

NOTICE OF PUBLIC MEETING

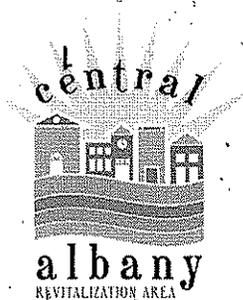
CENTRAL ALBANY REVITALIZATION AREA ADVISORY BOARD
City Hall Council Chambers
Wednesday, June 16, 2010
immediately following the recess of the ARA meeting

AGENDA

1. CALL TO ORDER (Chair Jeff Christman)
2. ROLL CALL
3. APPROVAL OF MINUTES
 - March 17, 2010. [Pages 1-3]
 - Action: _____
4. SCHEDULED BUSINESS
 - a. Business from the Public
 - b. Seigner – Forgivable Loan (\$97,047). [Pages 4-22] (Porsche/Applicant)
Action: _____
 - c. Lepman – Forgivable Loan (\$31,144). [Pages 23-39] (Porsche/Applicant)
Action: _____
 - d. Poris – Forgivable Loan (\$36,440). [Pages 40-53] (Porsche/Applicant)
Action: _____
 - e. Transportation Enhancement Program Grant. [Verbal] (Porsche/Irish)
Action: _____
 - f. Staff updates and issues. [Verbal] (Porsche)
Action: _____
5. BUSINESS FROM THE BOARD
6. NEXT MEETING DATE: *Next regular meeting Wednesday, July 21, 2010*
7. ADJOURNMENT

City of Albany Web site: 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
Central Albany Revitalization Area Advisory Board
Council Chambers, 333 Broadalbin Street SW
Wednesday, March 17, 2010

MINUTES

Advisory Board Members present: Rich Catlin, Bill Coburn, Floyd Collins, Loyd Henion, Bessie Johnson, Gordon Kirbey, Sharon Konopa, Ray Kopczynski, Dick Olsen, and Cordell Post

Advisory Board Members absent: Jeff Christman and Ralph Reid, Jr. (all 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 11 others in the audience

CALL TO ORDER

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

APPROVAL OF MINUTES

February 17, 2010

MOTION: Ray Kopczynski moved to approve the February 17 minutes as presented. Loyd Henion seconded the motion, and it **passed** unanimously.

SCHEDULED BUSINESS

Business from the Public

Herb Yamamoto, 705 Lyon Street SE, came forward to request an extension of approximately nine months to complete renovations to the Cameron House. He said that the work is about 95 percent done; additional time is needed to complete the landscaping and exterior painting. Urban Renewal Manager Kate Porsche noted that Yamamoto has received his certificate of occupancy and has, therefore, complied with the CARA contract requirements. This request is a courtesy to inform the Board of a weather-related delay to fully complete the project.

Bessie Johnson commented that Yamamoto was very responsive to her previous request to do some clean up to the yard and that the area has remained spruced up since that time. She said that the project provides a great entrance point into Downtown Albany and that she supports the request.

MOTION: Floyd Collins moved to approve the request for a nine-month extension. Johnson seconded the motion, and it **passed** unanimously.

Presentation of New Small Grant Requests

Albany's 1st Stop Antique Mall (Mike Briggs) (\$550)

Smith Glass (Bryan Smith) (\$3,345)

Peabody's Antiques & Gifts (Gini Christie) (\$1,782)

Sybaris (Matt & Janel Bennett) (\$113)

Sybaris Building (John & Mary Boock) (\$275)

309, 311 & 313 First Avenue NW (Bill & Connie Lanham) (\$1,900)

Whitespires Berean Church – Parsonage (Harness) (\$5,000)

Chair Post said, assuming that Board members have read the materials and that there are no questions or concerns, he would suggest approval of all of the Small Grant requests by consent.

Johnson said that she would like to encourage that applicants get multiple bids in order to ensure that CARA and business owners are getting the best value. In response to an inquiry, Porsche said that she has encouraged businesses to get at least two bids but there is no specific policy and some businesses have only submitted one bid. She noted that grants are paid on a reimbursement basis.

Bill Coburn drew attention to the request from Whitespires Berean Church. He asked if there is any problem in using CARA dollars for a church. City Attorney Jim Delapoer said that CARA funding cannot be used to support church operations or worship activities, but there is no problem in providing funding for maintenance of a historical church building. Porsche added that CARA has provided funding for other nonprofit organizations in the past.

Collins said that some of the requests were for very small amounts and probably cost more to process than the amount granted. He suggested that consideration be given to setting some boundaries around request amounts for the future. In response to inquiries, Porsche said that processing costs would be a calculation of her time. She added that small grants can make a real difference for some of these businesses.

MOTION: Kopczyński moved to accept all of the Small Grant requests by consent. Gordon Kirbey seconded the motion, and it **passed** unanimously.

Final Review of RCM Documents

Porsche reviewed the staff report regarding the final version of Edgewater Village (RCM Homes) documents. The CARA Advisory Board previously approved restructuring of the funding as detailed in the staff report. The documents in Board members' packets include the Forgivable Loan Funding Contract, a Deed of Trust, and two promissory notes. The majority of the details in the contract were as presented and previously approved by the CARA Advisory Board. A significant change being proposed by staff is that Edgewater Village be allowed an extension of one year to work on procurement of a parcel from the BNSF Railway Company which is felt to be important to the project. Although the proposed loan amount is more than the current value of the property, the contract has been prepared in such a way to protect CARA as much as possible in the form of security in the property and personal guarantees of both partners and their spouses. Questions before the Board are whether the one-year delay is acceptable given that the project would continue without the delay and whether the contract and final structure are acceptable as proposed. The City Attorney is present to answer any questions.

City Attorney Delapoer said that he does not expect Board members to work through all of the details of the contract. The important parts for consideration are the risk and the security. The risk is that CARA would put out more than the property is currently worth; the security is based on the property and the personal assets of the LLC partners and their spouses. The partners have accepted the need for this level of security and have agreed to all of the City's requests in that regard. In response to inquiries from the Board, Delapoer explained how the contract is set up: CARA would be in first position except that the construction lender would be in first position for designated phases while those phases are under construction. CARA would still be in first position for the other phases, and value would be added to the property as work is completed. Brief discussion followed.

MOTION: Collins moved to accept the modifications to the agreement as proposed. Kopczynski seconded the motion, and it **passed** unanimously.

Staff Updates and Issues

Porsche brought forward a bid in the amount of \$1,532.00 to rotate 24 light posts that were improperly installed on First Avenue between Lyon and Ferry. The bid is from the company that installed the light posts at Willamette Community Bank. The rotation would properly position the flower basket hangers and banner arms.

MOTION: Johnson moved to enter into a contract to make the adjustments to the poles. The motion was seconded.

Coburn declared a conflict of interest; he works for the company who put in the bid.

Kirbey said that he has a problem with this in principle; the problem was raised several years ago when the light posts were originally installed, and it was not resolved.

The motion **passed** 8 to 1, with Kirbey voting no and Coburn abstaining.

BUSINESS FROM THE BOARD

There was no further business from the Board.

NEXT MEETING DATE

The next regular meeting of the CARA Advisory Board will be held on Wednesday, April 21, 2010, immediately following the Joint Work Session with the ARA Budget Committee.

ADJOURNMENT

Hearing no further business, Chair Post adjourned the meeting at 5:50 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: June 9, 2010
SUBJECT: Siegner Forgivable Loan and Infill Pilot Project

Summary

Mark and Tina Siegner, owners of the property located at the corner of Second Avenue and Madison will be coming before you to request a forgivable loan to assist with costs associated with an infill project consisting of two duplex units.

Background

The lot located at 904 Second Avenue SE previously had a dilapidated, blighted single-family home. The structure was beyond repair and, after salvaging from local historic preservationists, was torn down to make way for an infill project. The Signers and I spoke early in the process, and I even visited the site prior to the teardown.

Once it was determined that the house should be torn down and was not feasible to be rehabilitated, we began discussions about what type of infill would best compliment the historic neighborhood. The Siegners had a set of plans drawn up for a very economical and straight-forward design. Seeing the plans, staff wondered if there was a way that we could make this project a stand-out design that would better compliment the surrounding historic structures. To that end, we engaged Rob Dortignacq to draw up a set of plans to create a pilot infill project; that is, an infill project that we can point people to as a great example of how to make new structures better fit in with existing and mature neighborhoods.

Proposal

The Siegner's are requesting assistance with the aspects of the project that are above and beyond what they had originally planned to complete:

Original Project Costs:	\$421,574
Expanded Project Costs:	\$615,668
Difference:	\$194,094
50% Forgivable Loan Request:	\$ 97,047

Staff Recommendation

Staff worked directly with the applicants to create an infill pilot project that could set a strong example for future infill within Central Albany. The design was created by Rob Dortignacq with a special eye to creating a project that would be compatible in look and scale with the surrounding neighborhood. From the original design, the enhanced design that is proposed, I think, you will see a significant difference.

Our goals include a strong residential component as well as looking to increase residential density. In addition to creating a project that would have a complimentary look and feel to the surrounding neighborhood, this project would increase the housing density and would showcase the right type of infill project for Central Albany. Located in the southeast area of the community, this project could have a ripple effect in the surrounding neighborhood that has been targeted as an area that is poised for positive change.

For these reasons staff feels this project is a strong match to CARA's objectives, will be a win-win for the community and 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. <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. ◆ 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?	Total CARA contribution to the project is about \$97,000 with a projected future value of \$675,668. The applicants are asking CARA for assistance with 50% of the costs associated with the enhanced design. Because this is a forgivable loan CARA will have a security interest in the property. ROI is likely through tax-increment by year 10.
C)	Private Risk	Is this a "first-in" project or an untried type of development?	Somewhat. This would be a pilot project to showcase how quality infill can be built in Central Albany.
D)	Gap	What is the "Gap" or need of the developer?	The costs for the enhanced design are above and beyond what the applicants had anticipated to invest in the project. They are requesting a forgivable loan to assist with 50% of these additional costs.
E)	Blight	Would it remedy a severely blighted building? How?	This project has seen the removal of an extremely blighted building and would build on the lot an attractive set of duplexes.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	Though this project will have high visibility, the project itself will not create vitality as it is a residential project.

G)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	No. Though I would assert that the enhanced design will be much more compatible with the surrounding historic structures.
H)	Adaptability	Would it be developed in a way that ensures it is well used over time	Yes, the compatible design will ensure it is compatible and adapts to the surrounding neighborhood.
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 enhanced version of this project makes it a showcase of how to build infill projects in Central Albany. 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)	The owners have incorporated some green elements in their building design and worked to recycle and salvage as much of the historic building as possible.

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

Proposed CARA Investment	\$97,047
Total Project Value (future value-assessed value)	\$675,668
ROI on TIF	Approximately year 10
CARA % of investment	14%
Ratio Public : Private \$\$	\$1 : \$7

KCP:ldh

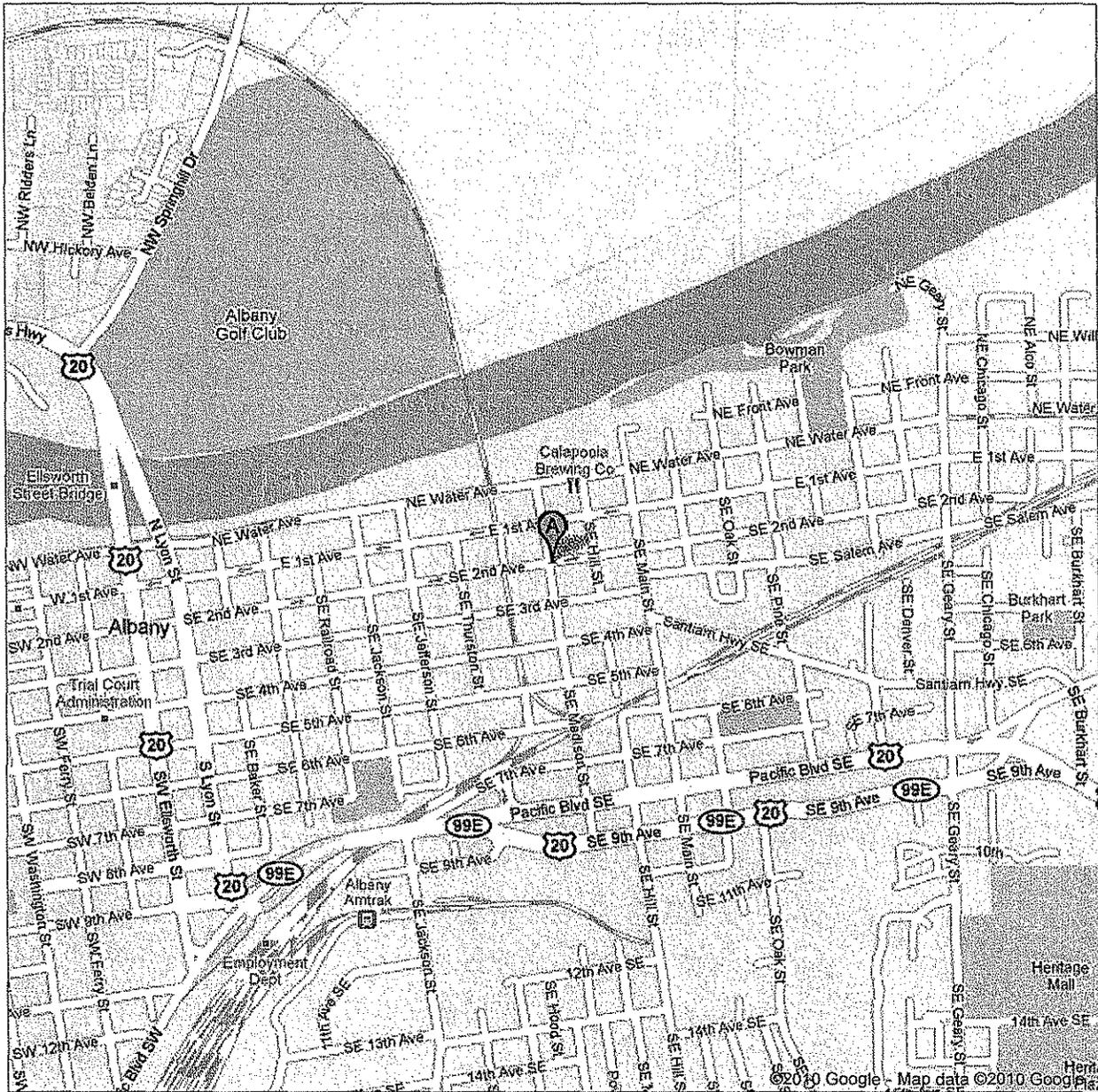
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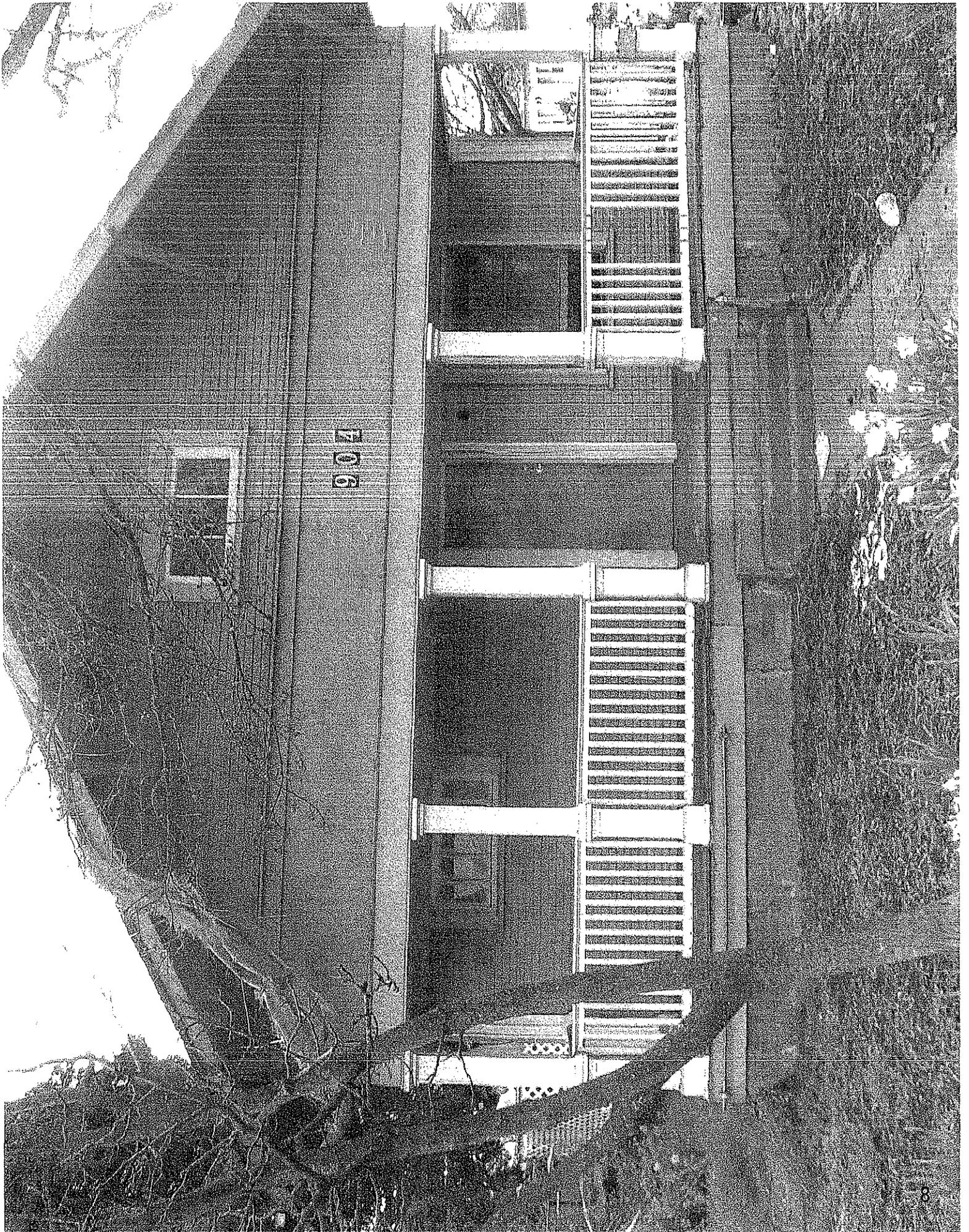
Google maps

Address 904 SE 2nd Ave
Albany, OR 97321

Get Google Maps on your phone

Text the word "GMAPS" to 466453

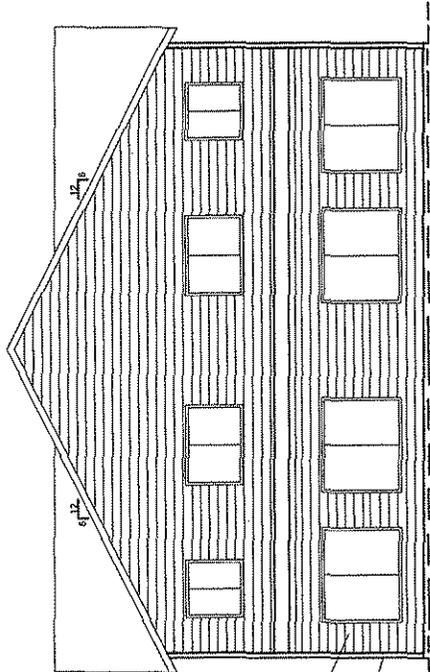




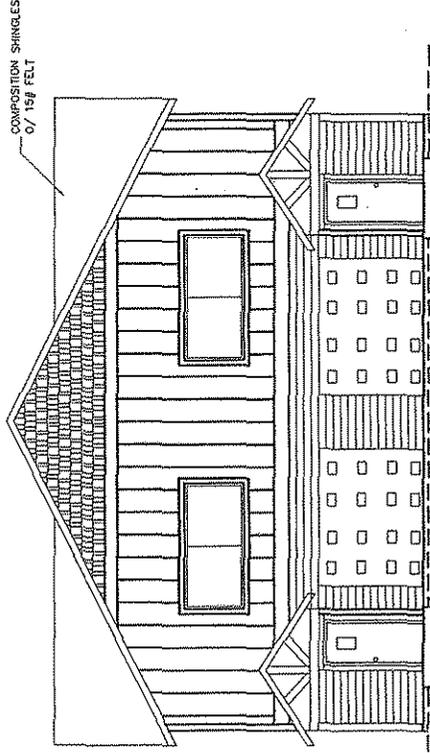


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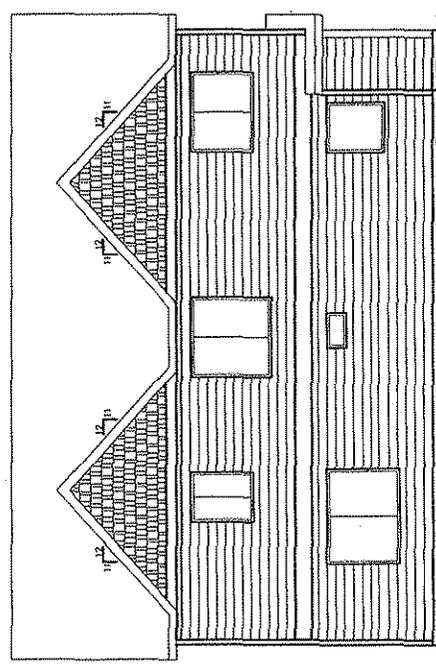
Stamp	DATE	REVISION	DATE	No.	REVISION	DATE	DATE	SHEET NO.	EVOI	PROJECT NO.	102682	FILE NO.	DUPLEX	FILE NO.	1	SHEET NO.	EVOI	SCALE	AS SHOWN	DATE DRAWN	3/13/2010	DRAWN BY	KAI	CHECKED BY	JVC	DATE	M. SEIGNER	904 2ND	ELEVATION VIEWS	DUPLEX 8	SHEET SIZE



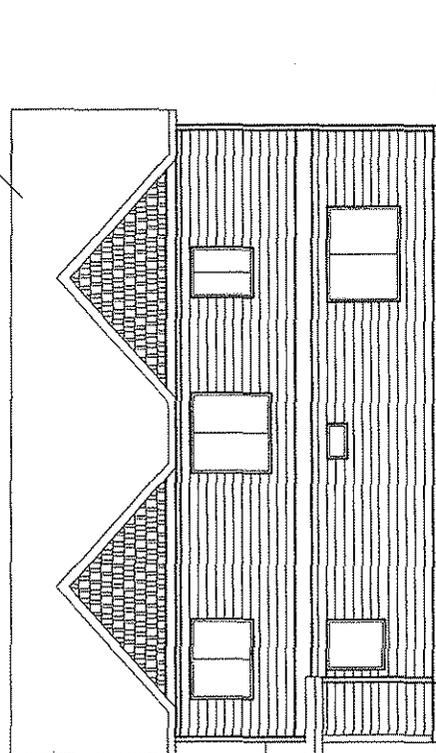
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



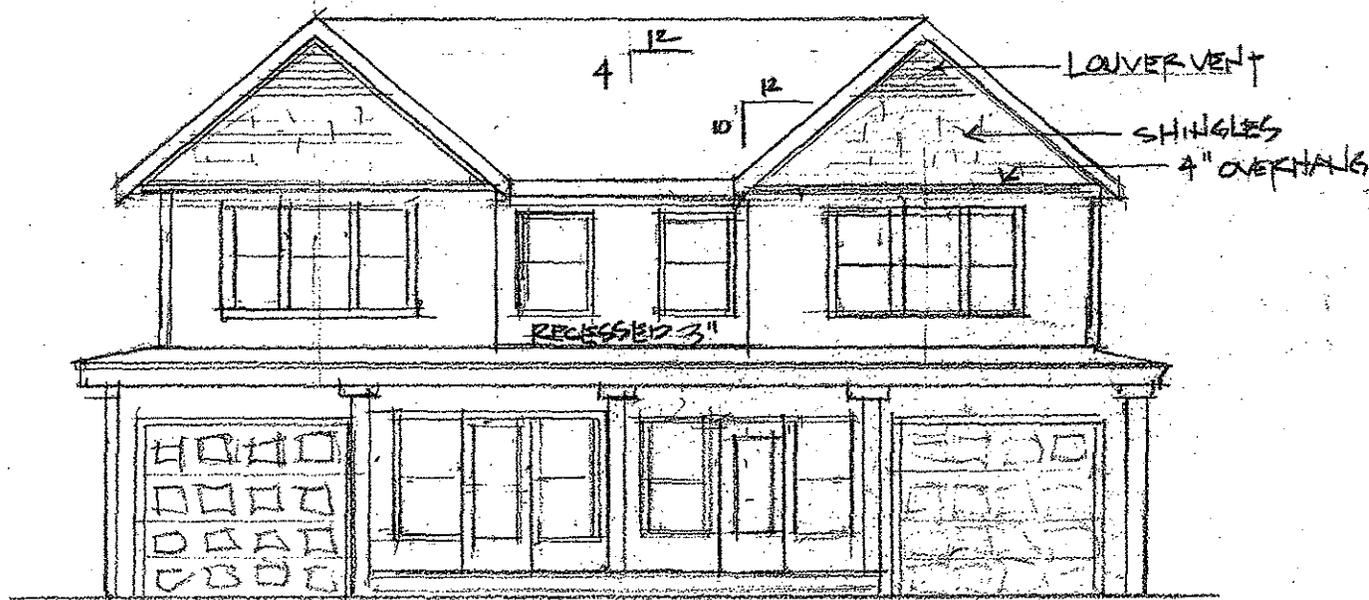
4 LEFT SIDE ELEVATION (ALT.)
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

- GLASS AND GLAZING
1. ALL WINDOWS AND SKYLIGHTS SHALL BE DOUBLE GLASS THERMAL PAKE.
 2. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH 6% OF THE FLOOR AREA IN GLAZING, 50% OF WHICH MUST BE OPENABLE.
 3. GLAZING WITHIN 18" OF THE FLOOR, OR WITHIN 12" OF DOORS, SHALL BE OF TEMPERED GLASS.

NEW -
Sketch



PAIRED FRONT GABLE OPTION

- PAIRED GABLES EXPRESS DUPLEX USE
- UNIT DOORS WITH FLANKING WINDOWS
- SLIGHTLY RECESSED 2ND LEVEL CENTER WALL
- FULL WIDTH PORCH ROOF w/ LOW SLOPE
- RECEDING MAIN ROOF NOT VISIBLE FROM SIDEWALK

DESIGN CONCEPTS

RESIDENTIAL FOUR UNIT PROJECT

MADISON & 2ND SE

ALBANY, OR

THE OFFICE OF ROBERT DORTIGNACQ,

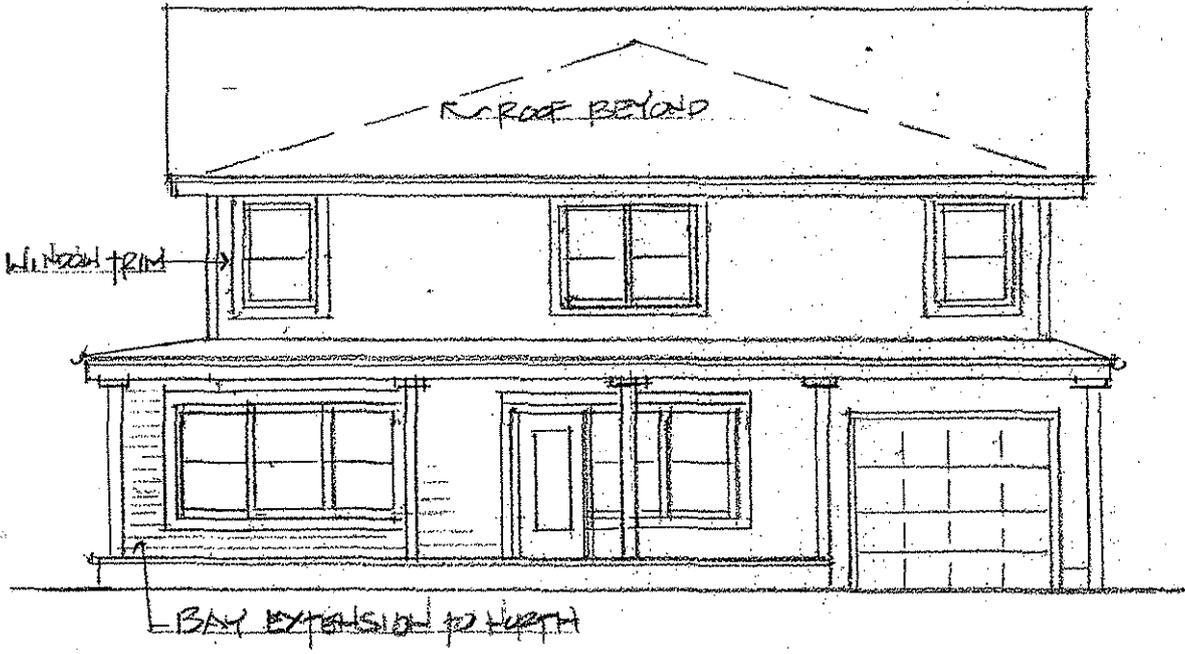
ARCHITECT

DATE: MAY 3, 2010

SCALE: 1/8"=1'-0"

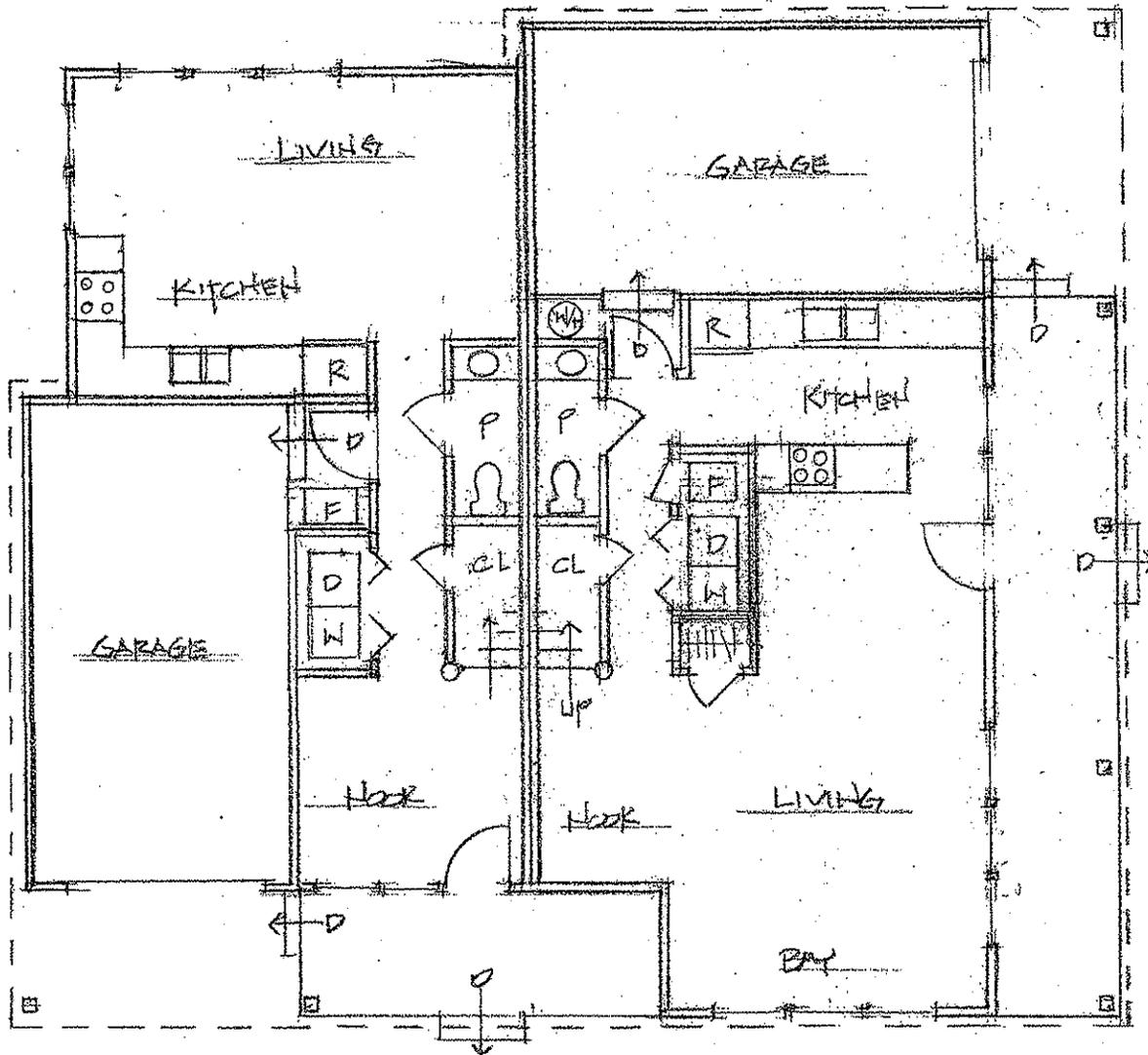


NORTH ELEVATION



WEST ELEVATION

CORNER HOUSE DESIGN
 RESIDENTIAL FOUR UNIT PROJECT
 MADISON & 2ND SE ALBANY, OR
 THE OFFICE OF ROBERT DORTIGNACQ, ARCHITECT
 DATE: MAY 20, 2010 SCALE: 1/8"=1'-0"
 REV MAY 21

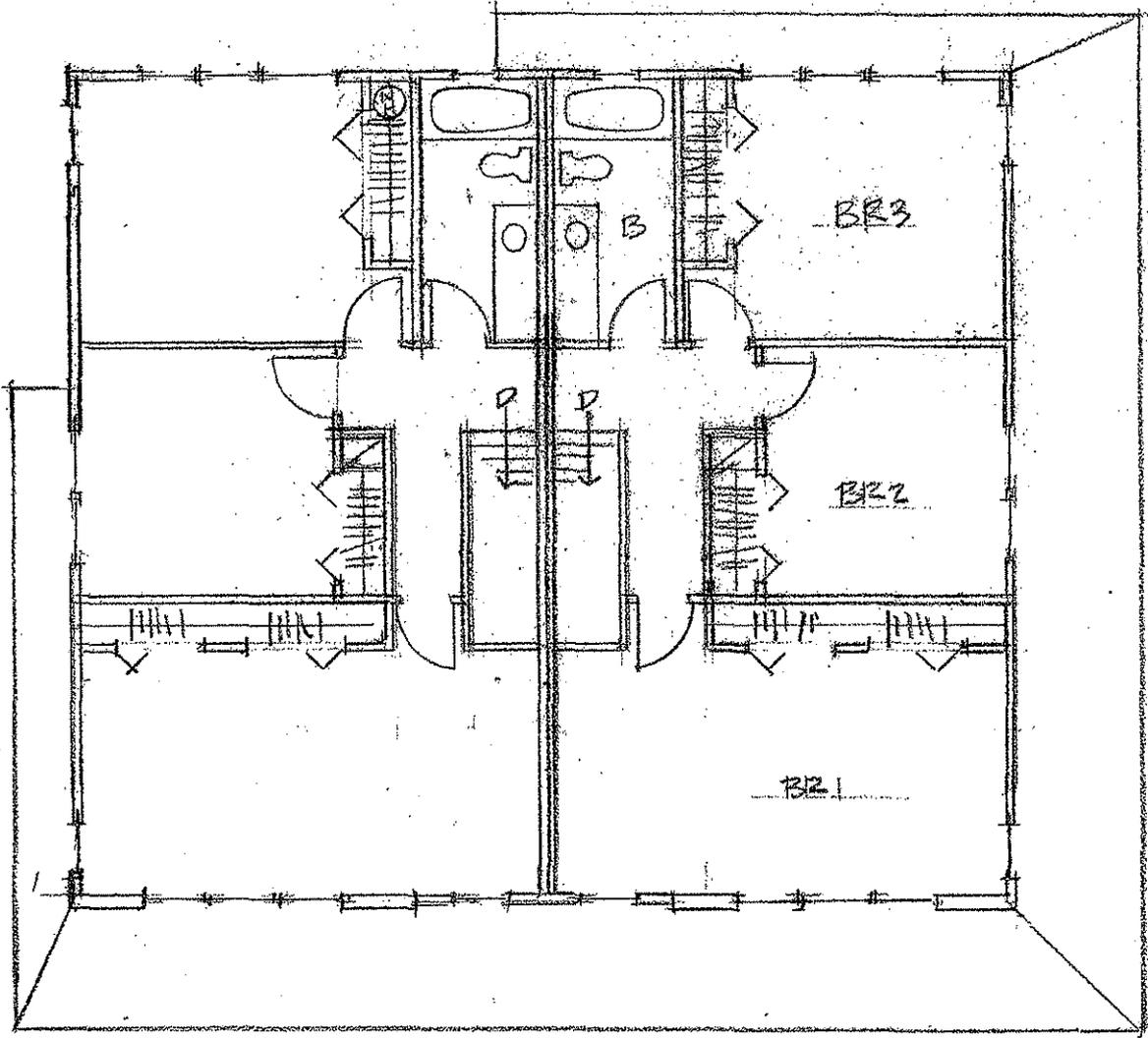


INTERIOR UNIT

CORNER UNIT

MAIN FLOOR PLAN

CORNER HOUSE DESIGN
 RESIDENTIAL FOUR UNIT PROJECT
 MADISON & 2ND SE ALBANY, OR
 THE OFFICE OF ROBERT DORTIGNACQ, ARCHITECT
 DATE: MAY 25 2010 SCALE: 1/8"=1'-0"



CORNER HOUSE DESIGN

RESIDENTIAL FOUR UNIT PROJECT

MADISON & 2ND SE

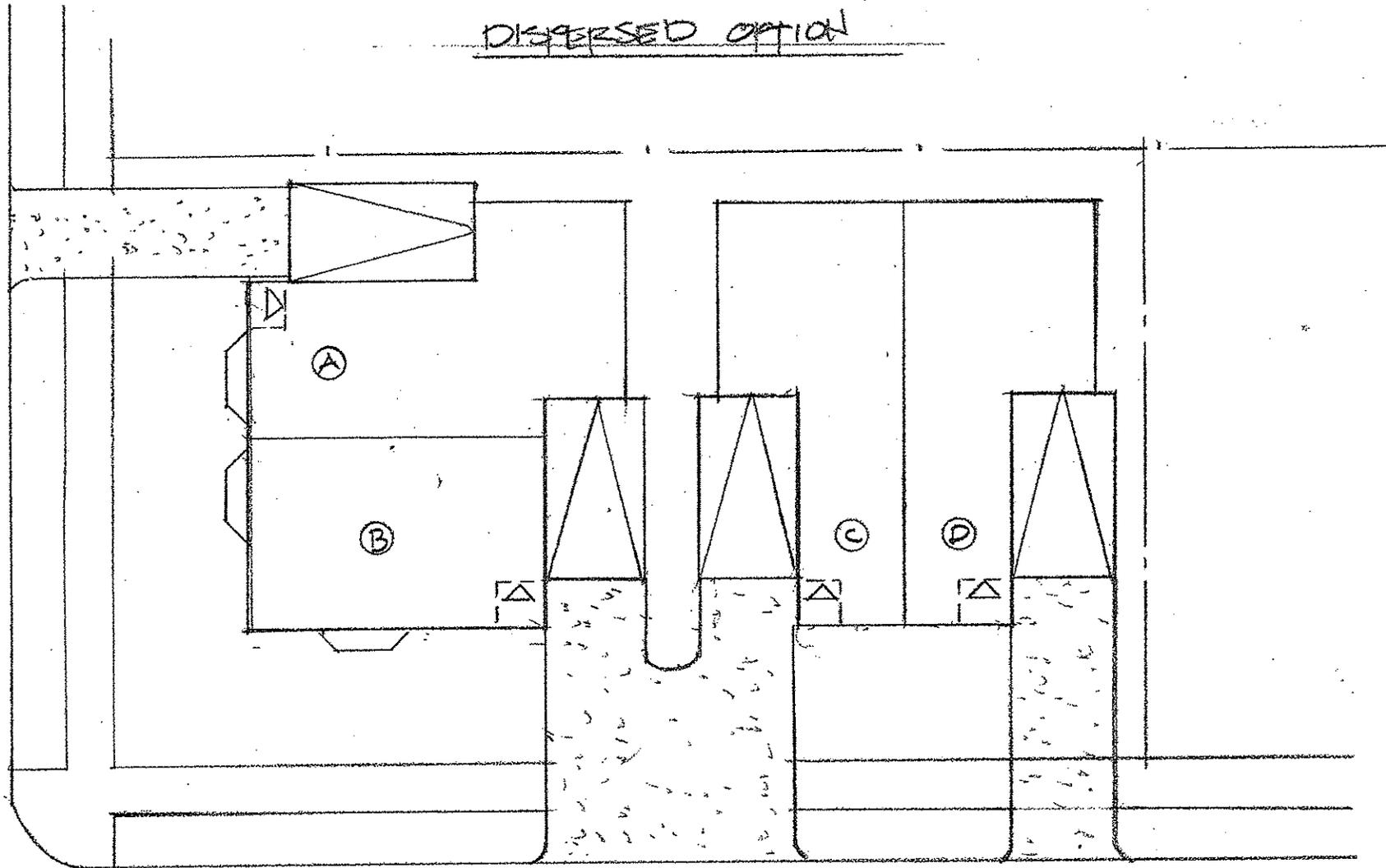
ALBANY, OR

THE OFFICE OF ROBERT DORTIGNACQ, ARCHITECT

DATE: MAY 25 2010

SCALE: 1/8"=1'-0"

DISPERSED OPTION



SITE USE OPTIONS

RESIDENTIAL FOUR UNIT PROJECT

MADISON & 2ND SE ALBANY, OR
THE OFFICE OF ROBERT DORTIGNACQ, ARCHITECT
DATE: APRIL 14, 2010 SCALE: 1/16"=1'-0"



Forgivable Loan
APPLICATION

1. APPLICANT

Name: Mark & Tina Siegner

Business Name: Valley Homes Inc.

Address: 516 Kouns Drive NW

Albany OR

Zip Code: 97321

Contact Name: Mark & Tina Siegner

Phone Number: 541 967-2304

Fax Number: 541 924-9407

Email Address: valleyhomesinc@qwestoffice.net

Legal Form: Sole Proprietorship

Partnership

Corporation: Profit

Non-Profit TIN#93-1128393

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

2. BUILDING/BUSINESS INFORMATION

Name: Mark & Tina Siegner

Age of Building: New Construction

Address: 904 Second Ave SE Albany OR

Zip Code: 97321

Legal Description: 11S-3W-6DD Tax Lot 1100

Property Tax Account Number: 85031

3. OWNER OF PROPERTY (if not applicant)

Name in which title is held: Mark & Tina Siegner

Contact Name: Mark & Tina Siegner

Address: 516 Kouns Drive NW

Albany OR

Zip Code: 97321

Phone Number: 541 967-2304

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

Demolition of existing dilapidated structure/drug house. Construction of two new neighborhood sensitive duplexes. Creating two, three bedroom, one and a half bath, 1250 square feet, two story duplex units in CARA boundary. Including energy efficient upgrades such as blown in blanket insulation, upgraded windows, high efficiency furnaces, and energy star appliances. Removing a blighted structure, while enhancing the neighborhood and implementing green building practices. This infill project will be a great example of partnering the City of Albany with local contractors and businesses to improve a neighborhood.

6. ESTIMATED COST OF PROJECT: \$ 615,668.16

ESTIMATED VALUE OF PROJECTS UPON COMPLETION: \$ 675,668.16

Basis for valuation and value upon completion: Cost of each duplex plus, lot cost, plus partitioning cost.

7. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? Valley Homes Inc.

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

Address: 516 Kouns Drive NW Albany OR 97321

Phone Number: 541 967-2304

Email Address: valleyhomesinc@qwestoffice.net

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

The vacant and blighted house at 904 Second Avenue had generated various complaints to the City some of which include, blight, vagrancy, drug traffic usage, and overall deterioration that left the home beyond repair. During the demolition process items from the home were salvaged and given to historic home owners, neighbors, Habitat for Humanity, and salvage yards.

Our hope is that the completion of this project will provide the neighborhood with a structure that blends nicely with the historic area as well as revitalizes its surroundings. This project will be funded privately. We are taking a risk on the area, hoping that the new construction will enhance the area's livability and sustain it for years to come. Local businesses, contractors, and building suppliers will be employed for the project, keeping the funds and employment within our community. Wherever possible, green building practices will be implemented to provide a more livable and also economical home.

The new construction is within the Central Albany Revitalization Area. It is also within the mixed use residential zone, allowing for partition into two duplex lots which will ultimately increase residential

density in the area. It will also create a more pedestrian and bicycle friendly environment with the construction of new sidewalks.

10. AMOUNT OF MATCHING FUNDS

\$ 97,047.05

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

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

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

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

The CARA funds for this project will be used to accentuate details, upgrade architectural features, and enhance curb appeal. The bottom line is that details increase the cost of a project. CARA funds will help this project to better integrate with the historic neighborhood, creating a showcase project for infill development. CARA funds will also be used to take this home from typical construction to a green built project. It is our hope that with CARA funding the neighborhood will become significantly improved, causing others to invest in the surrounding areas, resulting in an overall improved locale. CARA funding is necessary to bridge the gap from a typically constructed duplex to a project that not only maintains, but improves and enhances the neighborhood.

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: **\$97,047.06**

Other Amount Requested: _____

Please Describe: **See Attached Original Cost vs Enhanced Cost Spreadsheet.**

50 % CARA Contribution	\$ 97047.06
50 % Owner Contribution	\$ 97047.06
Total Cost Enhanced Design	\$ 194094.12

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.

{Signature on file}

Applicant's Signature _____ Date _____

Applicant's Signature _____ Date _____

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

FOR CITY USE ONLY

Date Received: 6-1-10 By: KCP Application Complete: Yes No

If no, comments: attachments

Date application returned to applicant for completion: _____

Date application returned to City: _____

By: _____

Second Ave Duplex	Original Cost		Enhanced Cost
Plans & Prints	1,500.00		3,000.00
Permits	18,000.00		18,000.00
Temporary Power			
Septic Tank/Sewer Hook Up			
Water System			
Excavation/Drain Piping	12,903.85		17,116.15
Foundation	5,836.25		7,836.25
Temporary Toilet	431.80		431.80
Slabs/Sidewalks	10,620.86		16,568.81
Concrete Sawing	342.00		1,750.00
Lumber	29,467.04		37,413.74
Trusses/Rafters	3,528.00		5,200.00
Roofing	7,096.00		10,096.00
Insulation	5,375.00		7,875.00
Decks/Patio			
Soffits			2,500.00
Windows/Patio Doors/Skylite	4,180.00		7,980.00
Exterior Doors			
Interior Doors	4,535.97		5,035.97
Garage Doors	2,268.00		3,468.00
Sheet Rock	13,917.85		15,917.85
Paneling/Wainscoting			
Base/Casing	1,854.54		3,388.71
Handrail/Stairs			
Surrounds/Columns			3,500.00
Closet Shelves			
Gutters	770.00		1,300.00
Heating	3,500.00		11,000.00
Plumbing	12,060.00		13,960.00
Security Prewire			
Electrical	10,713.76		11,713.76
Light Fixtures	1,104.07		2,000.00
Masonry			15,000.00
Stove/Fireplace			
Cabinets	12,050.00		12,050.00
Appliances	2,784.87		3,784.87
Ceramic Tile/Granite	7,549.28		7,549.28
Countertops			
Carpeting	2,582.00		2,582.00
Vacuum Prewire			
Hardwood Flooring			
Nails/Misc/Power	1,720.46		2,720.46
Mirrors	2,068.50		2,068.50
Bath Fixture/Hardware			
Backfill			
Cleanup/Dumpsters			
Framing	7,500.00		11,500.00
Finish	2,500.00		4,200.00
Siding	5,000.00		9,800.00
Painting	9,526.93		13,526.93
Move/Demo	6,000.00		6,000.00
Landscape	1,500.00		10,000.00
Sub Total			
Contractor Fee			
Total	210,787.03		307,834.08
Grand Total (x 2 buildings)	421,574.06	-	615,668.16
	Difference		50% CARA
	194,094.10		97,047.05

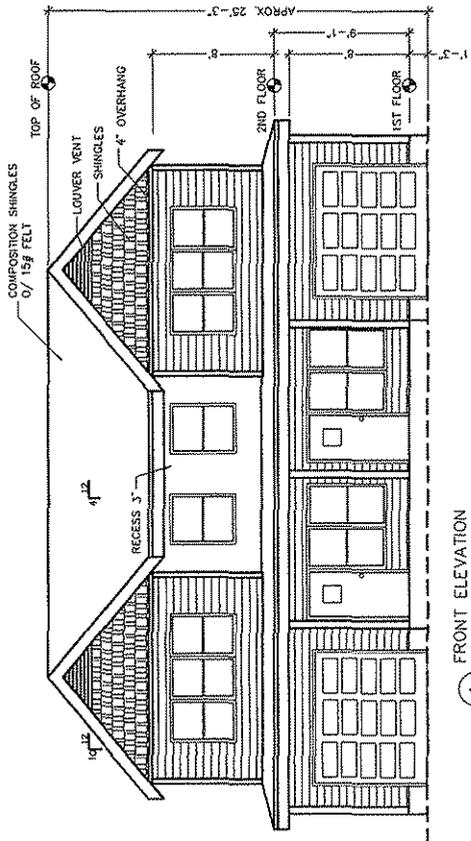
Stamp

CADD CONNECTION, LLC
 78 LAUREL ST
 ALBANY, OR 97321
 PH: (503) 862-8771

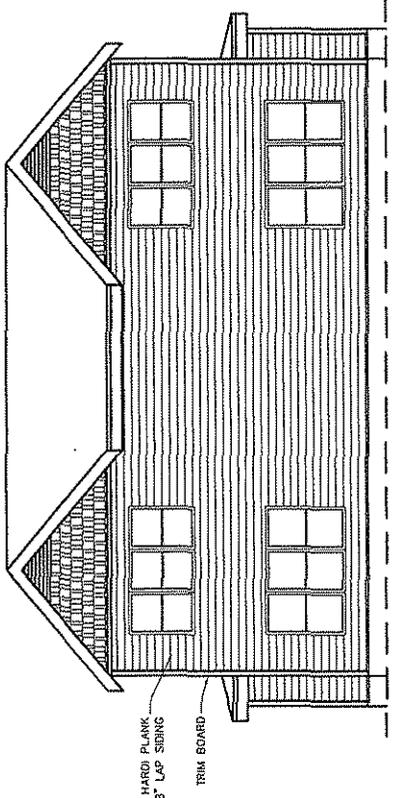
NO.	REVISION REMARKS	DATE

PROJECT NO: 102682
 SHEET TITLE: ELEVATION MEWS DUPLEX B
 DRAWN BY: KM
 CHECKED BY: JVC
 AS SHOWN
 DATE DRAWN: 3/13/2010
 M. SEIGNER
 904 2ND

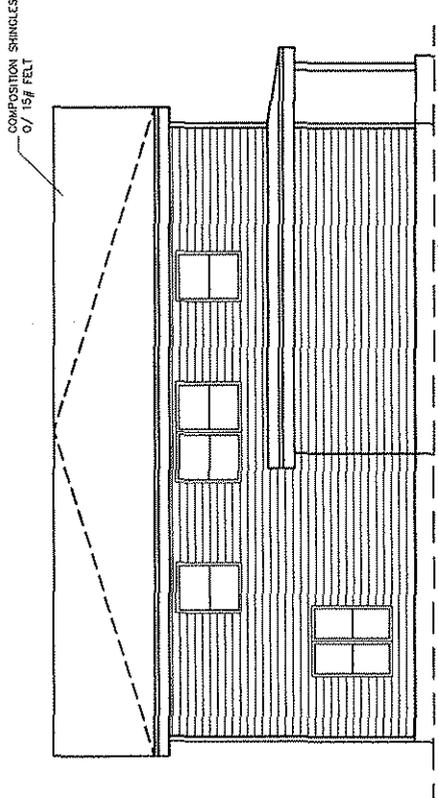
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 SHEET NO: 1
 TITLE: DUPLEX B



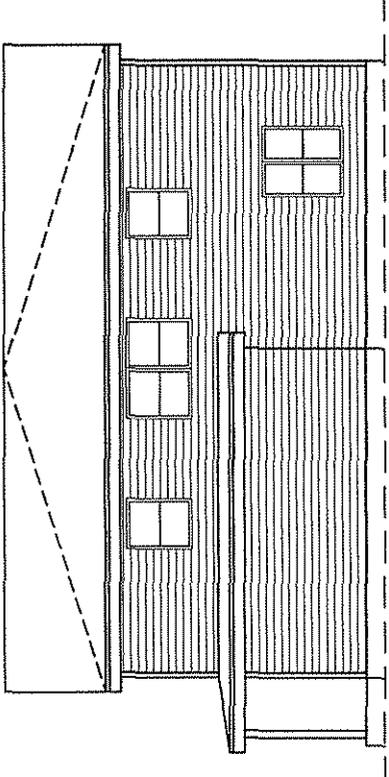
1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



4 RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

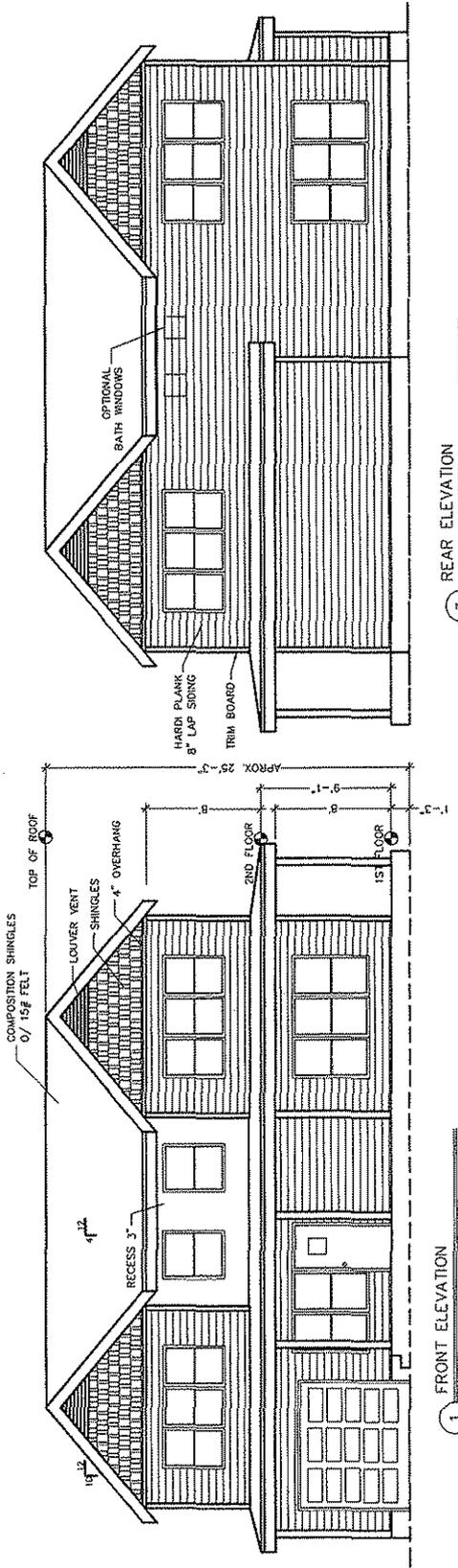
- GLASS AND GLAZING
1. ALL WINDOWS AND SKYLIGHTS SHALL BE DOUBLE GLASS THERMAL PANE.
 2. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH 25% OF THE FLOOR AREA IN GLAZING, 50% OF WHICH MUST BE OPENABLE.
 3. GLAZING WITHIN 18" OF THE FLOOR, OR WITHIN 12" OF DOORS, SHALL BE OF TEMPERED GLASS.

Stamp

No.	REVISION	DATE

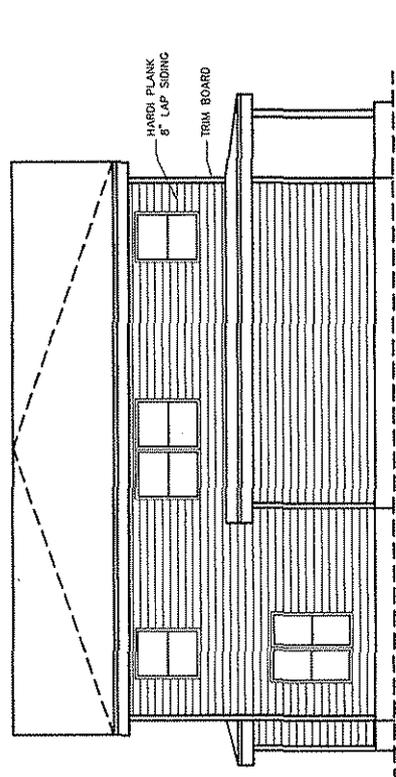
DATE DRAWN: 3/13/2010
 DRAWN BY: KMI
 CHECKED BY: JVC
 SCALE: AS SHOWN
 PROJECT NO.: 102682
 SHEET NO.: EV01

ELEVATION VIEWS
 DUPLEX A
 M. SEIGNER
 904 2ND

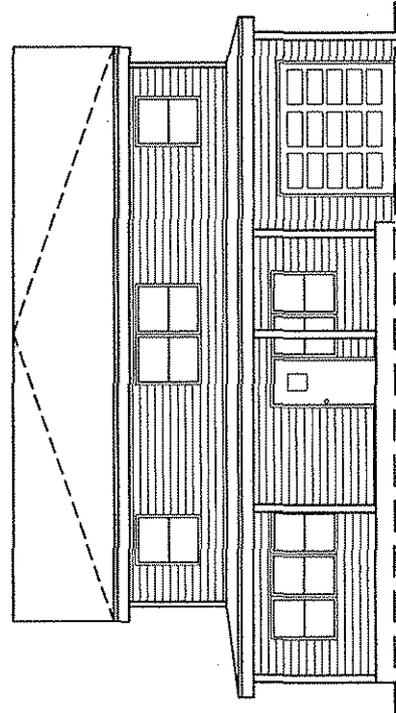


1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

3 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



3 LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



4 RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

- GLASS AND GLAZING
1. ALL WINDOWS AND SKYLIGHTS SHALL BE DOUBLE GLASS THERMAL PANE.
 2. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH 8% OF THE FLOOR AREA IN GLAZING, 50% OF WHICH MUST BE OPENABLE.
 3. GLAZING WITHIN 18" OF THE FLOOR, OR WITHIN 12" OF DOORS.



TO: CARA Advisory Board
FROM: Kate Porsche, Urban Renewal Manager *Kate (signature)*
DATE: June 9, 2010
SUBJECT: Lepman Forgivable Loan

Summary

Scott Lepman, owner of the property located at the corner of Sixth Avenue and Montgomery, will be coming before you to request a forgivable loan to assist with costs associated with the rehabilitation of an older apartment building to make it more compatible with the neighborhood.

Background

The building located at 305 Sixth Avenue SE has a dilapidated, 1970's apartment building with seven units. Mr. Lepman recently purchased the property and is looking to make it more compatible with the surrounding neighborhood. Mr. Lepman and I spoke early in the process to talk about ways in which the property could be enhanced.

Mr. Lepman's original plans called for siding and paint to spruce up the exterior as well as some enhancements to the interior. Like the Siegner's project, staff wondered if there was a way that we could make this project a stand-out design that would better compliment the surrounding historic structures. To that end, we engaged Rob Dortignacq to come down and meet with Mr. Lepman and his architect, Lori Stevens, to discuss ideas about how the property could be enhanced. Mr. Lepman's architect drew up plans that greatly enhance the look of the property, make it a better fit to the neighborhood, and to stand as a great example of how to make existing 1970's structures better fit in with historic and mature neighborhoods.

Proposal

Mr. Lepman is requesting assistance with half the costs of the aspects of the project that are above and beyond what he had originally planned to complete:

Original Project Costs:	\$106,133
Expanded Project Costs:	\$168,421
Difference:	\$ 62,288
50% Forgivable Loan Request:	\$ 31,144

Staff Recommendation

Staff worked directly with the applicant to create a rehabilitation project that could set a strong example for future rehabilitation of existing structures within Central Albany. The design was created with a special eye to enhancing the building so that it would be compatible in look and scale with the surrounding neighborhood, create private space for the tenants, and give better delineation between the building and the sidewalk and public space.

Our goals include a strong residential component. This project would have a complimentary look and feel to the surrounding neighborhood and would showcase the right type of rehabilitation of existing structures for Central Albany. Located in the southeast area of the community, this project could have a ripple effect in the surrounding neighborhood that has been targeted as an area that is poised for positive change.

For these reasons staff feels this project is a strong match to CARA's objectives, will be a win-win for the community and 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. <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. ◆ 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?	Total costs of this project are about \$175,042 with a projected future value of \$490,680. The applicants are asking CARA for assistance with 50% of the costs associated with the enhanced design. Because this is a forgivable loan CARA will have a security interest in the property. ROI is likely through tax-increment by year 9.
C)	Private Risk	Is this a "first-in" project or an untried type of development?	Somewhat. This would be a pilot project to showcase how quality rehabilitations of existing structures can be completed in Central Albany.
D)	Gap	What is the "Gap" or need of the developer?	The costs for the enhanced design are above and beyond what the applicants had anticipated to invest in the project. They are requesting a forgivable loan to assist with 50% of these additional costs.
E)	Blight	Would it remedy a severely blighted building? How?	This will enhance a dilapidated, older building and make it attractive and better both for the general public as well as the tenants.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	Though this project will have high visibility, the project itself will not create vitality as it is a residential project.

G)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	No. Though I would assert that the enhanced design will be much more compatible with the surrounding historic structures.
H)	Adaptability	Would it be developed in a way that ensures it is well used over time	Yes, the compatible design will ensure it is more compatible and adapts to the surrounding neighborhood.
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 enhanced version of this project could highlight how to rehabilitate existing older structure in Central Albany. 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)	Rehabilitation of existing structure is somewhat sustainable.

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

Proposed CARA Investment	\$31,114
Total Project Value (future value-assessed value)	\$490,680
ROI on TIF	Approximately year 9
CARA % of investment	6%
Ratio Public : Private \$\$	\$1 : \$15.76

KCP:ldh

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Lepman Project – 6th and Montgomery





Forgivable Loan

APPLICATION

1. APPLICANT

Name: Scott D. Lepman

Business Name: Glorietta Bay LLC

Address: 100 Ferry Street NW

Albany, OR Zip Code: 97321

Contact Name: Candace Ribera Phone Number: (541) 928-9390

Fax Number: (541) 928-4456 Email Address: scott@slcompany.com

Legal Form: Sole Proprietorship Partnership

Corporation: Profit Non-Profit TIN# 93-1264940

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

2. BUILDING/BUSINESS INFORMATION

Name: Existing 7-Unit Apartment Building

Age of Building: 38 years

Address: 305 Sixth Avenue SE Zip Code: 97321

Legal Description: See Attached Document (in file)

Property Tax Account Number: R 90643

3. OWNER OF PROPERTY (if not applicant)

Name in which title is held: Scott D. Lepman

Contact Name: Candace Ribera Email: candace@slcompany.com

Address: 100 Ferry Street NW

Albany, OR Zip Code: 97321

Phone Number: (541) 928-9390

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

Rehabilitation of an apartment building that was constructed in 1972 and is located in the Hackleman Historic District. The proposed upgrade is intended to enhance the architectural compatibility of the building and the outdoor yard areas with the surrounding historic single family homes as intended by the Central Albany Revitalization Design Guidelines, the Guidelines for Rehabilitating Albany's Historic Residential Buildings and the City of Albany's current standards for multiple family design standards. The interior of 5 of the units will totally be redone. The upgrade of the 6th unit will include totally redoing the bathroom and the kitchen, including the addition of a dishwasher. Unit 7 had previously been redone and is currently occupied. All exterior doors will be upgraded to a style compatible with front doors compatible with a front door style that is in keeping with doors specified in the the City's design guidelines.

6. ESTIMATED COST OF PROJECT: \$ 175,042.41

ESTIMATED VALUE OF PROJECTS UPON COMPLETION: \$ 490,680.00

Basis for valuation and value upon completion: Assessor's current value.

7. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? Scott Lepman Company

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

Address: 100 Ferry Street NW

Phone Number: (541) 928-9390 Email Address: candace@slcompany.com

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

Yes [checked] No []

ESTIMATED ADDITIONAL COSTS: \$ 24,000 (Future Parking Lot Improvement)

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

The property currently suffers from poor management and little to no maintenance. We want to transform the building and yard area into a tenant friendly environment. Six of the seven units in the building will have new appliances, new floor coverings, and new paint. In addition, insulation will be added to bring the building up to current Code requirements. All windows will be energy efficient and will have new window coverings. The exterior of the building will blend in with the Historic District surroundings while providing inviting common and private open space adjacent to Sixth Avenue and Montgomery Street while being pedestrian friendly from the public sidewalks. The improvements to the existing eyesore will send a message of pride in ownership by the applicant, pride in living by the tenants, and a certainty of a high quality living environment for surrounding residential uses and citizens of Albany driving through the neighborhood on their way to Swanson Park to utilize the park or the pool facilities.

10. AMOUNT OF MATCHING FUNDS

\$ 31,143.86

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

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

I recently purchased this property anticipating CARA's assistance in upgrading the site to current City development standards. While funding for the rehabilitation of the building can be obtained at this time, the upgrading of the private and common open space; the decorative retaining wall; the private pedestrian linkage between the units, the rear of the building and the laundry facilities located in the basement; the upgrading of the architectural style of the building; the addition of landscaping and provision of private and common sitting areas are all considered cosmetic. These improvements are intended to attract the best tenants, giving them a home where they will want to stay and enjoy their surroundings.

11. WHERE ELSE HAVE YOU LOOKED FOR FUNDING?

I have not looked elsewhere, as this project is intended to be a pilot project for future rehabilitation project in the Central Albany Revitalization Area and there is no other funding available.

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
Grant Amount Requested: \$31,143.86 Loan Amount Requested: _____

Other Amount Requested: _____

Please Describe: See Attached Cost Estimates (Note: Costs in Bold are actual bids, other costs are based upon recent costs of Scott Lepman Company for the upgrading other multi-family developments in Albany.)

Certification

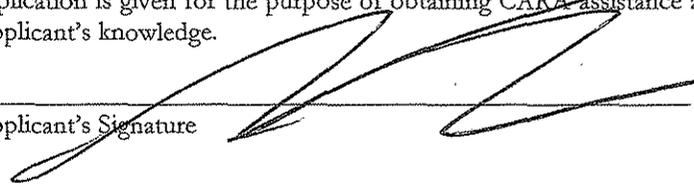
The Applicant understands and agrees to the following conditions:

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

6-8-10

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: 6-8-10

By: KCP

Application Complete: Yes No

If no, comments: attachments

Date application returned to applicant for completion:

Date application returned to City:

By:

6TH AND MONTGOMERY
COST ESTIMATES

PROJECT SYNOPSIS

TOTAL ORIGINAL PROJECT COST: \$ 106,133.69

EXPANDED PROJECT COST FOR CARA
CONSIDERATION: \$62,287.72

APPLICANT EXPANDED COST (NOT INCLUDED IN
EXPANDED COSTS FOR CARA CONSIDERATION): \$6,621.00

TOTAL REQUESTED FROM CARA: \$31,143.86
APPLICANT'S PORTION OF EXPANDED COST: \$31,143.86

TOTAL PROJECT COST: \$ 175,042.41

TOTAL APPLICANT'S COSTS WITH CARA GRANT: 143,498.55

ORIGINAL PROPOSED IMPROVEMENTS

<u>Exterior Improvements</u>	<u>Cost Estimate</u>	<u>Interior Improvements</u>	<u>Cost Estimate</u>
Removal of Siding	\$1,650.00	Remove/Replace/Retexture Sheetrock (5 units)	6,640.00
New Building Siding & Trim Materials	10,237.10	Paint (5 Units -Material)	600.00
Building Siding & Trim Installation	3,757.50	Painting (5 Units -Labor)	850.00
Insulation to Current Code (Ceiling - R38, Floor - R-30)	5650.00	New Carpeting Bedrooms & Stairs (5 Units -Material)	14142.60
Paint Siding & Trim (Material)	\$1,002.00	New Carpeting Bedrooms & Stairs (5 Units - Labor)	4205.00
Paint Siding (Labor)	1,500.00	New Wood Flooring Living Room (5 Units - Material)	3847.50
Replacement Windows (16)	2,381.62	New Wood Flooring Living Room (5 Units - Labor)	2850.00
Windows Installation Labor	750.00	Kitchen & Bath fixtures (5 Units - Material)	1572.00
Trim Material for Windows Missing Trim (3)	790.50	Kitchen & Bath fixtures (5 Units - Install Labor)	1050.00
Landscape Material Adjacent to Building Foundation	164.67	Kitchen Appliances (5 Units - range, refrigerator)	3775.00
Installation of Landscape Materials	300.00	Kitchen Appliances (5 Units - range, refrigerator - Install)	255.00
Material Weed & Feed for Lawn	80.00	Kitchen Appliances (Dishwasher - 6 Units)	1374.00
Labor Weed & Feed Lawn	35.00	Kitchen Appliances (Dishwasher - 6 units - Install)	420.00
SUBTOTAL:	\$28,298.39	Kitchen & Bath Counter Tops (6 Units - Material)	576.00
		Kitchen & Bath Counter Tops (6 Units - Labor)	840.00
Other Costs		Kitchen & Bath Cabinets (4 Units - Material)	11920.00
Wages Construction Management Services	5925.00	Kitchen & Bath Cabinets (4 Units - Labor)	840.00
8% Contingency	6,219.70	Kitchen, Dining, Bath Tile (5 Units - Material)	769.50
Temporary Security Fencing (min. 1-3 months)	590.00	Kitchen, Dining, Bath Tile (5 Units - Labor)	7040.00
SUBTOTAL:	12734.70	Interior Window Coverings (5 units)(Material & Labor)	1534.00
		SUBTOTAL:	65,100.60
TOTAL ORIGINAL PROJECT COST:	\$106,133.69		

6TH AND MONTGOMERY
COST ESTIMATES

**EXPANDED PROJECT
PROPOSED FOR CARA CONSIDERATION**

**EXPANDED PROJECT NOT PROPOSED
FOR CARA CONSIDERATION**

<u>Exterior Improvements</u>	<u>Cost Estimate</u>	<u>Exterior Improvements</u>	<u>Cost Estimate</u>
2 Attic Grill Vents to Provide Accent (East & West Walls)	99.98	Rear Patio Cover Material	3821.00
Installation of Attic Vents	280.00	Rear Patio Cover Installation Labor	2800.00
New Exterior Doors	3,465.00		
Installation of New Exterior Doors (8)	600.00		
Concrete Material - all Sidewalks (40 cubic yds @ \$73.90)	2,956.00		
Concrete Labor for Connecting Walkway (N/S & E/W)	720.00		
Concrete Labor Walkway & Steps - Porch to 6th Street	1350.00		
Concrete Labor 6th Street Sidewalk & Mailbox Pad	170.00		
Concrete Labor for Montgomery St. Sidewalk & ADA Ramps	925.00		
Knee-bracing for Porch Covers	1,694.86		
Porch Cover Material (decking & roofing material)	1,453.12		
Porch Cover Installation Labor	2,400.00		
Sod Removal Costs	1,700.00		
Fill Material to Level South & West Yard Areas	1,250.00		
Labor to Level South & West Yard Areas	1,100.00		
Crushed Gravel for Private Streetside Terraces(4 yds@32.50/yd.)	130.00		
Installation of Streetside Terraces	980.00		
Masonry Block & Cap Material	4,064.00		
Masonry Rebar	840.00		
Footings for Masonary Walls (Labor)	1,380.00		
Installation of Retaining Wall and Columns	4,580.00		
Landscaping Plant Materials	3,461.76		
Landscaping Material Install Labor	1,500.00		
Material & Labor for Irrigation System (Drip)	2500.00		
Water SDC-Commercial 1" Meter & Installation	6382.00		
Material/Fabricate Rod Iron Fencing & Powdercoating (e.,w., & s.)	1600.00		
Material/Fabricate Rod Iron Gates & Powdercoat (south)	1056.00		
Installation Rod Iron Fencing & Gates (e.,w., & s.)	4,800.00		
Material/Fabricationr Rod Iron Fencing (north)	3375.00		
Installation Rod Iron Fencing (north)	1125.00		
2 Metal Benches for West Sitting Area	500.00		
Building Architech (Broadleaf Architecture)	3,200.00		
Landscape Plan (Kapa Landscape Design)	650.00		
SUBTOTAL:	\$62,287.72	SUBTOTAL:	6621.00



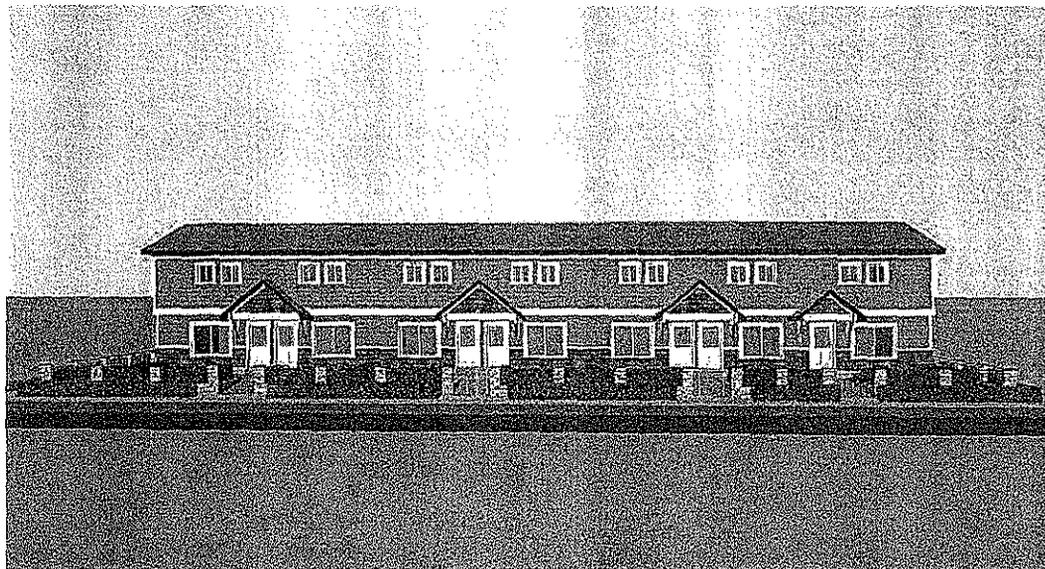
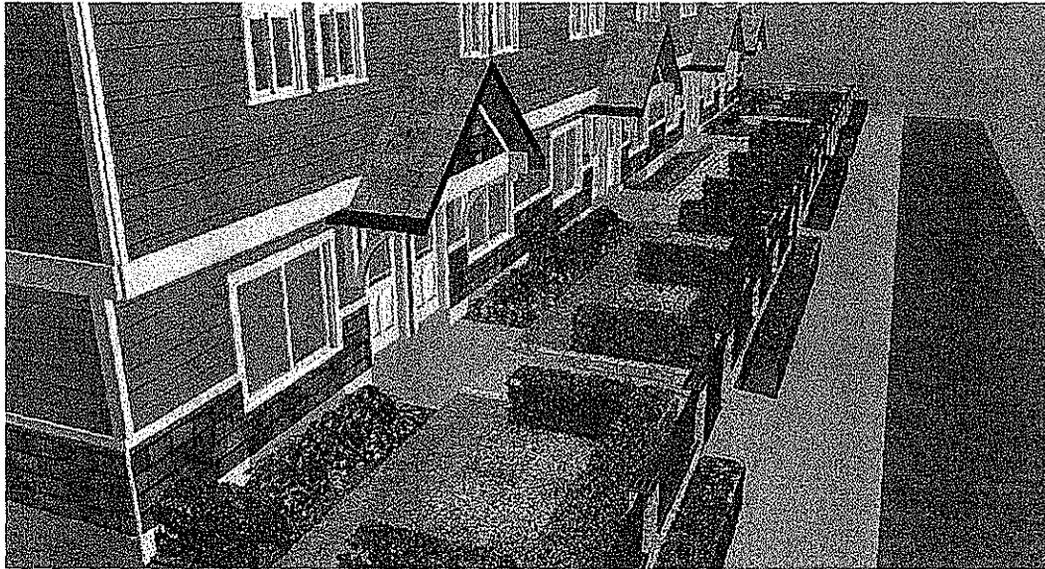
After remodel.

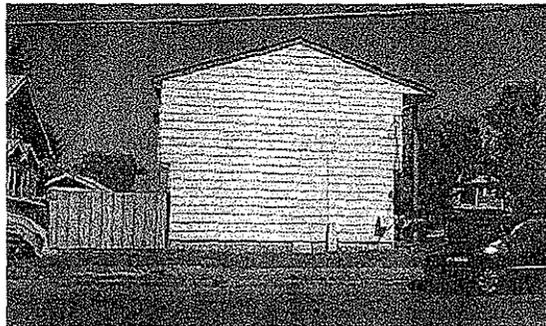
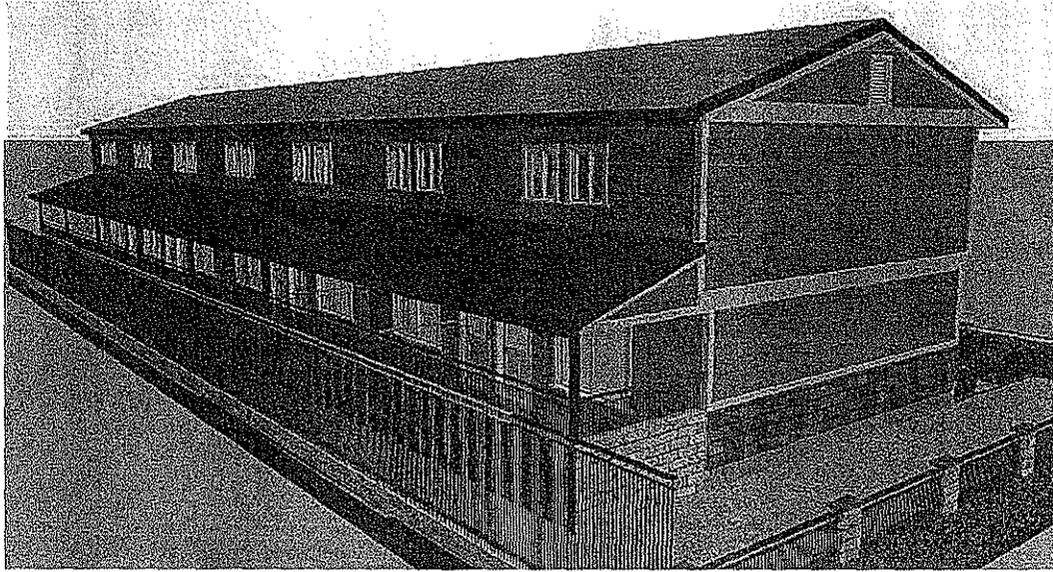


One unit before remodel.



One unit after remodel.





Side of units.



Back of units.

Pan Pictures

Click on links below for 360 degree views of Rooms

If movie does not load - you may not have the required Quick Time Player -

[Download Player Here](#)

To pan around the picture - click on the opened image and drag the mouse around the image.

Exterior Pan Movie



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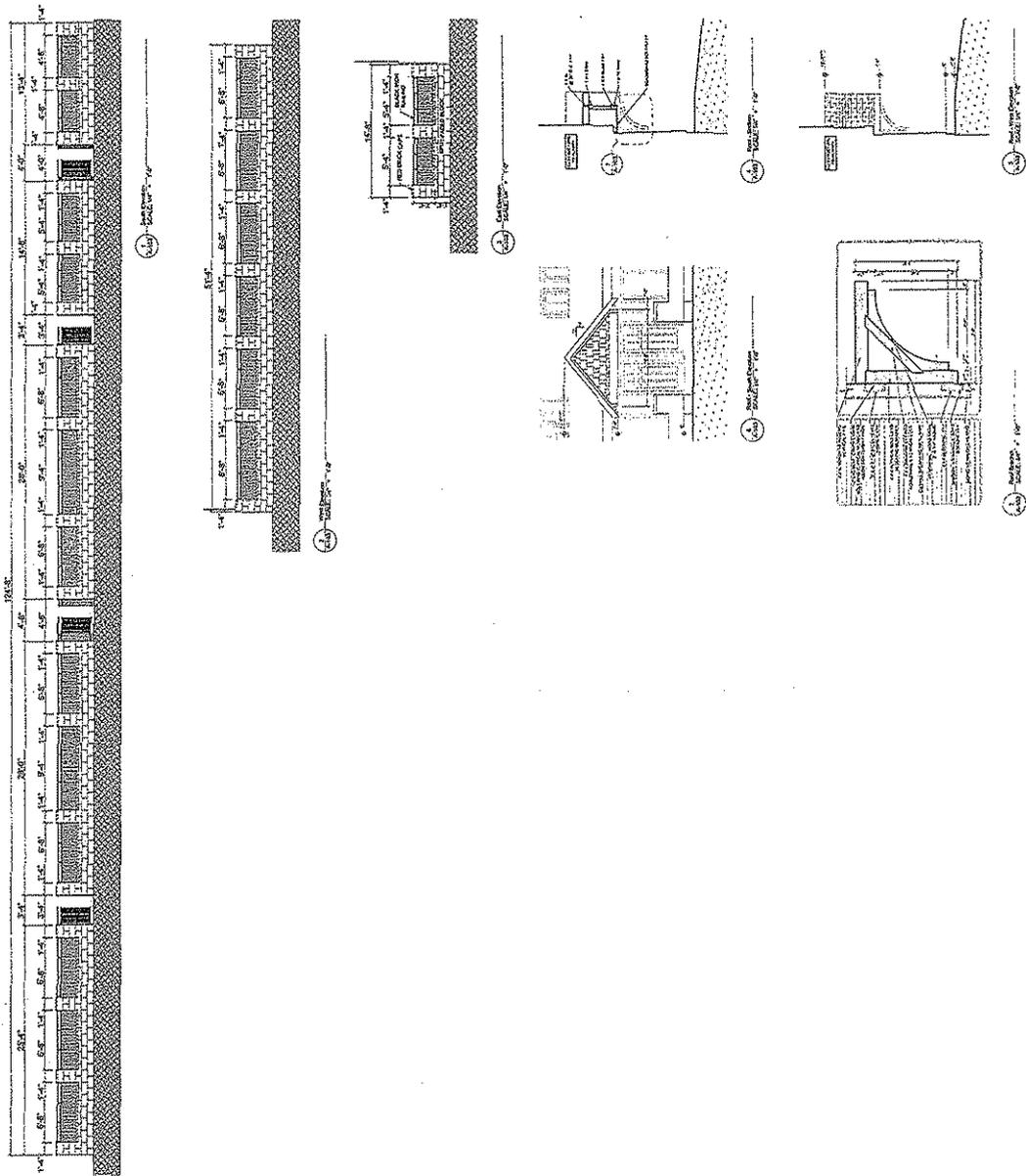
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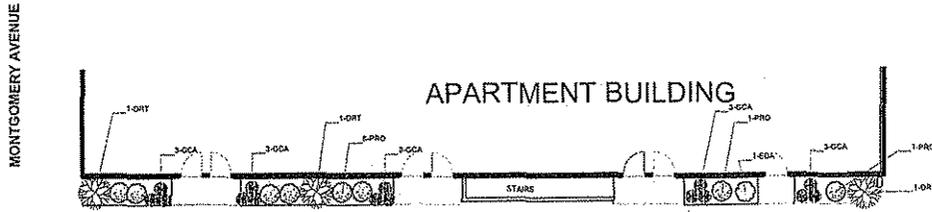
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NO. 58	10/11/11	10/11/11
NO. 59	10/11/11	10/11/11
NO. 60	10/11/11	10/11/11
NO. 61	10/11/11	10/11/11
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NO. 100	10/11/11	10/11/11

SCOTTLEMAN
 5TH STREET APARTMENTS
 ALBERTA REGION
 PROJECT NO. 11111111

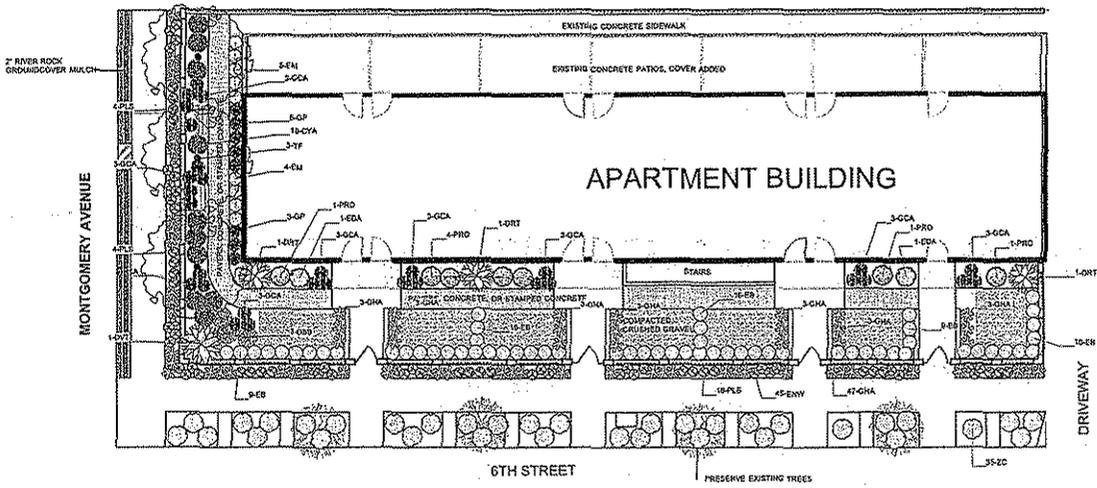


FOR INFORMATION
 NOT TO BE USED
 FOR
 CONSTRUCTION





PROPOSED LANDSCAPE IMPROVEMENTS WITHOUT EXTERIOR REMODEL



PROPOSED LANDSCAPE IMPROVEMENTS WITH EXTERIOR REMODEL

Sustainable landscape plan utilizing native and drought tolerant plants

- Notes:
1. All plants are drought tolerant once established. They will require irrigation the first two summers until the roots are established.
 2. All planting areas should be rototilled thoroughly to break up the existing soil. 2 inch layer of compost should be added to native soil prior to planting. Planting beds shall be mulched with 2 inch layer of fir bark. Keep bark mulch 3 inches away from trunks and stems. Fertilized with all purpose (10-10-10) slow release fertilizer at planting. Planting plants in individual holes in compacted soil is prohibited.

Plant List	Code	Size	Botanical Name	Common Name	Quantity	Notes
1-ORT	1-ORT	1-0"	Ornithogalum vulgare	Star of Bethlehem	10	
3-GCA	3-GCA	3-0"	Geranium robertianum	St. Geranium	10	
4-EN	4-EN	4-0"	Erigeron annuus	Field Bindweed	10	
4-GP	4-GP	4-0"	Geranium phaeum	St. Geranium	10	
10-DYA	10-DYA	10-0"	Dianthus barbatus	French Geranium	10	
3-TF	3-TF	3-0"	Thymus praecox	Common Thyme	10	
4-EM	4-EM	4-0"	Erigeron philadelphicus	Field Bindweed	10	
3-GP	3-GP	3-0"	Geranium robertianum	St. Geranium	10	
1-PRO	1-PRO	1-0"	Prunella vulgaris	Common Blackberry	10	
1-EDA	1-EDA	1-0"	Erigeron annuus	Field Bindweed	10	
3-GCA	3-GCA	3-0"	Geranium robertianum	St. Geranium	10	
1-ORT	1-ORT	1-0"	Ornithogalum vulgare	Star of Bethlehem	10	
3-GCA	3-GCA	3-0"	Geranium robertianum	St. Geranium	10	
1-PRO	1-PRO	1-0"	Prunella vulgaris	Common Blackberry	10	
1-ORT	1-ORT	1-0"	Ornithogalum vulgare	Star of Bethlehem	10	
15-ER	15-ER	15-0"	Erigeron annuus	Field Bindweed	10	
15-ER	15-ER	15-0"	Erigeron annuus	Field Bindweed	10	
15-FLR	15-FLR	15-0"	Floricornia sp.	Floricornia	10	
45-ENW	45-ENW	45-0"	Erigeron annuus	Field Bindweed	10	
47-GHA	47-GHA	47-0"	Geranium robertianum	St. Geranium	10	
35-ZC	35-ZC	35-0"	Zinnia sp.	Zinnia	10	

		LEPMAN PROPERTIES 6TH ST. APARTMENT Planting Plan		Page 1 of 1
Date: 6/03/2010	Scale: 1/8"=1'-0"	Designer: Kapa Korobeinikov	email: kapa@kapalandscape.com 541-760-7598	



TO: CARA Advisory Board
FROM: Kate Porsche, Urban Renewal Manager *Kate (ea)*
DATE: June 9, 2010
SUBJECT: Poris Forgivable Loan

Summary

Linda Poris, owner of the property located at the corner of First and Broadalbin, will be coming before you to request a forgivable loan to assist with costs associated enhancements to the storefront of her historic building.

Background

The building located at 301' First Avenue West is a historic building built in 1890. The façade had been changed over time, and Linda has worked with Albany architect Heidi Overman to come up with a design that would be historically appropriate.

Proposal

Linda is requesting assistance with the storefront rehabilitation and awnings:

Project Costs:	\$72,880
50% Forgivable Loan Request:	\$36,440

Staff Recommendation

This project is a traditional, sensitive rehabilitation of a historic structure. Located at a prime corner in downtown, this project is highly visible; so enhancements to the building such as the awnings and removal of the mural will have a strong visible impact.

For these reasons, staff feels this project is a good match to CARA's objectives of historic preservation and downtown vitality, and 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. <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.
B)	Financial Impacts	What is the financial risk and financial benefit to CARA?	Total CARA contribution to the project is about \$36,000. The applicants are asking CARA for assistance with 50% of the costs associated with the project. Because this is a forgivable loan CARA will have a security interest in the property. ROI is not likely as the property will be placed on the historic tax freeze.
C)	Private Risk	Is this a "first-in" project or an untried type of development?	No, this is a project type that has been tried before, but has been shown to be successful
D)	Gap	What is the "Gap" or need of the developer?	The costs for the design are above and beyond what the applicants has available to invest in the project. They are requesting a forgivable loan to assist with 50% of the project costs.
E)	Blight	Would it remedy a severely blighted building? How?	This project would enhance the look of a historic downtown building by through rehabilitation, removal of the mural and addition of attractive awnings.
F)	Vitality	Would it serve as a people-attractor or as an anchor for the initial focus area?	This project will have high visibility and is a retail building in the downtown core.

G)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	Yes. This project would begin the rehabilitation of a 1890 historic building in downtown.
H)	Adaptability	Would it be developed in a way that ensures it is well used over time	Yes, the compatible design will ensure it is compatible and adapts to the surrounding 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)?	Yes, located in the core of downtown the retail component of this project is the desired use for this prime location.
J)	Sustainability	How does it meet the Governor's Objectives for Sustainable Communities? (Environmental, Economic Development, Community/Social)	The historic preservation can be considered sustainable.

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

Proposed CARA Investment	\$36,440
Total Project Value (future value-assessed value)	\$72,880
ROI on TIF	N/A as property will be placed on historic tax freeze
CARA % of investment	50%
Ratio Public : Private \$\$	\$1 : \$2

KCP:ldh

U:\Economic Development\CARA\CARA Advisory Board\2010\Staff Reports\06.09.10 Paris Forgivable Loan.doc



Grant
APPLICATION

1. APPLICANT

Name: Linda Poris

Business Name: _____

Address: 356265 Oakville Rd SW

Albany, OR Zip Code: 97321

Contact Name: Linda Poris Phone Number: 541 990-8527

Fax Number: 541 704-0300 Email Address: lfporis@comcast.net

Legal Form: Sole Proprietorship Partnership

Corporation: Profit Non-Profit TIN# _____

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

2. BUILDING/BUSINESS INFORMATION

Name: Sternberg Clothing

Age of Building: 1890

Address: 301 1st Ave SW Albany, OR Zip Code: 97321

Legal Description: 11S-3W-6CC Lot 1900

Property Tax Account Number: R 80768

3. OWNER OF PROPERTY (if not applicant)

Name in which title 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 (IN ORDER OF PRIORITIES)

1 REMOVE EXISTING WOOD FACADE (NOT ORIGINAL, ROTTED, & DANGEROUS), 2 REPAIR MASONRY & BUILD UP CORNICE, 3 RE STUCCO UPPER 1/3 OF BUILDING

6. ESTIMATED COST OF PROJECT: \$ 72,800 (CONT. ON SEP. SHEET)

ESTIMATED VALUE OF PROJECTS UPON COMPLETION: \$ 72,800

Basis for valuation and value upon completion: SEE ATTACHED BREAKDOWN.

NUMBERS ARE BEST ESTIMATES AS THERE ARE STILL MANY UNKNOWN'S AS TO CONDITION OF BUILDING.

7. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? LARRY PRESTON, GENERAL CONTRACTOR / HEIDI OVERMAN, ARTISAN DESIGN WORKS (If applicant prepared their own estimate, objective verification may be required.)

Address: 1152 12TH AVE SW / 1120 12TH AVE SW, ALBANY 97321

Phone Number: 541.812.1144 / 503.884.2772 Email Address: prestonk9@verizon.net / heidi.overman@comcast.net

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

Yes [X] No []

ESTIMATED ADDITIONAL COSTS: \$ UNKNOWN FOR ELECTRICAL

TOTAL ESTIMATED COST OF ALL WORK: \$ & MOISTURE ISSUES

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

THIS PROJECT WILL TURN A VERY PROMINENT BUT HISTORICALLY MUDDLED & UNATTRACTIVE & DANGEROUS BUILDING (LOCATED ON THE PROMENADE) INTO AN ATTRACTIVE, & HISTORICALLY APPROPRIATE BUILDING. IT WILL PROVIDE AN ADDITIONAL PEDESTRIAN AMENITY: A COVERED PUBLIC SIDEWALK & NOT STAND OUT AS AN EYESORE ANYMORE.

10. AMOUNT OF MATCHING FUNDS

\$ 30,000 CONFIRMED
6,800 POSSIBLE LOAN

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

APPLICANT'S PERSONAL SAVINGS ACCOUNT. NOT SURE ABOUT LOAN.

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

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

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

APPLICANT REALLY DESIRES TO UPGRADE HER BUILDING BY MAKING NECESSARY REPAIRS & RESTORING/FINISHING IT WITH HISTORICALLY APPROPRIATE & ATTRACTIVE FINISHES. UNFORTUNATELY HER AVAILABLE FUNDS ARE SEVERELY LIMITED (SEE BUDGET).

11. WHERE ELSE HAVE YOU LOOKED FOR FUNDING?

CURRENTLY WORKING ON APPLICATION FOR BOTH A FEDERAL TAX CREDIT & THE OREGON HISTORIC TAX FREEZE PROGRAM.

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

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

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

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

Building Redevelopment Funding

Grant Amount Requested: _____

FORGIVABLE LOAN: \$30,000
Loan Amount Requested: _____
UP TO: \$36,400

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.

{Signature on file}
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: 6-10-10 By: KCP Application Complete: Yes No

If no, comments: attachment

Date application returned to applicant for completion: _____

Date application returned to City: _____

By: _____

5. DESCRIPTION OF PROJECT (CONT)

301 FIRST

- ④ REMOVE BRICK ON COLUMNS, STUCCO COLUMNS & PILASTERS, ⑤ ADDRESS DANGEROUS ELECTRICAL ISSUES, ⑥ MOISTURE INTRUSION ISSUES IN BASEMENT, ⑦ INSTALL NEW (FIBERGLAS) BRACKETS ON PILASTERS & NEW BUILT UP MOLDINGS ON DOUBLE CORNICE (FRONT), ⑧ INSTALL (3) FABRIC AWNINGS ON FRONT, ⑨ INSTALL TALL ARCHED WINDOW, ⑩ INSTALL (3) ARCHED WINDOWS (SMALL), ⑪ BUILD NEW STAIR ON ALLEY SIDE, ⑫ PHASE 2 ITEMS (FUTURE PROJECT): BRICK ARCH WITH KEYSSTONE ON FRONT TO MATCH ORIGINAL & NEW WOOD STOREFRONT AT EDGE OF SIDEWALK ON FIRST.

COST ESTIMATE BREAKDOWN

301 FIRST

• MASON	22,000
• WINDOWS & DOORS	11,000
• TRIM, HARDI PANELS (IF REQ'D) BENEATH AWNINGS), PAINT	11,000
• DEMOLITION & DISPOSAL	3,000
• AWNINGS	12,000
• SITE MANAGEMENT, SAFETY, SCAFFOLDING	4,000
• DESIGN FEE	2,880
• CARPENTRY & PROFIT	7,000
	<u>72,880</u> TOTAL

(DOES NOT INCLUDE PERMITS)

Project Description:
**301 FIRST AVENUE
 BUILDING FACADE
 REMODEL**

Project Location:
**301-305 FIRST AVE,
 ALBANY, OREGON**

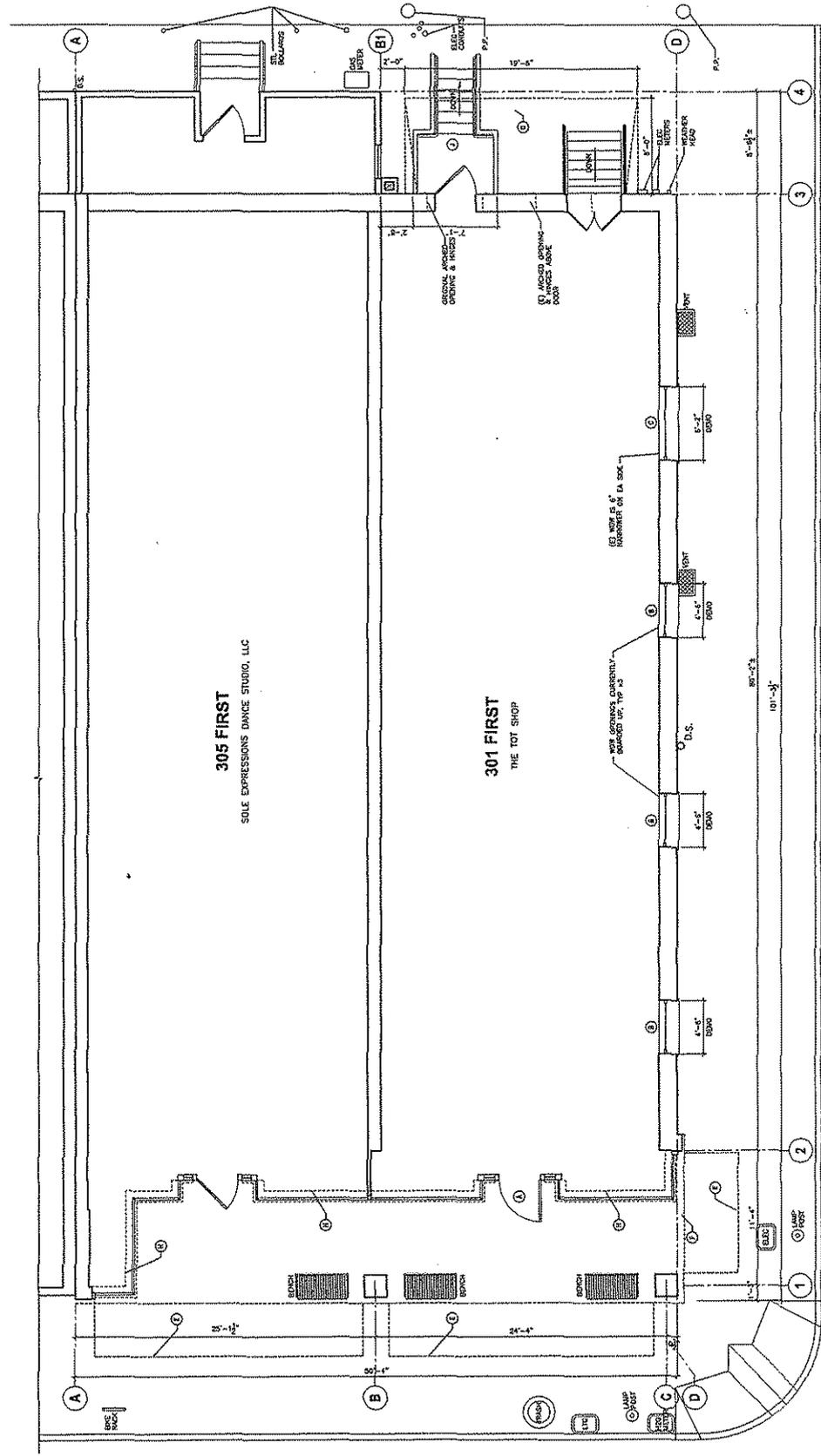
Inc:
**Linda Paris & Bob
 Mainord**
 541.580.8527

**ARTISAN
 DESIGN
 WORKS, LLC**
 COMMERCIAL & RESIDENTIAL DESIGN

303.484.3777
 1875 1/2 AVENUE
 ALBANY, OR 97112
 info@artisan-design.com

ISSUED FOR / REVISIONS	Date	Description
1		IFR

Project No: 035_LF18
 Project: 301 - FIRST AVE
 Name: BUILD - FACADE
 Date: 07 JUNE 10



KEYED NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 IBC AND ALL APPLICABLE CODES.
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CONSTRUCTION NOTES

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