

## NOTICE OF PUBLIC MEETING

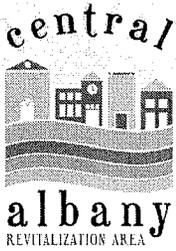
CENTRAL ALBANY REVITALIZATION AREA ADVISORY BOARD  
City Hall Municipal Court Room  
Wednesday, September 19, 2012  
5:15 p.m.

### AGENDA

1. CALL TO ORDER (Chair Rich Catlin)
2. ROLL CALL
3. APPROVAL OF MINUTES
  - August 15, 2012. [Pages 1-5]  
Action: \_\_\_\_\_
4. SCHEDULED BUSINESS
  - a. Business from the Public
  - b. Continued review of CARA policy items—Project Types/Decision Making. [Pages 6-12] (Porsche)  
Action: \_\_\_\_\_
  - c. November and December meeting dates. (Porsche)
    - Wednesday, November 14 [*instead of November 21*]
    - Wednesday, December 19 [*regular meeting date*]Action: \_\_\_\_\_
  - d. Staff updates and issues. [Verbal] (Porsche)  
Action: \_\_\_\_\_
5. BUSINESS FROM THE BOARD
6. NEXT MEETING DATE: *Next regular meeting Wednesday, October 17, 2012*
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, advance notice is requested by notifying the City Manager's Office at 541-917-7508, 541-704-2307, or 541-917-7519.*



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

**CITY OF ALBANY**  
**Central Albany Revitalization Area Advisory Board**  
**City Hall Council Chambers, 333 Broadalbin Street SW**  
**Wednesday, August 15, 2012**

**MINUTES**

Advisory Board Members present: Rich Catlin, Jeff Christman, Bill Coburn, Floyd Collins, Kate Foster, Loyd Henion, Bessie Johnson, Gordon Kirbey, Chuck Leland, Sharon Konopa, Ray Kopczynski, and Dick Olsen

Advisory Board Members absent: Russ Allen and Mark Spence (both excused)

**CALL TO ORDER**

Chair Rich Catlin called the meeting to order at 5:15 p.m.

**APPROVAL OF MINUTES**

July 25, 2012

**MOTION:** Ray Kopczynski moved to approve the July 25 minutes as written. Chuck Leland seconded the motion, and it **passed** 12 -0.

**SCHEDULED BUSINESS**

Business from the Public

Mike Quinn referred to previous discussions regarding potentially enlarging the CARA Advisory Board; he suggested that consideration instead be given to having audience participation throughout the meetings. He referred to the Woodland Square project, and he asked why the Mayor drove this project to a Vancouver firm, a group that is known to finance residential areas through state funding and CARA-type organizations instead of using private money. Konopa said that the City tried for many years to get someone to do this project. She said she did not seek out Innovative Housing, Inc., but that firm saw an opportunity at this site and they were the first to be able to make a purchase agreement with the property owner. Quinn said the firm probably won't be able to get the state tax credits next year; he suggested that the agreement be allowed to expire and that the free market be allowed to take over.

Jo Rae Perkins read from a newspaper article regarding the Woodland Square project. She said that the \$1.45 million of CARA money would be in addition to other taxpayer money the developer would get from the state; that is a lot of taxpayer money. She asked, "Why not just let the market do what it is going to do?" She said it is not the City's role to buy and hold property; that is not a wise use of taxpayer money.

Jim Clausen said that Innovative Housing, Inc., gets a lot of taxpayer money to do projects like Woodland Square that could be done for less. He said it is ridiculous to be spending money like this, engineering and pushing enterprise the way we think it out to go. That is not the way the country was founded and grew. He said we should let the free market do what it's going to do. Having an out-of-town company on this project will not help the economy or create jobs here. If a local company were doing this project, it would help the local economy.

Larry Nelson said he lives near the Woodland Square site and he is the Neighborhood Watch Captain. He spoke of current conditions in the neighborhood and said he would like to see the Woodland Square site improved. The plan would provide needed housing and would be a stimulus to other improvements. He said the free market has not done anything for the site; he thinks the project would benefit the whole town.

## Woodland Square Loan Scenarios (Innovative Housing)

Urban Renewal Manager Kate Porsche reviewed the request as detailed in the written staff report. She recalled that the Woodland Square project previously received a commitment for a CARA forgivable loan in the amount of \$1.45 million. Innovative Housing, Inc. (IHI) did not receive tax credits for the project in the last round of state funding; however, the firm did receive feedback that the project was very competitive and will be reapplying for tax credits in next year's round. The Main Street neighborhood has been identified as one of the most blighted areas in the CARA urban renewal district, and the neighborhood has identified cleanup of the mobile home park as their highest priority project.

Porsche said that IHI has a purchase agreement for the mobile home park which expires soon. Staff has been working with IHI on a structure to ensure that the property is purchased, that the project moves forward, and that the blighted site is cleaned up and the mobile home park closed. Two options identified by staff are detailed in the staff report. Option 1 would see CARA providing the funds for property acquisition and for park closure, tenant move out, management, taxes, insurance, and demolition of houses and trailers; IHI would own the property and would deed it to CARA if the state doesn't fund the project in the next cycle. Option 2 would involve a state loan program for purchase of the property at 80 percent of value with CARA providing funds for the remaining 20 percent as well as the park closure expenses. The pros and cons of each option are detailed in the staff report. A third option is for CARA to do nothing and let the project go.

City Attorney Jim Delapoer further reviewed the pros and cons of the two options presented in the staff report. If tax credit funding does not come through, the City would own the property under either of the two options. The second option would put the project on the state's radar which may make it more likely to receive state funding; however, CARA would not be in the first position on the property under that scenario and there would potentially be higher costs for CARA if the tax credits are not received.

Kopczynski said this area has been blighted for a long time; he asked what the downside would be to letting it go one more year to see if the tax credit funding comes through. Porsche said that, without CARA money, the purchase agreement would expire and the City would lose the guarantee of having IHI as a partner.

Julie Garver, IHI, came forward. She said that she understands the property owner has another offer on the property which would keep it a mobile home park. If the current purchase agreement expires, there is no guarantee the owner will accept an offer to redevelop the property. IHI would need to control the property in order to apply for tax credit funds next year.

Chuck Leland requested additional information about the tax credit program. Garver said the program requires a nonprofit organization and a tax credit investor to partner for 15 years after which IHI would become the full owner of the property. The tax credit is a federal tax program started in 1984 to allow the public to participate in affordable housing; the state is the gatekeeper of the money. In the last round of funding, IHI was one of 50 applications; 10 were selected for funding. The major reason the project was not funded is that one of its funding sources unexpectedly ran out of funds. There were also questions around CARA funding due to pending ballot measures. Garver said that she thinks there is a very good chance the project would receive tax credit funding next year if CARA decides to move forward. The mobile home park would be decommissioned, the site would be cleared, and the project is very well aligned with the goals of the new state housing staff.

Bessie Johnson said she has concerns. She thinks this is a similar situation to the Thornton Lake project which didn't work out well for the City. She asked why we would spend money when we don't know if the tax credit money will be available. If the tax credits are not available, the City would end up with the property and she is not sure that is a good investment of the taxpayers' money.

Konopa said this would be a more attractive project for the state if the site is cleared and the tenants are relocated; that work would also help people who live there get into better housing elsewhere in town. Garver briefly reviewed the preliminary work that has been done toward relocating tenants; several local agencies are helping, and there are some good options available.

Floyd Collins asked if IHI could request that the property owner give an extension on the purchase agreement. Garver said that she thinks that there is a 50-50 chance the property owner would extend the agreement for an additional year, but there would be a cost to do so.

Dick Olsen asked if the proposed ballot measures were an impediment to the project. Delapoer said one of the proposed measures would have reset the CARA debt limit and that would have impaired the agency's ability to do projects like this; that measure was stricken by the court. He does not believe the remaining ballot measures would be an impediment to this project. Garver added that the debt limit issue was still very much up in the air at the time IHI had to submit its application to the state.

Greg Goracke, Greenberry Construction, said that he lives in North Albany and his company is based in Corvallis. He reviewed preliminary work done at the site and the process going forward as residents are relocated and the mobile home park decommissioned. He said that his goal as a local contractor is to solicit as much work as possible from local subcontractors.

Bill Ryals said he grew up near the site of the mobile home park and his mom still lives there. The people in the neighborhood want this project. The site is a cash cow for the owner, but he does care about the community and would like to see something good happen there. He said this is a very difficult site. If the market had done its job, the site wouldn't be sitting like it has for 40 years.

Kate Foster asked if there is any talk of preserving the historic structures on the site. Garver said that the vacant house on Pine is in very rough shape; it has been adapted over the years and would probably not qualify for the National Register at this time. The house on Second Avenue has had even more adaptation. If the houses were retained, IHI could not get the number of units needed for the project. The houses are not original to the site, and the developer has not been approached by anyone interested in moving them to another location.

Christman requested a more detailed accounting of the expenses outlined in the staff report. Garver distributed and reviewed "Woodland Square Year Long Interim Holding Budget and Mobile Home Park Closure".

Bill Coburn said he sees value in trying to improve the chances of the project being approved for tax credits. He asked for additional information about why this project may not have been chosen. Garver said that the project was competing against several new construction projects which ranged from 45 to 65 units. The projects that were funded were geographically diverse and Albany is right in the middle of jurisdictions that have guaranteed money. She thinks that the project was not chosen for reasons which include geography, uncertainty around the potential ballot measure, and the funding source that unexpectedly ran out early.

Johnson asked if the required paperwork with the assessor's office was done prior to demolishing mobile homes. Goracke said he has not yet demolished any mobile homes but he is aware of the requirement.

Johnson asked how IHI tests for renters' income. Garver said that renters have to income-qualify utilizing paystubs and tax returns. The IRS monitors for that compliance piece. Renters only have to income-qualify one time, and they can continue to live in the units if their income rises.

Kopczynski asked what happens if a renter loses their job. Garver said IHI has an eviction prevention program to help renters weather a period of lost income; this has resulted in fewer turnovers at other developments.

Olsen said the owner is willing to part with the property. He would hate to see the "cash cow" passed to someone who would continue the current use. He said that we can see what free enterprise has done with the property. It is profitable to minimize maintenance and maximize income, but that is not very attractive for the rest of the neighborhood. He would like to continue with the present partners who have an attractive plan for the property and would provide needed housing.

Foster asked what research was done to show this type of working class housing is needed. Garver said that her firm did a survey of the job market using Craig's List, which found that there are a lot of available family-wage jobs. They also did a market study and found that Albany has a low vacancy rate for apartments. In order to reapply to the state, the firm would have to recommission the market study.

Collins asked for additional information regarding the relocation assistance. Garver said that it can take six months to two years to qualify for Section 8 voucher; the sooner they can start the process, the better. Renters must be provided with 365 days' notice and receive payment of at least \$5,000 for relocation expenses. IHI has identified other mobile home parks and local agencies are willing to help with referrals and private housing. Some renters may be able to move back once the project is completed.

Collins said he supports doing what the neighborhood wants to do in this location, but he wants to do it in a smart way. He asked what it would cost to extend the purchase agreement for one year.

Coburn said he is a fan of the project and he thinks this is what urban renewal should look like. He is curious what could be worked out with the owner as far as extending the purchase agreement. He sees value in the City maintaining some control of the property at the lowest possible price.

Porsche noted that, under the option of extending the purchase agreement, the existing mobile home park would not be decommissioned. Garver added that decommissioning the mobile home park over the coming year would play a part in the tax credit decision next year and that the state considers whether there is community support when considering projects.

Konopa expressed concern about the potential cost of trying to negotiate an extension to the purchase agreement. She said that having the property cleaned up would be a huge benefit for Albany. If IHI is not able to put the project through, she would like for the City to have control of a clean site that could eventually be developed with the type of housing that is needed.

Kirbey said one of CARA's missions is to remove blight; the Advisory Board and Agency were created to make decisions based on factors other than strictly financial.

Johnson asked for the assessor's real market value of the property. Porsche will e-mail that information.

Foster said that it sounds like the state will be more likely to fund projects with community support; CARA's support may push this project ahead and give it a better chance of receiving approval.

**MOTION:** Foster moved to recommend Option 1 in the staff report which would see CARA expending a total of \$817,660, approximately \$600,000 for the property acquisition and the remainder for mobile home park closure, tenant move out, management, taxes, insurance, and demolition of houses and trailers. IHI would own the property and would deed it to CARA if the state doesn't fund the project in the next cycle. Kirbey seconded the motion.

Coburn asked if there is a value in Option 2 in terms of improving the chances of IHI securing tax credits. Garver said that both options are compelling to the state for different reasons. Option 2 clearly shows that the City supports the project.

Christman said that this project makes no sense from a financial standpoint. He said that a decision was made several months ago to put CARA on hold to refocus on policy decisions including whether CARA would be a property owner; the Board hasn't yet had that policy discussion. Part of the discussion will also be if this is the highest priority property that CARA wants to purchase.

Kirbey said the Advisory Board has been in existence for ten years; it is unfair to this applicant to have to wait for the discussion about policy. He thinks we can move forward on this and have the policy discussion after.

Johnson asked for further explanation on Option 1. Porsche said that IHI would own the property and be responsible for the relocation and decommission work. The City would not want to own the property and be responsible for that work; it is a better deal for the City to be the lender and have first position on the property. CARA previously committed \$1.45 million to this project in the form of a forgivable loan. The question is whether the Board is willing to let \$800,000 of that go out now property acquisition.

Catlin asked why Christman thinks the project makes no sense financially. Christman said the purchase price is probably higher than the property value; there is high risk in purchasing the property at a high value.

Konopa said that CARA was formed in part to assist in projects that don't pencil out but which remove blight and bring up value in the district.

Foster noted that this commitment was made before CARA was put on hold for the policy discussion. In discussion, Porsche noted that the original commitment did specify a portion of funds would be used for property purchase.

Collins said that, projecting ten years out, he is convinced the City would be better off if the IHI project happens, or even if the site is cleaned up. The blight is doing a disservice to the historic neighborhood. He will support the motion.

Johnson said that she has been listening tonight. Because of the neighbors and because we do need to get rid of this blight, she thinks this is probably the best thing we can do. She will support the motion.

The motion **passed** 9 to 3:

Yes: Catlin, Coburn, Collins, Foster, Henion, Johnson, Kirbey, Konopa, Olsen

No: Christman, Kopczynski, Leland

#### Continued Review of CARA Policy Items

Following brief discussion, it was agreed to hold an extra meeting on August 29, the focus of which will be the continued review of CARA policy items.

#### Staff Updates and Issues

None.

#### BUSINESS FROM THE BOARD

None.

#### NEXT MEETING DATE

The next meeting of the CARA Advisory Board is scheduled for Wednesday, August 29, 2012, 5:15 p.m., in the Council Chambers.

#### ADJOURNMENT

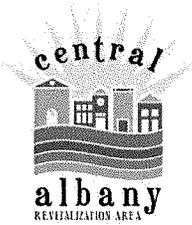
Hearing no further business, Chair Catlin adjourned the meeting at 7:54 p.m.

Submitted by,

Reviewed by,

Teresa Nix  
Administrative Assistant

Kate Porsche  
Urban Renewal Manager



TO: CARA Advisory Board  
FROM: Kate Porsche, Urban Renewal Manager *Kate (ed)*  
DATE: September 13, 2012, for September 19, 2012, CARA Advisory Board Meeting  
SUBJECT: Staff Report Overview

We will be using this month's meeting to continue the discussion about CARA policies and programs. I've attached for you the brainstorming list of policy ideas, as well as the master list of projects from the CARA Urban Renewal Plan & Report.

I will use some time at the beginning of the meeting to take a step back and talk about urban renewal from a statewide perspective and typical structure of project selection and borrowing. I'm hopeful this information will assist in laying the groundwork for your discussion on policymaking specific to CARA.

See you Wednesday night.

KCP:ldh  
Attachment

# CARA Policy Brainstorming List

13-Jul-12

Category	#	Subject	Comments
Board Composition	1	Makeup of Advisory Board	Consider adding taxing districts to the Advisory Board.
Project Types/Decision	2	Geographic Focus	Bill Coburn's idea around defining specific focus areas and making funds available. Works to focus funds and limit dilution of public dollars in the large UR area.
	3	Retail Refinement Program	To forward refinement plan and work to get an east anchor in, we need to understand the viability of a slip lane on the east of Lyon Street. W/O slip lane, location between bridges will not work as an anchor site.
	4	Public Projects vs Private	Review of plan goals? Focus?
	5	Public Projects	How to decide priority of public projects.
	6	Private Partnerships	Based on ROI? And/or % of total project funding; policies to determine priorities.
	7	Project Evaluation	Creation of unbiased point system for decision-making board, internal information only.
	Programs (Pots of funding)	8	Preapplication Program
9		Architectural Assistance	Continue with program? Expand list of architects? Allow applicants to use any?
10		Small Grants Program	Continue with program? Firm up criteria for program including project types, minimum/maximum request size, requirement for bids, etc. Annual competitive process that would ensure that our small business/property owners can still receive funds (All other \$\$ set aside for "focus area")?
11		Restaurant Funding Pot. Cluster Development Idea for DT	Rich's idea about creating a pot of funds just for restaurant development. Hoods and kitchen development run \$25-40K and is a barrier in buildings w/o these amenities.
12		Program minimums/maximums	Set standards of max/min amounts for requests?
Application Process	13	Creation of a Consistent Process for Applicants	Develop common review criteria for all projects – will ensure consistency in decision making, highest/best use of funds.
	14	Application Form	Add number of jobs created (short-term and long-term wage?) – analysis of types of jobs created.
	15	Types of Entities to Apply	Process for government agencies, individuals, small business, corporations, and nonprofits (ex., St. Mary's Church).
	16	Validation of Projected AV/TI	Create task force comprised of lenders/business owners/concerned citizens to delve into this specific topic. Use appraisals for projects requesting >50K? (Not duplicative as appraisals necessary for construction financing anyway, and analysis done by neutral 3rd party.) Decide upon consistent method to assess value and benefit of all CARA projects.

Category	Subject	Comments
	17 Gap Funding	Proof of gap or need. Use rejection letters from banks? Where is the line drawn for utilizing city funds where banks have rejected similar applicants?
	18 Credit Worthiness Review	Authorized credit review of all project applicants with report and title search (how to handle with nonprofits?), currently require personal guarantee (and spouses) beyond collateral lending – focus on developers financial situation and credit?
	19 Cost Estimates	Number of bids to require?
	20 Process for Repeat Applicant	Process repeat request for same site funding differently than initial CARA fund requestors.
	21 Conflict of Interest Form	As suggested by Gordon Shadle.
	22 Fire Flows (Bradner)	Check fire flows in area as part of the CARA application process. If low or changes needed, possible funding of surrounding infrastructure.
	23 Explicit Outside Involvement/Approval (LaGrande example)	City of Albany, Landmarks Advisory Commission, Mainstreet Design, CARA, City Council, State of OR MS program, State of OR Historic Preservation Office.
	24 Overall Sense of Direction of Economy	State/local/CARA metrics to better understand climate and make funding decisions.
	25 Contractor Priority	Incent use of local labor for CARA projects (public suggestion by John Robinson).
Contracts	26 Final Accounting of Projects	Holdback of funds until final accounting compete. If project comes in under cost, CARA shares in the benefit and proportionately reduces our contribution.
Administration	27 Reporting	Routing financial reporting to advisory board/ARA. Including list and status of projects, funds available, reserves, loan repayments, metrics from completed projects, such as Final Cost vs. Estimate, TIF Actual vs Estimate (quarterly?).
	28 Annual Review	Review prior period, progress made on UR Plan, review metrics, review trends (MV, AV by Category), compression issues, outstanding loans/income, review Y/Y & 2001-YTD. Define expected actions or applications.
	29 Annual Report	Publishing of annual report as an expanded narrative with pictures and specifics about projects financials, impacts, etc., (see Annual Review item).
	30 Metrics	Closer tracking of specific metrics, need to select and agree upon metrics.

**CARA Urban Renewal Plan Report Table 2  
Project Activities and Costs**

Ref #	Activity Title	Brief Description of Activity	Est. of Hard Cost	Revolving Funds
<b>DEVELOPMENT PARTNERSHIPS</b>				
1	Property Acquisition & Assembly	Acquire land and buildings for public and private development purposes and assemble sites as required to implement Urban Renewal objectives.	\$250,000	\$2,000,000
2	Commercial Building Rehabilitation	Provide technical assistance and financing &/or grants for the redevelopment of commercial structures, including focus on allowing active re-use of Downtown upper floors and structural issues.	\$1,750,000	\$2,000,000
3	Storefront Revitalization Program	Multi-year program to provide design, financing &/or grants to renovate commercial facades in HD, CD, LE, MS zones including awnings and signage.	\$600,000	\$600,000
4	Property Redevelopment Assistance	Provide assistance & support to developers including technical assistance, financing &/or grants of joint-venture efforts <b>outside of the Downtown area</b> .	\$1,000,000	\$2,000,000
5	Paint Program	Provide a free paint or similar program to incite sprucing up of residences and commercial properties.	\$100,000	
6	Albany Square Development	Address development issues/opportunities, developer recruitment, & partnership with developers on mixed use infill along Water between Broadalbin & Ferry. Requires Water Ave. Improvements.	\$150,000	
7	Water Avenue Improvements	Realign & reconstruct portions of Water between Washington & Montgomery including moving overhead utilities, infrastructure, sidewalks, trees with walkable grates, Victorian style lighting, & other pedestrian amenities. May require acquisition of rail ROW. Needed for Albany Square & Water Avenue Parking Structure.	\$2,000,000	
8	Riverfront Housing Infrastructure	In partnership as needed for housing projects extend/reconstruct streets, sidewalks, water, sewer, storm Montgomery through Main north of 1st.	\$2,625,000	
9	Transition Areas Redevelopment	Address development issues/opportunities to allow areas to transition to planned land uses including developer recruitment, assistance to owners, & partnership with developers in areas such as Pacific Blvd. corridor, LE zone, MS zone, Water Avenue MUI zone, CD zone.	\$1,250,000	\$2,000,000
10	Housing Demonstration	Development of, &/or financing for, affordable home ownership including first time homebuyer support. Partnership opportunity.	\$250,000	\$500,000
11	Housing Development	Pre-development, property acquisition &/or development in partnership for affordable housing &/or mixed use. May include St. Francis redevelopment. Partnership opportunity.	\$825,000	
12	Housing Rehabilitation	Financing of renovation & rehabilitation of owner & renter occupied housing, including upper floor housing, consistent with Historic Preservation standards.	\$700,000	

**CARA Urban Renewal Plan Report Table 2  
Project Activities and Costs**

Ref #	Activity Title	Brief Description of Activity	Est. of Hard Cost	Revolving Funds
<b>PUBLIC SPACE IMPROVEMENTS</b>				
13	Gateways to Central Albany	Gateway amenities near Pacific & Santiam, & along Pacific near Queen.	\$150,000	
14	Gateways to Downtown	Gateway amenities along Lyon near 8th, at Ellsworth near 1st, on 1st near Thurston.	\$150,000	
15	Broadalbin Promenade	Pedestrian way improvement to Broadalbin from 4th to Water Avenues including pedestrian crossings, sidewalk repairs, moving overhead utilities, trees, benches, lighting, public art, information signage & other pedestrian amenities.	\$350,000	
16	Albany Square	Create a plaza at Willamette River on end of Broadalbin including art, benches, potential Heritage Center with tower or water feature, River Terrace overlook & related amenities.	\$1,000,000	
17	Albany Landing	Pier and dock on Willamette River at Albany Square.	\$350,000	
18	Downtown Streetscape	Pedestrian amenities including trees with walkable grates, benches, public art, curb bulbouts, landscaping, Victorian style lighting, garbage receptacles, information kiosks, moving overhead utilities, with oases and piazza areas for rest and gathering such as Burkhart Square.	\$560,000	
19	Downtown Beautification	Create year-round light and color in Downtown through placement of holiday lighting, hanging baskets, flowers, banners, flags and other seasonal displays. Multi-year program. Partnership potential.	\$300,000	
20	Awning Program	Establish a program for design and placement of pedestrian-oriented awnings covering public sidewalks in the Downtown.	\$125,000	\$250,000
21	Riverfront Housing Area Streetscape	Provide street trees and pedestrian enhancements along Water Avenue from Jackson through Main to create identity & improve redevelopment opportunity.	\$120,000	
22	Main Street Area Streetscape	Provide traffic calming and pedestrian enhancements as the MS zone redevelops.	\$75,000	
23	Sidewalk Program	Financing program for sidewalk repair / replacement.	\$250,000	\$250,000
24	Street Tree Planting	Provide technical & financial support for planting of street trees throughout the URD.	\$250,000	
25	Historic Districts Signage	Improve & provide public signage for Historic Districts including sign posts, directional signage, information kiosks & interpretive signage.	\$200,000	
26	Downtown Parking Areas	Improve existing public parking areas including pavement repair/repave, landscaping, shade trees, retaining walls, striping, signage & lighting.	\$350,000	
27	Government Center Parking Structure	Construct parking structure with ground-floor retail and/or office in the vicinity of City Hall and the Courthouse. Partnership potential.	\$2,000,000	
28	Water Avenue Area Parking Structure	Construct multi-floor parking structure in the general area south of Water & east of Lyon. May be developed as public-private partnership.	\$1,500,000	

**CARA Urban Renewal Plan Report Table 2  
Project Activities and Costs**

Ref #	Activity Title	Brief Description of Activity	Est. of Hard Cost	Revolving Funds
<b>INFRASTRUCTURE</b> <i>Specific Infrastructure Projects Included in "Development Partnerships"</i>				
29	Communications Infrastructure	Plan and develop fiber optic, phone & other communication linkages into & around Central Albany.	\$500,000	
30	Overhead Utilities	Where feasible, place all currently overhead utilities underground. In all areas, reduce clutter of overhead lines by coordinating drops, etc.	\$1,000,000	
31	Roads, Water, Sewer, Storm Sewer, Rail Crossing	Repair/replace/construct water, sewer, storm sewer, & roadways including rail crossings and bridges, in connection to other projects & to allow development.	\$3,000,000	
32	Street Redevelopment	Bring City streets into current public standards throughout the URD.	\$2,000,000	
33	Alley Redevelopment	Improve drainage and pavement in Downtown alleys and establish an alley maintenance program.	\$725,000	
34	Downtown Grid System	Consider re-implementing 2-way traffic on 1st & 2nd Avenues &/or diagonal parking.	\$100,000	
35	Traffic Calming	Provide traffic calming improvements throughout the area.	\$250,000	
36	Queen Avenue Rail Crossing	Plan and provide improvements to reduce/eliminate conflict between rail switching & public crossing at Queen. Includes Pacific warning signal.	\$300,000	
37	1st Avenue Undercrossing	Modify 1st Avenue rail undercrossing at Lafayette.	\$500,000	
<b>PEDESTIAN/BIKE CONNECTIVITY</b> <i>Also see "Public Space Improvement"</i>				
38	Willamette Riverfront Path	Create bike/pedestrian walk along Willamette River connecting Bryant, Monteith & Bowman Parks including land acquisition, Calapooia River bridge, interpretive signage, lighting, benches, art & other pedestrian amenities.	\$1,000,000	
39	Willamette Riverwalk	Widen and provide pedestrian amenities along Willamette Riverfront Trail in the general area between Ferry and Lyon.	\$250,000	
40	Calapooia Riverwalk	Pedestrian/bike way connecting Santiam Canal Esplanade to Willamette Riverwalk including overlook & interpretive signage.	\$500,000	
41	Santiam Canal Esplanade	Pedestrian/bike way connecting Downtown and riverfront along Vine Street with plantings, trees, benches, lighting, interpretive signage & related amenities.	\$2,500,000	
42	8th Avenue Canal Esplanade	Pedestrian oriented connection of Santiam & Thurston Canals including Ellsworth & Lyon crossings, path east of Lyon, Victorian Garden & Gazebo improvement, pedestrian amenities, etc.	\$500,000	
43	Thurston Canal Esplanade	Develop a pedestrian/bike way along Thurston Canal with increased water flow, reopening canal, riparian filtration, pocket parks & pedestrian amenities.	\$600,000	

**CARA Urban Renewal Plan Report Table 2  
Project Activities and Costs**

Ref #	Activity Title	Brief Description of Activity	Est. of Hard Cost	Revolving Funds
<b>WATERSHED HEALTH &amp; EDUCATION</b>				
44	Watershed Health	Establish & implement programs for monitoring & enhancing watershed health of area waterways.	\$265,000	\$150,000
45	Riparian Restoration	Restore riparian habitat along rivers & streams in the area.	\$50,000	
46	Albany Grove	Improve river view from Albany Square with plantings and natural trail on lower terrace.	\$75,000	
<b>COMMUNITY FACILITIES</b>				
47	Public Facilities	Establish and enhance public facilities such as libraries, museums, performance areas, parks and the arts.	\$550,000	
<b>TECHNICAL SUPPORT</b>				
48	Plan Administration	Administration of Plan such as indebtedness from Plan preparation; design, land use, engineering, market and other technical studies and plans; auditing; insurance; marketing materials and programs; personnel; other management costs.	10% of Costs	
49	Plan Refinement	Professional consulting services to refine urban design concepts, provide engineering, conduct environmental analyses, prepare financial plans, etc. for UR projects.	\$500,000	
50	Business Retention & Recruitment	Commercial business development, retention and location assistance program focused on Downtown core. Multi-year program.	\$375,000	
51	Promotion of Downtown	Foster image of Downtown as a destination through support services, promotion, events & hospitality training. Multi-year program.	\$50,000	
			<b>Total Cost Estimate (2002-03 Values)</b>	\$34,820,000
			<b>2002-03 Value of Maximum Indebtedness</b>	\$34,820,000