it would have the final action to approve or deny a developer partnership, grant, or loan application.

NOW, THEREFORE, BE IT RESOLVED that the Albany Revitalization Agency finds:

1. Overview: Gene Harness has requested \$5,000.00 in a Small Grant from the ARA to complete \$13,276.00 in project work including at the property known as 520 Fifth Avenue SW.
2. Return of Public Funds: Return of public funds through tax-increment on the overall project will not be seen as this is a non-profit entity.
3. Financial Condition of the Agency: As of the March 17, 2010, meeting the CARA Fund had the ability to complete various projects, with cash-on-hand to pay the annual debt service.
4. Historic Preservation: The project will rehabilitate a historic property. The Parsonage is easily recognized as being a part of the church and is on the Historical listing.
5. Location: The Whitespires Fellowship Church is on the corner of Fifth Avenue and Washington Street.
6. Process Compliance: Applicants have complied with all steps in the process.

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency concludes that that the Albany Revitalization Agency concludes that the project will enhance the visual appearance of the building. The poor condition of the roof and gutters stand out as an eyesore to the community. The repairs will add to the grace and beauty of this 1908 building; and

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency's approval of this Small Grant is subject to staff direction concerning the appropriate means to secure applicants' compliance with Small Grant applications and contracts and further that this Small Grant is subject to appropriate land use approval; and

BE IT FURTHER RESOLVED that the Albany Revitalization Agency approves this request for funds.

DATED AND EFFECTIVE THIS 21<sup>ST</sup> DAY OF APRIL 2010.

\_\_\_\_\_  
ARA Chair

ATTEST:

\_\_\_\_\_  
City Clerk