



APPROVED: November 16, 2011

CITY OF ALBANY  
Albany Revitalization Agency  
City Hall Municipal Court Room, 333 Broadalbin Street SW  
Monday, October 12, 2011

MINUTES

Agency Members present: Konopa, Christman, Johnson, Collins, Kopczynski, Olsen, and Coburn

Agency Members absent: None

Staff present: Urban Renewal Manager Kate Porsche, Public Information Officer/Management Assistant Marilyn Smith, Community Development Director Greg Byrne, Public Works Director Mark Shepard, City Attorney Jim Delapoer, City Manager Wes Hare, and Finance Director Stewart Taylor

CALL TO ORDER

Chair Floyd Collins called the meeting to order at 7:15 p.m.

ROLL CALL

SCHEDULED BUSINESS

Adoption of Resolutions

Collins said that there are five resolutions relating to funding on the agenda.

West Anchor – The Albany Carousel Museum (not to exceed \$110,000)

**MOTION:** Member Bill Coburn moved to adopt the resolution, and Member Bessie Johnson seconded it.

Coburn said that the meeting this was discussed at was a busy meeting. He has had a chance to reflect and while he is not opposed to the project, he is curious about the process. Was it done with a Request for Proposals (RFP) or a Request for Qualifications (RFQ) process? Urban Renewal Manager Kate Porsche explained that an architectural selection committee was led by the Carousel Group; not the City. The architectural selection committee includes City staff, the Mayor, one CARA Advisory Member, and the Carousel Group's President, Building Chair, and two Building Committee members. They did an RFQ and advertised paying special attention to contact local firms. In the end, there were four firms that responded; and they were reviewed based on their qualifications. The top two were unanimously selected to be interviewed. THA Architecture was chosen unanimously due to their excellent experience in building public buildings. Examples of their buildings include libraries, museums, and the new theater at the Oregon Shakespeare Festival in Ashland.

Member Jeff Christman asked, for the two that were not interviewed, is it because they didn't qualify? Porsche said yes, they were not interviewed based primarily on their qualifications. Christman asked if they were all local. Porsche said that the firms were from Albany, Salem, Portland, and Springfield.

Christman said that at the CARA Advisory Board meeting, he asked for clarification on the timeline and that is not part of this resolution regarding funding. Porsche said that they didn't put it in because the terms of the contracts, which will come back to the ARA Agency, outline these items. It is a forgivable loan based on when

the project is completed. There have also been questions about using local vendors and supplies; that is a good policy question to be discussed at the next CARA Advisory Board meeting, Wednesday, October 19, 2011, at 5:15 p.m.

**VOTE:** A vote was taken on the motion, and it passed 7-0 with the resolution being designated as Resolution No. 2011-24.

Wayfinding Signage (not to exceed \$75,000)

**MOTION:** Coburn moved to adopt the resolution, and Member Ray Kopczynski seconded it. The motion passed 7-0 with the resolution designated as Resolution No. 2011-25.

Parking Lot Resurfacing (not to exceed \$50,000)

**MOTION:** Coburn moved to adopt the resolution, and Johnson seconded it.

Kopczynski said that at the last meeting there were questions about longevity of the parking lot surface in regards to doing quick resurfacing versus bringing it up to standards. Coburn recalls staff explained that they won't do anything until next year because they missed the paving season. Porsche confirmed that this is a short-term solution. Kopczynski asked, then is it necessary to set the money aside now? Collins said that the resolution just allocates it, it doesn't necessitate that it be spent.

**VOTE:** A vote was taken on the motion, and it passed 6-1 with Kopczynski voting no. The resolution was designated Resolution No. 2011-26.

East Anchor Site (not to exceed \$20,000)

**MOTION:** Coburn moved to adopt the resolution, and Christman seconded it.

Christman said he is surprised that this resolution is before them tonight since it was voted down at the CARA Advisory Board meeting. Porsche said this item was approved by the CARA Advisory Board and is the design of the slip lane that would be east of Lyon Street. Staff does plan to have the conversation with ODOT about the design before money is spent. She said they are careful with tax payer dollars and especially urban renewal dollars.

Johnson asked, is this feasible? Porsche said yes, we believe it is. It is outside the box of what ODOT does, but we think it will work because of the unique configuration. Its presence will unlock access to the east anchor site as well as Water Avenue and the east riverfront developments, like the Wheelhouse.

Johnson said that spending \$20,000 on something that ODOT might not approve concerns her.

Public Works Director Mark Shepard said the purpose is to have the conversation with ODOT and in that they may need to do some conceptual work. This would not be the final design, but they need to analyze the big picture. The engineer's conceptual work is fairly complex, and the cost of \$20,000 is not out of line.

Konopa said that if ODOT does not approve the project, we won't spend the money. Porsche confirmed that they will not spend the money if ODOT says there isn't a possibility for the design. This is set aside if there does need to be some conceptual work done. Porsche said that this could unlock the corridor for the downtown area.

**VOTE:** A vote was taken on the motion, and it passed 5-2 with Johnson and Christman voting no; the resolution was designated Resolution No. 2011-27.

Monteith Riverpark Expansion

**MOTION:** Kopczynski moved to adopt the resolution, and Member Dick Olsen seconded it. The motion passed 7-0 with the resolution designated as Resolution No. 2011-28.

Business from the Public

Oscar Hult, Albany Downtown Association (ADA), announced that the Albany Mainstreet Program got two Excellence in Downtown Revitalization awards at the Oregon Mainstreet Conference held in Baker City in October.

The first, for Outstanding Partnership, was given to the Albany Visitors Association (AVA) and ADA. Hult explained that this award recognizes outstanding contributions by an individual, business, or organization towards the work of the downtown revitalization effort. The partnership between ADA and AVA represents the creativity and hard work taking place across the state to strengthen communities.

Hult said the other award is for Outstanding Public Project, which we received for the Broadalbin Promenade. The award recognizes improvements to public spaces that enhance the space's designation and function and encourages other improvements.

Hult said the award presentations were the highlight of the Oregon Mainstreet Conference, which is an event that brings together those interested in downtown revitalization from across the state. It is remarkable what we have been able to accomplish in Albany.

**BUSINESS FROM THE AGENCY**

None.

**NEXT MEETING DATE**

The next regular ARA meeting will be held Wednesday, October 19, 2011, immediately following the CARA Advisory Board meeting.

**ADJOURNMENT**

Hearing no further business, Chair Collins adjourned the meeting at 7:33 p.m.

Respectfully submitted by,



Mary Dibble, MMC  
Deputy City Clerk

Reviewed by,



Kate Porsche  
Urban Renewal Manager