

NOTICE OF PUBLIC MEETING

ALBANY REVITALIZATION AGENCY

City Hall Council Chambers

Wednesday, April 16, 2014

Immediately following the CARA Advisory Board meeting

AGENDA

1. CALL TO ORDER (Chair Floyd Collins)
2. ROLL CALL
3. APPROVAL OF MINUTES:
 - March 4, 2014. [Page 2]
Action: _____
 - March 19, 2014. [Page 3]
Action: _____
 - March 26, 2014. [Pages 4-5]
Action: _____
4. SCHEDULED BUSINESS
 - a. Business from the Public
 - b. Adoption of Resolutions
 - 1) The Natty Dresser (Oscar Hult) (\$10,000). [Page 6]
Action: _____ ARA RES. NO. _____
 - 2) Fortier Chiropractic Healthcare (Seth Fortier) (\$10,000). [Page 7]
Action: _____ ARA RES. NO. _____
 - c. Staff updates and issues. [Verbal] (Porsche)
Action: _____
5. BUSINESS FROM THE AGENCY
6. NEXT MEETING DATE: *Wednesday, May 21, 2014*
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, advance notice is requested by notifying the City Manager's Office at 541-917-7508, 541-704-2307, or 541-917-7519.



APPROVED: DRAFT

CITY OF ALBANY
Albany Revitalization Agency
City Hall Council Chambers, 333 Broadalbin Street SW
Tuesday, March 4, 2014

MINUTES

Agency Members present: Bill Coburn, Floyd Collins, Sharon Konopa, Ray Kopczynski, Dick Olsen

Agency Members absent: Bessie Johnson (excused), Rich Kellum (excused)

CALL TO ORDER

Chair Floyd Collins called the meeting to order at 8:08 p.m.

APPROVAL OF MINUTES

January 8, 2014, and January 15, 2014

MOTION: Ray Kopczynski moved to approve the January 8 and January 15 minutes as presented. Sharon Konopa seconded the motion, and it passed 5-0.

SCHEDULED BUSINESS

Business from the Public

There was no business from the public.

Staff Updates and Issues

There were none.

BUSINESS FROM THE AGENCY

There was none.

NEXT MEETING DATE

The next ARA meeting is scheduled for Wednesday, March 19, 2014.

ADJOURNMENT

Hearing no further business, Chair Collins adjourned the meeting at 8:10 p.m.

Respectfully submitted by,

Reviewed by,

Teresa Nix
Administrative Assistant

Kate Porsche
Economic Development & Urban Renewal Director



APPROVED: DRAFT

CITY OF ALBANY
Albany Revitalization Agency
City Hall Council Chambers, 333 Broadalbin Street SW
Wednesday, March 19, 2014

MINUTES

CALL TO ORDER

Vice Chair Dick Olsen called the meeting to order at 8:56 p.m.

ROLL CALL

Agency Members present: Bessie Johnson, Rich Kellum, Sharon Konopa, Ray Kopczynski, Dick Olsen

Agency Members absent: Bill Coburn (excused), Floyd Collins (excused)

SCHEDULED BUSINESS

Business from the Public

There was no business from the public.

Adoption of Resolution

Borden Building (John Boock) (\$4,750)

MOTION: Ray Kopczynski moved to adopt the resolution. Rich Kellum seconded the motion, and it passed 5-0. The resolution was designated ARA Resolution No. 2014-01.

Staff Updates and Issues

There were none.

BUSINESS FROM THE AGENCY

There was none.

NEXT MEETING DATE

The next ARA meeting is scheduled for Wednesday, April 16, 2014.

ADJOURNMENT

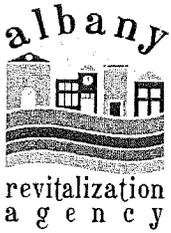
Hearing no further business, Vice Chair Olsen adjourned the meeting at 8:57 p.m.

Respectfully submitted by,

Reviewed by,

Teresa Nix
Administrative Assistant

Kate Porsche
Economic Development & Urban Renewal Director



APPROVED: DRAFT

CITY OF ALBANY
Albany Revitalization Agency
City Hall Council Chambers, 333 Broadalbin Street SW
Wednesday, March 26, 2014
immediately following the City Council Regular Session

MINUTES

Agency Members present: Bill Coburn, Floyd Collins, Bessie Johnson, Rich Kellum, Sharon Konopa, Ray Kopczynski, and Dick Olsen

Agency Members absent: None

CALL TO ORDER

Chair Floyd Collins called the meeting to order at 10:21 p.m.

SCHEDULED BUSINESS

Business from the Public

There was none.

Adoption of Resolution

Ad hoc Forgivable Loan (Scott & Spencer Lepman) (\$336,000)

Economic Development and Urban Renewal Director Kate Porsche said the resolution is on page 2 of the agenda packet.

MOTION: Collins moved to adopt the resolution and Member Bessie Johnson seconded it.

Member Bill Coburn said he wants to abstain because he does not have the background on this item. Collins said he did not attend the meeting this was presented at; he too will be abstaining.

Member Rich Kellum said he does not support the resolution because he thinks the Agency is picking winners and losers with tax money; this would be giving Scott Lepman money so he can get the money before anyone else has a chance. He said he will be voting no.

VOTE: A vote was taken on the motion to adopt the resolution and it passed 3-2, with Johnson and Kellum voting no, and Collins and Coburn abstaining.

Staff Updates and Issues

There were none.

BUSINESS FROM THE AGENCY

There was none.

NEXT MEETING DATE: *Wednesday, April 16, 2014*

ADJOURNMENT

Hearing no further business, Chair Collins adjourned the meeting at 10:25 p.m.

Respectfully submitted by,

Reviewed by,

Mary Dibble
City Clerk

Kate Porsche
Economic Development and Urban Renewal Director

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY ESTABLISHING A FINAL ACTION ON THE NATTY DRESSER (OSCAR HULT) REQUEST FOR MATCHING GRANT FUNDS FOR THE PROPERTY KNOWN AS 425 FIRST AVENUE W

WHEREAS, the aforementioned applicants have requested a \$10,000.00 Matching 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: Oscar Hult has requested \$10,000.00 in a Matching Grant from the ARA to complete \$97,118.00 in project work including at the property known as 425 First Avenue W.
2. Return of Public Funds: The return of some of the public funds will be seen through an anticipated tax-increment increase. Oscar Hult is in the process of restoring 425 First Avenue W at a cost of over \$97,115.
3. Financial Condition of the Agency: As of the March 19, 2014, meeting the CARA Fund had the ability to borrow funds to complete various projects, with cash-on-hand to pay the annual debt service, but still leave room for future borrowing.
4. Historic Preservation: This project will see the restoration of the storefront of the historic Masonic building.
5. Public Good: The project will see a new business in downtown, with additional jobs and a retail men's clothing store, which is something we don't have in downtown.
6. Location: The building is located on First Avenue, which was identified in the Retail Refinement Plan as the Retail Hotspot and a priority area for CARA funding.
7. Process Compliance: The applicant has complied with all aspects of the process.
8. Special Benefits/Concerns: The applicant outlined that he would use local labor and materials when possible.

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency concludes that this project is a good fit to the Storefront Grant program as it will see a historic storefront rehabilitated and a vacant space occupied and will help to support a new business and job creation in downtown Albany; and

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency's approval of this Storefront Grant is subject to staff direction concerning the appropriate means to secure applicants' compliance with Storefront Grant applications and contracts and further that this Storefront 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 16TH DAY OF APRIL 2014.

ATTEST:

ARA Chair

City Clerk

ARA RESOLUTION NO. _____

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY ESTABLISHING A FINAL ACTION ON THE SETH FORTIER'S & FORTIER CHIROPRACTIC'S REQUEST FOR MATCHING GRANT FUNDS FOR THE PROPERTY KNOWN AS 220 FIFTH AVENUE SW

WHEREAS, the aforementioned applicants have requested a \$10,000.00 Matching 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 \$10,000.00 in a Matching Grant from the ARA to complete \$159,470 in project work including at the property known as 220 Fifth Avenue SW.
2. Return of Public Funds: The return of some of the public funds will be seen through an anticipated tax-increment increase. Seth Fortier is in the process of restoring 220 Fifth Avenue SW at a cost of over \$159,470.
3. Financial Condition of the Agency: As of the March 19, 2014, meeting the CARA Fund had the ability to borrow funds to complete various projects, with cash-on-hand to pay the annual debt service but still leave room for future borrowing.
4. Location: The project is located in the focus area for the storefront grant program.
5. Process Compliance: Applicant has complied with all aspects of the process.
6. Special Benefits/Concerns: The applicant outlined that he would use local labor and materials when possible.

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency concludes that this project will significantly modify and enhance the existing storefront; and

BE IT FURTHER RESOLVED, that the Albany Revitalization Agency's approval of this Storefront Grant is subject to staff direction concerning the appropriate means to secure applicants' compliance with Storefront Grant applications and contracts and further that this Storefront 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 16TH DAY OF APRIL 2014.

ATTEST:

ARA Chair

City Clerk