



## NOTICE OF PUBLIC MEETING

ALBANY REVITALIZATION AGENCY  
City Hall Council Chambers  
Wednesday, April 20, 2011  
Immediately Following the CARA Advisory Board Meeting

### AGENDA

1. CALL TO ORDER (Chair Floyd Collins)
2. ROLL CALL
3. APPROVAL OF MINUTES:
  - March 16, 2011. [Pages 1-2]
  - Action: \_\_\_\_\_
4. SCHEDULED BUSINESS
  - a. Business from the Public
  - b. Adoption of Resolutions
    - 1) Fortier Chiropractic Health Care (Seth Fortier) (\$5,000). [Page 3]  
Action: \_\_\_\_\_ ARA RES. NO. \_\_\_\_\_
    - 2) Albany Redevelopment (Rosenblatt/Ward) (\$120,000 loan). [Page 4]  
Action: \_\_\_\_\_ ARA RES. NO. \_\_\_\_\_
5. BUSINESS FROM THE AGENCY
6. NEXT MEETING DATE: *Next regular meeting Thursday May 12, 2011*
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 16, 2011

MINUTES

Agency Members present: Jeff Christman, Bill Coburn, Floyd Collins, Sharon Konopa, Dick Olsen, Ralph Reid, Jr.

Agency Members absent: Bessie Johnson (excused)

Staff present: Urban Renewal Manager Kate Porsche, Administrative Assistant Teresa Nix

CALL TO ORDER

Chair Floyd Collins called the meeting to order at 5:50 p.m.

APPROVAL OF MINUTES

January 19, 2011

**MOTION:** Ralph Reid, Jr., moved to approve the January 19 minutes as presented. Jeff Christman seconded the motion, and it **passed** unanimously.

SCHEDULED BUSINESS

Business from the Public

None.

Adoption of Resolutions

*1<sup>st</sup> Hand Seconds – Unique Boutique (Deborah Boulanger) (\$2,808)*

**MOTION:** Reid moved to adopt the resolution approving the 1<sup>st</sup> Hand Seconds request for \$2,808. Christman seconded the motion, and it **passed** unanimously. The resolution was designated as ARA Resolution No. 2011-01.

*Browsers' Bookstore (Scott Givens) (\$5,000)*

**MOTION:** Reid moved to adopt the resolution approving the Browsers' Bookstore request for \$5,000. Christman seconded the motion, and it **passed** by a vote of 5 to 1 with Coburn voting no. The resolution was designated as ARA Resolution No. 2011-02.

*Albany Civic Theater (Dean Keeling) (\$5,000)*

**MOTION:** Reid moved to adopt the resolution approving the Albany Civic Theater request for \$5,000. Christman seconded the motion, and it **passed** unanimously. The resolution was designated as ARA Resolution No. 2011-03.

*129 First Avenue W (Gary Nieland) (\$500)*

**MOTION:** Reid moved to adopt the resolution approving the 129 First Avenue W request for \$500. Christmas seconded the motion, and it **passed** by a vote of 5 to 1 with Coburn voting no. The resolution was designated as ARA Resolution No. 2011-04.

*St. Mary's Parish (Reverend Andrew Thomas) (\$1,300)*

**MOTION:** Reid moved to adopt the resolution approving the St. Mary's Parish request for \$1,300. Christman seconded the motion, and it **passed** by a vote of 4 to 1 with Coburn voting no and Konopa abstaining. The resolution was designated as ARA Resolution No. 2011-05.

*C.H.A.N.C.E. (Michelle Shannon) (\$5,000)*

**MOTION:** Reid moved to adopt the resolution approving the C.H.A.N.C.E. request for \$5,000. Christman seconded the motion, and it **passed** unanimously. The resolution was designated as ARA Resolution No. 2011-06.

*Loafers (Montie and Wendy Torgenson) (\$5,000)*

**MOTION:** Reid moved to adopt the resolution approving the Loafers request for \$5,000. Christman seconded the motion, and it **passed** by a vote of 5 to 1 with Coburn voting no. The resolution was designated as ARA Resolution No. 2011-07.

#### BUSINESS FROM THE AGENCY

None.

#### NEXT MEETING

The next regular ARA meeting will be held Wednesday, April 20, 2011, immediately following the CARA Advisory Board meeting.

#### ADJOURNMENT

Hearing no further business, Chair Collins adjourned the meeting at 5:55 p.m.

Respectfully submitted by,

Teresa Nix  
Administrative Assistant

Reviewed by,

Kate Porsche  
Urban Renewal Manager

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

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY ESTABLISHING A FINAL ACTION ON SETH FORTIER'S REQUEST FOR SMALL GRANT FUNDS FOR THE PROPERTY KNOWN AS 208/218/220 FIFTH AVENUE W

WHEREAS, the aforementioned applicant has 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: Seth Fortier has requested \$5,000.00 in a Small Grant from the ARA to complete \$14,500.00 in project work at the property known as 208/218/220 Fifth 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 April 20, 2011, meeting, the CARA Fund has the ability to complete various projects with cash-on-hand to pay the annual debt service.
4. Public Good: The upgrade of this building's windows will help improve the exterior of an outdated building that is in a highly visible location.
5. Location: This project is located in the heart of downtown.
6. Process Compliance: Applicant has complied with all steps in the process.

BE IT FURTHER RESOLVED that the Albany Revitalization Agency concludes that the project will help retain and enhance the value of the existing private investment in the area and will help improve a building that is in a highly visible location; 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 applicant's 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 20<sup>TH</sup> DAY OF APRIL 2011.

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

ATTEST:

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

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

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY (ARA) ESTABLISHING A FINAL ACTION ON THE ALBANY REDEVELOPMENT LLC'S REQUEST (ALFORD WARD AND RANDY ROSENBLATT) FOR LOAN FUNDS FOR THE PROPERTY KNOWN AS 228 THIRD AVENUE SE

WHEREAS, the aforementioned applicants have requested a loan 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: Alford Ward and Randy Rosenblatt have requested \$120,000 in a loan from the ARA to complete \$120,000 in project work including at the property known as 228 Third Avenue SE.
2. Financial Condition of the Agency: As of the April 20, 2011, meeting the CARA Fund has the cash on hand to pay for this project, cover the annual debt service, and still leave room for future borrowing.
3. Public Good: The low-income housing and home ownership components meet the social goals.
4. Location: The project is located on the cusp of downtown in an important location that transitions downtown to the Hackleman Historic District.
5. Process Compliance: Albany Redevelopment has complied with all steps in the process.

BE IT FURTHER RESOLVED that the ARA concludes that this project would meet many of the objectives of the Urban Renewal Plan. These objectives include encouraging home ownership, housing density, and bringing density to the core of our city. Albany Redevelopment has a proven track record of success within Albany. These funds are critical to complete the project. CARA's investment in the project will be secured by a lien in second position on the property, and there is a current appraisal showing the completed value to be \$375,000, putting the total loan-to-value on the project at 78.9%, which gives CARA adequate security; and

BE IT FURTHER RESOLVED that the ARA's approval of this loan is subject to staff direction concerning the appropriate means to secure applicants' compliance with loan applications and contracts and further that this loan is subject to appropriate land use approval; and

BE IT FURTHER RESOLVED that the ARA approves this request for funds.

DATED AND EFFECTIVE THIS 20<sup>TH</sup> DAY OF APRIL 2011.

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

ATTEST:

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