

**NOTICE OF PUBLIC MEETING**

CENTRAL ALBANY REVITALIZATION AREA ADVISORY BOARD  
City Hall Council Chambers  
Wednesday, March 19, 2014  
5:15 p.m.

**AGENDA**

1. CALL TO ORDER (Chair Rich Catlin)
2. ROLL CALL
3. SCHEDULED BUSINESS
  - a. Business from the Public
  - b. Presentation of New Storefront Grant Requests. [Pages 2-48] (Porsche/Applicants)
    - 1) The Natty Dresser (Oscar Hult) (\$10,000). [Pages 3-16]
    - 2) Two Rivers Market Building (Robert Magid) (\$7,760). [Pages 17-25]
    - 3) Fortier Chiropractic Healthcare (Seth Fortier) (\$10,000). [Pages 26-48]
  - c. Deliberation and Funding Decisions
    - 1) The Natty Dresser (Oscar Hult) (\$10,000).  
Action: \_\_\_\_\_
    - 2) Two Rivers Market Building (Robert Magid) (\$7,760).  
Action: \_\_\_\_\_
    - 3) Fortier Chiropractic Healthcare (Seth Fortier) (\$10,000).  
Action: \_\_\_\_\_
  - d. Consideration of ad hoc Forgivable Loan request (Scott & Spencer Lepman) (\$336,000). [Pages 49-70] (Porsche/Applicant)  
Action: \_\_\_\_\_
  - e. Proposed agenda and plan for open house discussion of infrastructure projects. [Verbal] (Porsche)  
Action: \_\_\_\_\_
  - f. Staff updates and issues. [Verbal] (Porsche)  
Action: \_\_\_\_\_
4. BUSINESS FROM THE BOARD
5. NEXT MEETING DATE: *Wednesday, April 16, 2014*
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.*

# CARA Project Quick Review Grid

Project	The Natty Dresser - Oscar Hult	Two Rivers Market, Magid	Seth Fortier
<b>Evaluation Category &amp; Criteria</b>			
<i>Overall Goals</i>			
Further the Town Center Plan	●	●	●
Development Pattern (Highest & Best Use)	●	●	●
Blight	●	●	●
Preservation	●	●	●
Vitality/People Attractor	●	●	●
Located in Retail Hotspot	●	●	●
Sustainable Building	●	●	●
Residential Component	●	●	●
<i>Economic Development</i>			
Bring new business to Albany	●	●	●
Additional Job Creation	●	●	●
Local Labor and Materials	●	●	●
<i>Financial</i>			
Proposed public funds	\$ 10,000	\$ 7,760	\$ 10,000
Private funds	\$ 87,115	\$ 7,760	\$ 149,470
<b>Total project cost</b>	<b>\$ 97,115</b>	<b>\$ 15,520</b>	<b>\$ 159,470</b>
% of CARA Investment	10%	50%	6%
% Private Investment	90%	50%	94%

<b>Key</b>	
Meets Criteria	●
Potentially or somewhat Meets	●
Does Not Meet Criteria	●



# Project Evaluation Grid: The Natty Dresser

**Request: \$10,000/Storefront Revitalization Grant**

Item	Description	Staff Analysis/Comments	
<i>Overall Goals</i>			
A)	<p><b>CARA Goal &amp; Objectives:</b> The purpose of this CARA Plan is to eliminate blighting influences found in the CARA, to implement goals and objectives of the City of Albany Comprehensive Plan, and to implement development strategies and objectives for the CARA. The goal and objectives for the CARA have been defined as follows:</p> <p><b>CARA Goal:</b> To revitalize the Central Albany Revitalization Area by implementing the Town Center Plan developed through the Central Albany Land Use &amp; Transportation Study (CALUTS) using a citizen-driven process.</p>	<p>Does the project further the Town Center Plan?</p> <p>Which of CARA's objectives does the project meet?</p> <p><b>CARA Key Objectives:</b></p> <ul style="list-style-type: none"> <li>◆ Attract new private investment to the area.</li> <li>◆ Retain and enhance the value of existing private investment and public investment in the area.</li> </ul> <p><b>CARA Additional Objectives:</b></p> <ul style="list-style-type: none"> <li>◆ Provide a safe and convenient transportation network that encourages pedestrian &amp; bicycle access to and within the town center.</li> <li>◆ Preserve the Historic Districts, historic resources and existing housing in the area.</li> <li>◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.</li> <li>◆ Increase residential density in the area.</li> <li>◆ Encourage the development of new forms of housing and home ownership.</li> <li>◆ Enhance and protect the community and environmental values of waterway corridors in the area.</li> <li>◆ Provide an enriching environment and livable neighborhoods.</li> </ul>	<p>Yes.</p> <p><b>CARA Key Objectives:</b></p> <ul style="list-style-type: none"> <li>◆ Attract new private investment to the area.</li> <li>◆ Retain and enhance the value of existing private investment and public investment in the area.</li> </ul> <p><b>CARA Additional Objectives:</b></p> <ul style="list-style-type: none"> <li>◆ Preserve the Historic Districts, historic resources and existing housing in the area.</li> <li>◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.</li> <li>◆ Provide an enriching environment and livable neighborhoods.</li> </ul>
B)	CARA Planned Projects	Which project category and activity in the UR Plan does this project fulfill? (See CARA Project Activities document, or Table 2 of the UR Plan and Report)	Storefront program.
C)	Development Pattern (Highest and Best Use)	Does it achieve desired land use (e.g., mixed-use, higher density) and/or transportation objectives (e.g., Esplanade, pedestrian-friendly areas)?	Yes.
		Is the proposed project desired in this location and the highest and best use of the property?	Yes.
D)	Blight	Would it remedy a severely blighted building? How? Does the project utilize a vacant space?	Yes.
E)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	Yes.
F)	Vitality/People Attractor	Does the general public benefit (i.e. restaurant, carousel, something they can go to; does the project enhance the public's	Yes, it will be a retail business.

		experience of the space? Is it a business we are seeking)?	
G)	Retail Hotspot (1 <sup>st</sup> Avenue between Lyon and Calapooia)	Is the project located in the Retail Hotspot? If so, will the first floor use be active retail, as recommended in the Retail Refinement Plan?	Yes.
H)	Sustainable Building	Will the building be built using sustainable practices including LEED or others?	No.
I)	Residential	Is there a residential component? How many units?	No.
<i>Economic Development</i>			
J)	Bring new business to Albany	Will a new business open or come to Albany as a part of this project?	Yes; it will be a men's clothing store.
K)	Job Creation	Will the project create additional jobs? How many, what types and what salary level?	Yes. One full-time and one part-time position.
L)	Local Labor and Materials	Has applicant specifically called out a commitment to use a certain percent or amount of local labor and/or materials?	Yes. All painting contracts are local and awning from Salem.
<i>Financial</i>			
M)	Ratio	Proposed public funds Private funds % of CARA Investment	\$10,000 \$87,118 10.3%
N)	Financial Impacts	What are the financial risks and/or financial benefits to CARA?	This project would be funded from the Storefront Revitalization program, which is fully funded for the year.
O)	Gap	What is the "Gap" or need of the developer?	Without CARA funds, the applicant will have to wait a year or more to complete the exterior renovations.
P)	Private Risk	What is the risk for the developer? What is their skin in the game?	\$87,118 of personal funds.
Q)	CARA/City funds	Has the project received other CARA/City funding in the past?	No.
R)	Tax Increment ROI	Is there an anticipated increase in assessed value?	Yes.



# Storefront Revitalization Grant Program

## CARA Funding Application

333 Broadalbin Street SW, Albany, OR 97321

### 1. APPLICANT

Name: The Natty Dresser

Mailing Address: 825 5th Ave SW,

Albany, Oregon Zip Code: 97321

Contact Name: Oscar Hult

Phone Number: 541-979-9108

Fax Number: NA

E-mail Address: hult@q.com

### 2. BUSINESS/BUILDING INFORMATION

Legal Business Name: The Natty Dresser LLC

Number of Years in Operation: 1/12

Legal Form: Sole Proprietorship  Partnership  Corporation  S-Corp  LLC   
Profit  Nonprofit

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

Have you ever filed for bankruptcy?  Yes  No

Project Address (if different than mailing address): 425 First Avenue W. Albany, Oregon 97321

Property Tax Account Number: 80719

Is the building a historic contributing resource? Yes  No

If so, is it on the historic property-tax freeze? Yes  No

### 3. OWNER OF PROPERTY (if not applicant)

Name in which title is held: Masonic Building Association, an Oregon business corporation

Contact Name: John Strom

Mailing Address: P.O. Box 394

Albany, Oregon Zip Code: 97321

Phone Number: 541-926-0818

### 4. AUTHORIZATION TO UNDERTAKE WORK: ATTACHED

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** *Please give a comprehensive description of project.*

The Natty Dresser will be a high end men's shop that stocks casual to formal wear and all the accessories to make them work. We will offer custom tailored suits as well as off the rack. We are striving to have the bulk of products be made in the USA. We will offer Tuxedo rentals, and a shoe shine stand. As well as great well fitting men's clothing. We will also stock some vintage and gift items.

As Mark Twain once said: "Clothes make the man. Naked people have little or no influence on society."

Some of the brands we will carry are: Thomas Kay, by Pendleton, Hardwick Suits, S. Cohen Suits, ENRO, Damon, Nautica and Nat Nast shirts, Poston Price Khakis, Heritage 34 denim, Bostonian and Clark USA shoes, Stetson, Woolrich, Dorfman Pacific and Christy's of London Hats.

We are confident that this is a needed business in Albany. We have not had a menswear shop in Albany since Phill Small went out of business back in the 80s. The men in Albany who want to dress well, must currently drive to Portland to find a shop of the quality that we are envisioning. We want to change that.

Our motto: Dress well, be confident, find success.

I have attached a Image sheet that we hope coveys the feel we want to create inside, a floor plan of the proposed shop as well as a rendering of what we would like to see the storefront look like.

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**6. TIMELINE FOR COMPLETION OF PROJECT:** WE PLAN TO OPEN IN SEPTEMBER 2014

**7. PROJECT COSTS**

**ESTIMATED COST OF PROJECT:** \$ 97,118

**ESTIMATED VALUE OF PROJECT UPON COMPLETION:** \$ \_\_\_\_\_

Basis for valuation and value upon completion: \_\_\_\_\_

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**SOURCES FOR PROJECT:**

Owner/Company Contribution	\$ <u>87,118</u>		
Bank (estimated)	\$ _____	Term: _____	Interest Rate: _____
Other private funds (please specify)	\$ _____	Term: _____	Interest Rate: _____
Other governmental (please specify)	\$ _____	Term: _____	Interest Rate: _____
CARA (proposed)	\$ <u>10,000</u>	Specify: <u>GRANT</u>	
<b>TOTAL SOURCES</b>	<b>\$ <u>97,118</u></b>		

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

**USES FOR PROJECT:**

Land and/or Building Acquisition	\$ _____
Soft Costs (architectural, engineering, financing, and legal fees, and other pre- and post-construction expenses.) *	\$500 /permits
Construction Costs *	\$ _____
Tenant Improvements	\$36,618
Machinery/Equipment/Installation Costs	\$30,000
Working Capital	\$30,000
Other (please specify)	\$ _____
<b>TOTAL USES</b>	<b>\$97,118</b>

\*Please provide a detail of Soft Costs and of Construction Costs.

**8. PREPARATION OF COST ESTIMATES**

Who prepared your cost estimates? Applicant

(If applicant prepared their own estimate, verification may be required. Please attach bids.)

Mailing Address: 825 5<sup>th</sup> Ave SW, Albany Oregon 97321

Phone Number: 541-979-9108 E-mail Address: hult@q.com

**9. EXPLAIN WHY CARA FUNDING IS NECESSARY TO INSURE PROJECT COMPLETION.**

*(Please provide a description of the financial gap requiring CARA assistance.)*

We are putting our retirement on the line, using \$90,000 getting this business off the ground. We will be able to open the shop with out the CARA funding, but the exterior renovations will have to wait a year or more before we could afford to do them. Our target customers are looking for quality merchandise and the outside of the shop needs to reflect that image. If we do not get this funding it will make it much harder to get customers through the door. Customers make up their mind about a shop in the first 30 seconds. We desperately need to make that first impression a good one.

**10. WHERE ELSE HAVE YOU LOOKED FOR FUNDING?**

We have not looked elsewhere, as we simply cannot afford the added interest and payments.

**11. CONSIDERING THE PROJECT GOALS OUTLINED IN THIS APPLICATION, PLEASE IDENTIFY THE VALUE YOUR PROJECT BRINGS TO CARA.**

It will bring vitality to the West end of First Avenue, and make it a more desirable place for further improvements. As we continue to fill in with quality retail establishments in the First Avenue retail refinement area, it will help to make that plan a reality. Bringing greater prosperity to the Downtown core and Albany in general.

**12. PLEASE OUTLINE ANY OTHER VIRTUES OR BENEFITS YOUR PROJECT PROVIDES. (To Albany, and the area/neighborhood)**

We are taking what has been a vacant eye sore for nearly 5 years, and turning it into a destination business that will serve a need.

**13. HAVE YOU OR THIS PROPERTY RECEIVED CARA FUNDING AT ANY POINT IN THE PAST?**

Yes  No  If so, amount \$\_\_\_? NOT MY PROJECT\_\_\_

FOR WHAT PROJECT(S): RESTORATION OF UPPER STORY WINDOWS (THE MASONIC HALL)

**14. ASSISTANCE REQUESTED \$10,000**

Total Estimated Project Costs: \$ 67,118  
 Your Total Contribution \$ 56,118  
 Total Amount Requested from CARA: \$ 10,000

Final payment will be based on actual costs not estimates. Ten percent of CARA funds will be held back for final payment.

**15. BREAKDOWN OF USE OF CARA FUNDS**

*CARA funds can only be used for permanent improvements to the building. Please provide a breakout with specific details of how the CARA funds will be used in the project. If more space is needed, please attach a separate page.*

Item	Amount	Notes
Awnings	\$8,234	Salem Tent & Awning
Exterior painting	\$2,000	I am awaiting actual quotes for this. The figure shown is my best guess.
Signage	\$280	Art Plus Signs
Exterior entry tile	\$600	Home Depot
		We would like permission to use the full \$10,000 by adding approval for the signage and tile incase the painting comes in lower than expected.

**Metrics and Other Benefits**

*If you receive funding, you will be asked to tally the final numbers on the project and certify their accuracy. Please use this space to estimate the impact of your project:*

Number of Jobs Created:              1   Full-time      1   Part-Time

**Certification**

The Applicant understands and agrees to the following conditions:

1. Any physical improvements proposed must be approved by the Albany Revitalization Area Agency (ARA) 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 preapproved 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.
9. If CARA's total assistance to the project is greater than \$750,000, prevailing wage for the project may apply.
10. CARA may withhold approval of this application until information satisfactory to CARA is provided.

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.

*Alan B. Hunt*  
Applicant's Signature

Feb 27, 2014  
Date

*Samalynne Hunt*  
Applicant's Signature

Feb 27, 2014  
Date

Return application/attachments to: City of Albany c/o Kate Porsche, Economic Development Director  
333 Broadalbin Street SW/ P.O. Box 490  
Albany, Oregon 97321

**FOR CITY USE ONLY**

Date Received: 2/27/14 By: KAR Application Complete:  Yes  No

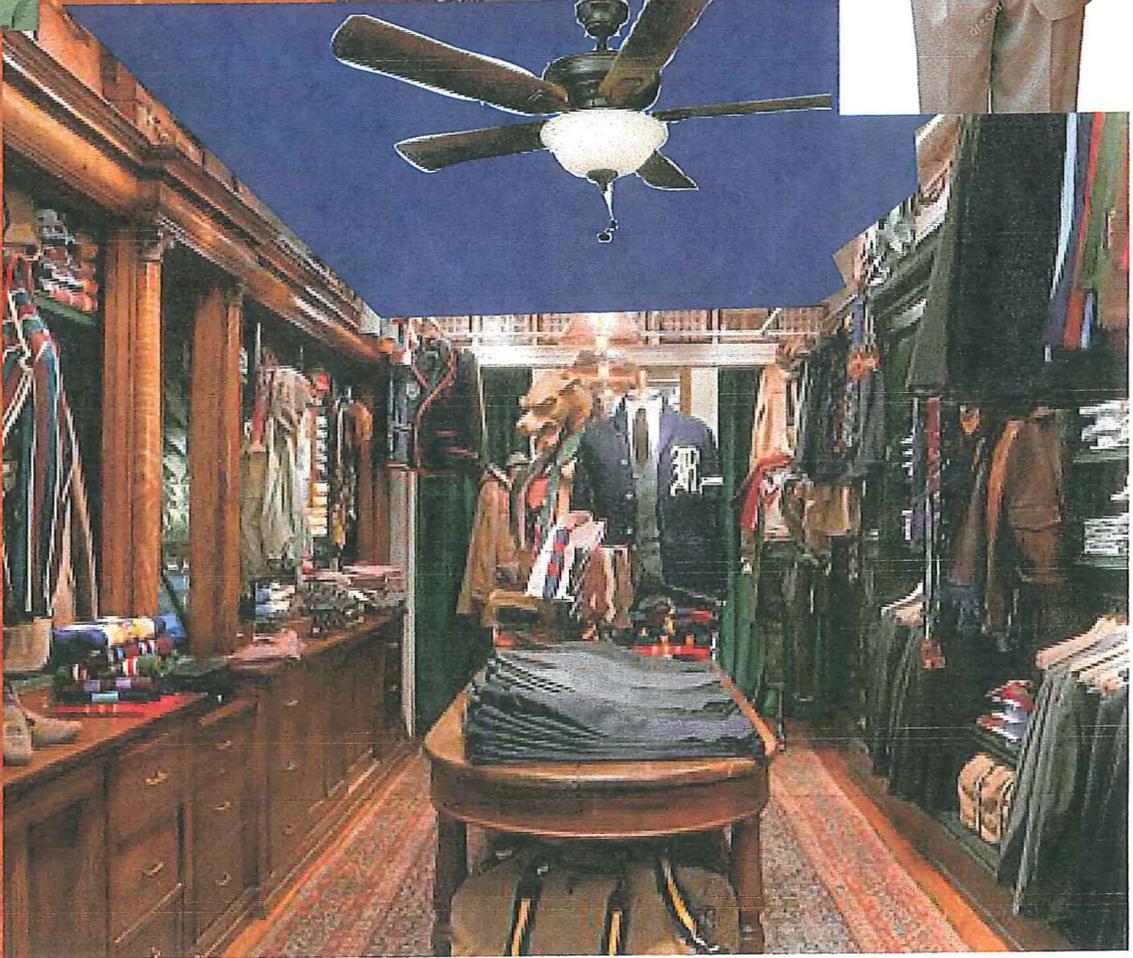
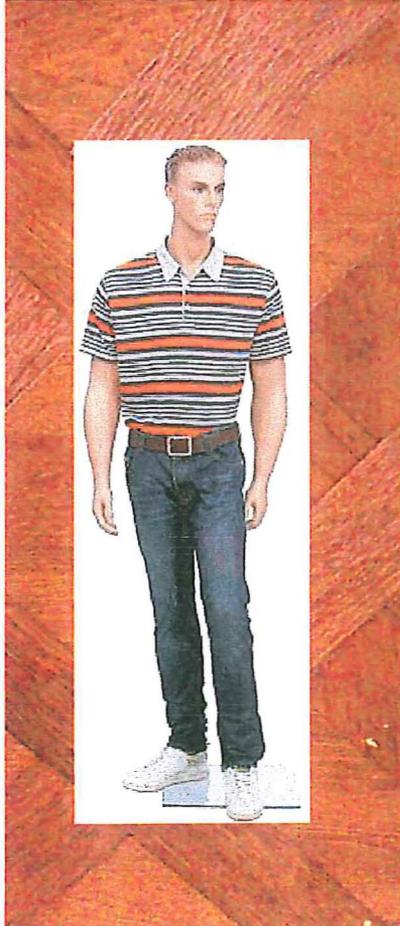
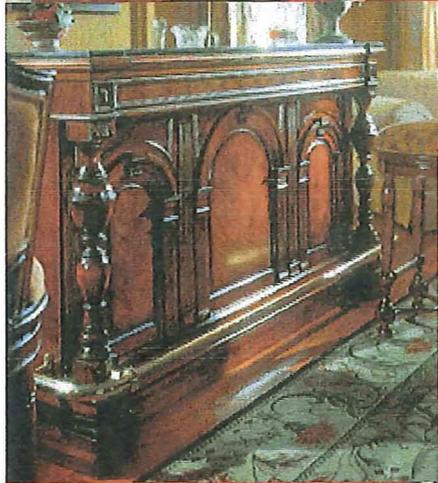
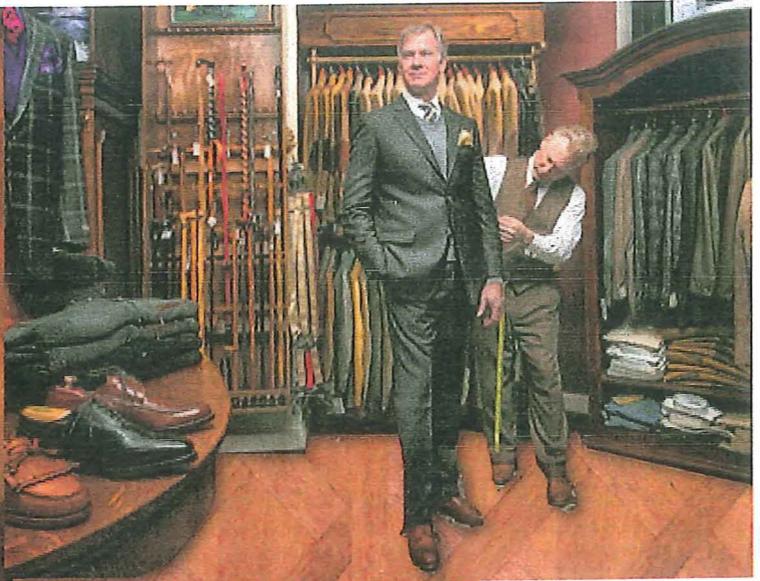
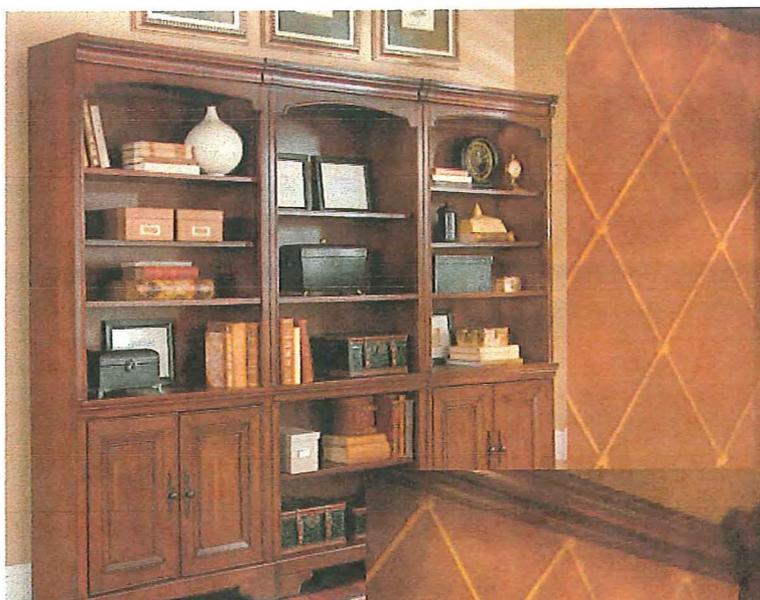
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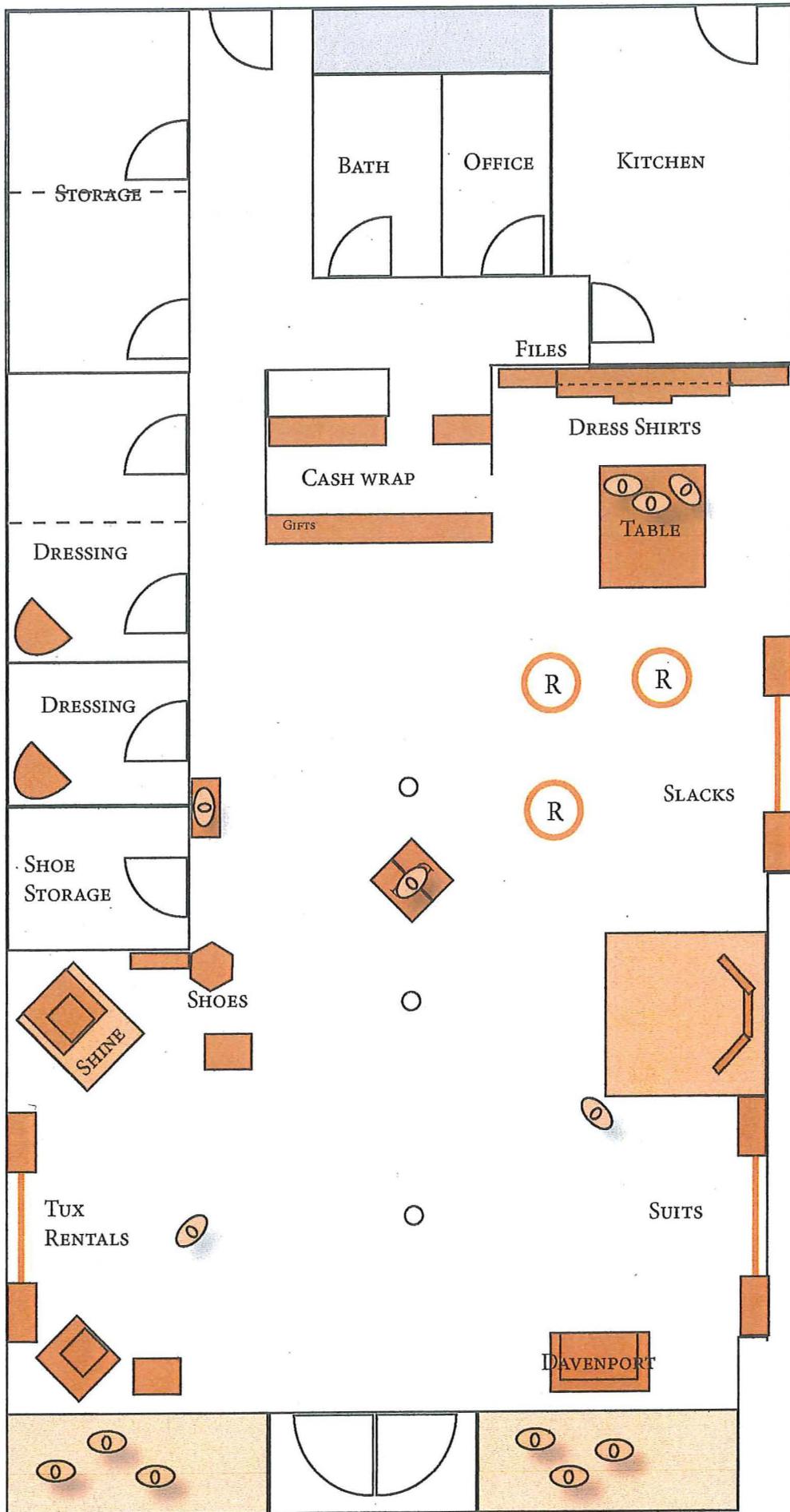
Date application returned to applicant for completion: \_\_\_\_\_

Date application returned to City: \_\_\_\_\_ By: \_\_\_\_\_



The Natty Dresser  
425 First Avenue West  
Historic Downtown Albany





DISPLAY CASE

**Property Owner and Mailing Address:**

Louis Gordon, Trustee  
Masonic Building Association  
2941 NW Ashwood Dr  
Corvallis, OR 97330-1255

**Balance Sheet**

Comm Rehab Grant: \$11,250.00

**Site Address:**

425/431 1st Avenue NW; Albany, OR 97321

Total Grant: \$11,250.00

<b>Date</b>	<b>Item Description</b>	<b>Match</b>	<b>Receipts</b>	<b>Reimbursement</b>	<b>Balance</b>
29-Nov-04	Blanket Purchase Order Issued #011813				\$11,250.00
17-Feb-05	Precision 1 Coatings, Inc.		\$6,750.00	\$3,375.00	
	<b>Reimbursement #1-Partial Payment Request #76944</b>	<b>\$3,375.00</b>	<b>\$6,750.00</b>	<b>\$3,375.00</b>	<b>\$7,875.00</b>
6-Jun-05	Precision 1 Coatings, Inc.		\$6,201.76	\$3,100.88	
	<b>Reimbursement #2-Partial Payment Request #80217</b>	<b>\$3,100.88</b>	<b>\$6,201.76</b>	<b>\$3,100.88</b>	<b>\$4,774.12</b>
18-Jul-05	Precision 1 Coatings, Inc.		\$4,000.00	\$2,000.00	
	<b>Reimbursement #3-Partial Payment Request #</b>	<b>\$2,000.00</b>	<b>\$4,000.00</b>	<b>\$2,000.00</b>	<b>\$2,774.12</b>
28-Jun-06	Precision 1 Coatings, Inc.		\$6,125.00	\$2,774.12	
	<b>Reimbursement #4 - Final Payment</b>	<b>\$3,350.88</b>	<b>\$6,125.00</b>	<b>\$2,774.12</b>	<b>ZERO</b>

PO Box 2376 • Corvallis, OR 97339  
 PO Box 40253 • Eugene, OR 97404

SMALL BUSINESS OF THE YEAR  
 AWARD RECIPIENT



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 ALBANY 541.967.8900  
 EUGENE 541.485.7232  
 SALEM 503.362-2930



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 Security Bond: 50K  
 Workmans Comp Ins. - Statutory Limits



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**EXTERIOR QUOTE**

PROPOSAL SUBMITTED TO: Hult, Oscar		DATE: 03/05/14	BID #
STREEE		JOB LOCATION: 425 1st Ave W	
CITY, STATE & ZIP CODE:		CITY, STATE & ZIP CODE: Albany	
PHONE: (541) 979-9108	WORK / CELL:	EMAIL: hult@q.com	

WE HEREBY PROPOSE TO SUPPLY ALL MATERIALS AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:

A MARKED BOX INDICATES LINE ITEM WILL BE PERFORMED

- Treat all Mold & Mildew with "Mold be Gone" or like solution to kill these organisms.
- Power wash all surfaces receiving finish to remove dirt, chalk, flaking paint and mildew.
- Wash all windows.
- Clean all gutters of all debris.
- Mask/protect all areas as needed (windows, walkways, landscaping, rooflines, etc.).
- Scrape all loose or chipping paint down to a well-adhered surface.
- Prime all bare wood and cracking paint with a resin Primer/Wood Stabilizer or Oil Primer. (dependent on wood surface)
- All rusted metal and nails in the siding will be wire brushed to remove loose rust, then primed with a rust inhibitive primer.
- Bottom edge of all siding boards will be hand brushed with a sealer prior to applying a top coat.
- Re-fasten all loose siding boards with galvanized screws.
- Any loose caulking will be removed and recaulked with "Big Stretch Lifetime Warranty" acrylic caulk. Includes caulking all open gaps around all windows, frames and critical junctions.
- Re-glaze all windows as required.
- Add a Mildeicide to all paint. This greatly minimizes future mold and mildew growth on the paint.
- Bottom edges of all siding at foundation will be painted.

Painting the following entry doors that are checked:

- Front Entry  Overhead Garage Door  Man Door  Back Door  Other: All previously painted.
- All surfaces will be back brushed and rolled, as required to ensure proper adhesion.
- After completion of the painting, all masking and painting debris will be removed and disposed of properly.
- Price quoted includes a touch up kit with clearly labeled containers for all paints used.
- Professional color consultation with our designer available for an additional \$100.00.

**WARRANTY OPTIONS**

10 YEAR WARRANTY: using 2 coats of Sherwin Williams, 25 yr. Warranty Super Paint or better. Dollars \$ 1,250.00  
 Includes complimentary inspection of the paint job by our firm once every two years. Initial for Choice: \_\_\_\_\_

12 YEAR WARRANTY: using Sherwin Williams Lifetime Warranty Paint. Dollars \$ 1,475.00  
 Includes complimentary inspection of the paint job by our firm once every two years. Initial for Choice: \_\_\_\_\_

All moss and mold on the entire roofline will be treated and removed for an additional \$ \_\_\_\_\_ Yes  No

**NOTES:**

- Price includes painting store front in with 1 color. Price includes painting upper row of windows.

All material is guaranteed to be as specified, and the above work to be completed in a professional manner for the sum of:

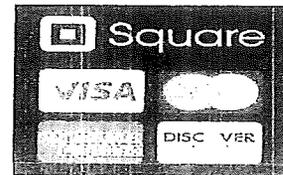
Dollars [ \$ \_\_\_\_\_ ] With payment made as follows: 10% down upon acceptance with the remaining balance due upon completion.

Any alteration or deviation from above specifications involving extra cost, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. Workers Compensation and Public Liability Insurance on above work to be taken out by: <b>FITZPATRICK PAINTING, INC.</b>	www.fitzpatrickpainting.com Note: This proposal may be withdrawn by us if not accepted within <u>14</u> days.
<b>ACCEPTANCE OF PROPOSAL</b>	
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. I acknowledge receipt of information notice and owner's duty to notify contractor in the event of a residential construction dispute. A finance charge of 2% per month will be charged on all amounts not paid on time. If a lien is filed, a \$500.00 lien fee will be assessed; if an attorney is hired to collect or enforce this estimate and/or proposal, there will be attorney fees associated with the enforcement of this estimate/contract. By signing below, this proposal is agreed upon and accepted as stated above. Work will not begin until proposal is signed and dated. A 2% fee will apply to the total amount if using a major credit card.	
Jesse Howell Contractor's Signature	03/05/14 Date
Client / Owner's Signature	Date
Print Name	

exterior

1208 29th Ave. SE.  
Albany, Oregon 97322  
Corvallis: (541) 745-5506  
Albany: (541) 926-6824  
Fax: (541) 926-0595  
jim@stompainters.com

*Stom Painters, Inc.*



**EXTERIOR PROPOSAL**

**7 YEAR WARRANTY!**

PROPOSAL DATE 3/5/2014

Oscar Hult	PHONE	541.979.9108	JOB ADDRESS	0
125 1st Ave West	EMAIL	hult@q.com	JOB CITY	0
Albany, Oregon 97321			JOB PHONE	0

The areas we are proposing to paint (scope of work): **WORK CONSIST OF WASHING, CLEANING, PRIMING AND PAINTING THE STORE FRONT UP TO APPROXIMATELY 16 FEET FROM THE GROUND.**

Treat all surfaces killing any organisms such as mildew and mold. Power wash all surfaces removing dirt, mildew, mold and any flaking paint. **WE WILL ALLOW ALL SURFACES TO DRY COMPLETELY USUALLY TWO (2) DAYS BEFORE PROCEEDING TO THE NEXT STAGE.**

Sand the abrupt edges of the remaining paint, feathering the surfaces, making it near smooth. If structure is built before 1978, we will take all precautions to comply with all federal and state regulations mandated.

Pick up and bag removing all paint chip debris away from premises. Mask and protect all areas not being painted prior to painting.

Prime all bare wood and metal down to the substrate with the appropriate primer. Caulk cracks on the door jams and windows with a 45-year latex caulk. **WE WILL ALLOW THE CAULKING TO GAS OFF PRIOR TO APPLYING THE PAINT FINISH. THIS IS USUALLY TAKES ONE (1) DAY.**

Add mildewcide to all paint. Apply **TWO (2)** coats of a **SATIN FINISH STATED BELOW.** All surfaces being painted will have proper adhesion. Stom Painters, Inc. is guaranteeing 6-8 wet mils per coat. After completion of the painting, all masking and tape debris will be remove and disposed, off property. All workmanship is warranted for a period of **SEVEN (7)** years. All paint purchased and leftover will be mark and left for the customer. Professional color consultation and designer is included in this estimate. By Jim Stom with 42 years experience.

Cost We propose to furnish material and labor – complete and in accordance with the above specifications for the sum stated below. Individual tasks, if selected, may require additional pricing. Price is valid for 30 days, unless otherwise noted.

Investment for the above: Miller Acri-Life Satin **\$2,438**

Investment for the above: Miller Evolution Satin **\$2,525**

Insurance & Licenses  
**Contractor's license CCB# 153840**  
**Liability Insurance** is held with **KBI Insurance, Inc.** A certificate of insurance is available upon request.  
**Workers Compensation Insurance** is held with **SAIF.**

Payment  
 A **50% deposit** at the start of the project.  
 Balance of payment is due upon completion.

Warranty Statement:  
 Stom Painters, Inc. warrants labor and material for a period of seven (7) years. If paint failure appears, we will supply labor and materials to correct the condition without cost. This warranty is in lieu of all other warranties, expressed or implied. Our responsibility is limited to correcting the condition as indicated above.  
 This warranty excludes, and in no event will Stom Painters, Inc. be responsible for consequential or incidental damages caused by accident or abuse, temperature changes, settlement or moisture; i.e., cracks caused by expansion and/or contraction. Cracks will be properly prepared as indicated at time of job, but will not be covered under this warranty.  
 Warranty expires upon the change of ownership of property.

**I/we have read and agree to the provisions of this Proposal and Agreement and acknowledge receipt of the following attachments: (1) Notice to Owner and Warranty, (2) Exterior Proposal, (3) Notice of Cancellation**

X \_\_\_\_\_ Date of acceptance \_\_\_\_\_

Customer Signature

Respectfully submitted: **by Jim Stom**  
**Stom Painters, Inc.**  
**jim@stompainters.com**  
**www.stompainters.com**

Please read this proposal carefully and make sure that it contains all the aspects of the job that you want and no additional aspects. Anything not included in this proposal is excluded. We want to be as clear as possible to make this project easier for you. Please let us know of any way we can help.

PROPOSAL



541.730.5910 • 541.928.0992  
Licensed • Bonded • Insured  
CCB #190381  
Interior • Exterior • Residential • Commercial

PROPOSAL NO.	14-6
SHEET NO.	2
DATE	2-27-2014

PROPOSAL SUBMITTED TO:

NAME	Oscar Hult
ADDRESS	825 5th ave SW
	Albany, OR 97321
PHONE NO.	541-979-9108

WORK TO BE PERFORMED AT:

ADDRESS	425 1st ave w
	Albany, OR 97321
DATE OF PLANS	-
ARCHITECT	-

We hereby propose to furnish the materials and perform the labor necessary for the completion of Exterior repaint

Perform lead based paint screening survey

Hydrowash - to remove dirt, chalk, etc.

Fill unwanted holes and caulk as needed

Prime any stains and repairs w/ appropriate primer/sealer

Apply Miller Evolution exterior paint in customer approved color and sheen to storefront woodwork, siding, and bay of windows

Full Cleanup

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of Three thousand, nine hundred twenty and 00/100 Dollars (\$ 3920<sup>00</sup>)

with payment to be made as follows: \$1500<sup>00</sup> Down at job start  
\$2420<sup>00</sup> upon completion

Respectfully submitted Timothy W. Armstrong

Per Armstrong Painting LLC

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note - This proposal may be withdrawn by us if not accepted within 90 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_  
Signature \_\_\_\_\_

Date \_\_\_\_\_



# Project Evaluation Grid: Two Rivers Market Building

**Request: \$7,760/Storefront Revitalization Grant**

	Item	Description	Staff Analysis/Comments
<i>Overall Goals</i>			
A)	<p><b>CARA Goal &amp; Objectives:</b> The purpose of this CARA Plan is to eliminate blighting influences found in the CARA, to implement goals and objectives of the City of Albany Comprehensive Plan, and to implement development strategies and objectives for the CARA. The goal and objectives for the CARA have been defined as follows:</p> <p><b>CARA Goal:</b> To revitalize the Central Albany Revitalization Area by implementing the Town Center Plan developed through the Central Albany Land Use &amp; Transportation Study (CALUTS) using a citizen-driven process.</p>	<p>Does the project further the Town Center Plan?</p> <p>Which of CARA's objectives does the project meet?</p> <p><b>CARA Key Objectives:</b></p> <ul style="list-style-type: none"> <li>◆ Attract new private investment to the area.</li> <li>◆ Retain and enhance the value of existing private investment and public investment in the area.</li> </ul> <p><b>CARA Additional Objectives:</b></p> <ul style="list-style-type: none"> <li>◆ Provide a safe and convenient transportation network that encourages pedestrian &amp; bicycle access to and within the town center.</li> <li>◆ Preserve the Historic Districts, historic resources and existing housing in the area.</li> <li>◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.</li> <li>◆ Increase residential density in the area.</li> <li>◆ Encourage the development of new forms of housing and home ownership.</li> <li>◆ Enhance and protect the community and environmental values of waterway corridors in the area.</li> <li>◆ Provide an enriching environment and livable neighborhoods.</li> </ul>	<p>Yes.</p> <p><b>CARA Key Objectives:</b></p> <ul style="list-style-type: none"> <li>◆ Retain and enhance the value of existing private investment and public investment in the area.</li> </ul> <p><b>CARA Additional Objectives:</b></p> <ul style="list-style-type: none"> <li>◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.</li> <li>◆ Provide an enriching environment and livable neighborhoods.</li> </ul>
B)	CARA Planned Projects	Which project category and activity in the UR Plan does this project fulfill? (See CARA Project Activities document, or Table 2 of the UR Plan and Report)	Storefront program.
C)	Development Pattern (Highest and Best Use)	<p>Does it achieve desired land use (e.g., mixed-use, higher density) and/or transportation objectives (e.g., Esplanade, pedestrian-friendly areas)?</p> <p>Is the proposed project desired in this location and the highest and best use of the property?</p>	<p>Yes.</p> <p>Yes.</p>
D)	Blight	Would it remedy a severely blighted building? How? Does the project utilize a vacant space?	Somewhat.
E)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	No.
F)	Vitality/People Attractor	Does the general public benefit (i.e. restaurant, carousel, something they can go to; does the project enhance the public's	Yes, there are several service-related retail businesses within the building.

		experience of the space? Is it a business we are seeking)?	
G)	Retail Hotspot (1 <sup>st</sup> Avenue between Lyon and Calapooia)	Is the project located in the Retail Hotspot? If so, will the first floor use be active retail, as recommended in the Retail Refinement Plan?	Somewhat—Located in the secondary retail area.
H)	Sustainable Building	Will the building be built using sustainable practices including LEED or others?	No.
I)	Residential	Is there a residential component? How many units?	No.
<i>Economic Development</i>			
J)	Bring new business to Albany	Will a new business open or come to Albany as a part of this project?	No.
K)	Job Creation	Will the project create additional jobs? How many, what types and what salary level?	No.
L)	Local Labor and Materials	Has applicant specifically called out a commitment to use a certain percent or amount of local labor and/or materials?	Yes- bid is from Salem Tent and Awning.
<i>Financial</i>			
M)	Ratio	Proposed public funds Private funds % of CARA Investment	\$7,760 \$15,520 50%
N)	Financial Impacts	What are the financial risks and/or financial benefits to CARA?	This project would be funded from the Storefront Revitalization program, which is fully funded for the year.
O)	Gap	What is the "Gap" or need of the developer?	CARA funds will make this project possible for the applicant to complete.
P)	Private Risk	What is the risk for the developer? What is their skin in the game?	\$7,760 of personal funds.
Q)	CARA/City funds	Has the project received other CARA/City funding in the past?	No.
R)	Tax Increment ROI	Is there an anticipated increase in assessed value?	No.



Storefront Revitalization Grant Program

CARA Funding Application

333 Broadalbin Street SW, Albany, OR 97321

1. APPLICANT

Name: ROBERT N. MAGID

Mailing Address: P.O. Box 1004 LAKE OSWEGO, OR Zip Code: 97034

Contact Name: BOB MAGID Phone Number: 503-245-0880

Fax Number: 503-245-2070 E-mail Address: MYBISHCOMPANION@YAHOO.COM

2. BUSINESS/BUILDING INFORMATION

Legal Business Name: TWO RIVERS MARKET BUILDING

Number of Years in Operation:

Legal Form: Sole Proprietorship [X] Partnership [ ] Corporation [ ] S-Corp [ ] LLC [ ] Profit [X] Nonprofit [ ]

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

Have you ever filed for bankruptcy? [ ] Yes [X] No

Project Address (if different than mailing address): 250 BROADALBIN ST., ALBANY

Property Tax Account Number: 81550, 759858, 798173

Is the building a historic contributing resource? Yes [X] No [ ]

If so, is it on the historic property-tax freeze? Yes [ ] No [X]

3. OWNER OF PROPERTY (if not applicant)

Name in which title is held:

Contact Name:

Mailing 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 *Please give a comprehensive description of project.*

INSTALL NEW AWNINGS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. TIMELINE FOR COMPLETION OF PROJECT: WITHIN 6 MONTHS OF CARA APPROVAL

7. PROJECT COSTS

ESTIMATED COST OF PROJECT: \$ 15,520.00

ESTIMATED VALUE OF PROJECT UPON COMPLETION: \$ 15,520.00

Basis for valuation and value upon completion: PIVOTAL BY SALIDA TENT & AWNING

SOURCES FOR PROJECT:

Owner/Company Contribution	\$ <u>7,760.00</u>		
Bank (estimated)	\$ _____	Term: _____	Interest Rate: _____
Other private funds (please specify)	\$ _____	Term: _____	Interest Rate: _____
Other governmental (please specify)	\$ _____	Term: _____	Interest Rate: _____
CARA (proposed)	\$ <u>7,760.00</u>	Specify: _____	
TOTAL SOURCES	\$ <u>15,520.00</u>		

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

USES FOR PROJECT:

Land and/or Building Acquisition	\$ _____
Soft Costs (architectural, engineering, financing, and legal fees, and other pre- and post-construction expenses.) *	\$ _____
Construction Costs *	\$ _____
Tenant Improvements	\$ _____
Machinery/Equipment/Installation Costs	\$ _____
Working Capital	\$ _____
Other (please specify)	\$ _____
TOTAL USES	\$ _____

\*Please provide a detail of Soft Costs and of Construction Costs.

8. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? SALOM FRONT & AWARD

(If applicant prepared their own estimate, verification may be required. Please attach bids.)

Mailing Address:

\_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail Address:

\_\_\_\_\_

9. EXPLAIN WHY CARA FUNDING IS NECESSARY TO INSURE PROJECT COMPLETION (Please provide a description of the financial gap requiring CARA assistance.)

CARA FUNDING MAKES PROJECT AFFORDABLE TO TAKE ON & COMPLETE.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

10. WHERE ELSE HAVE YOU LOOKED FOR FUNDING?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

NEW AWNINGS WILL ENHANCE THE APPEARANCE OF THE BUILDING & THE ENTIRE BROADALMATH ST. BLOCK BETWEEN 2ND & 3RD AVE.

12. PLEASE OUTLINE ANY OTHER VIRTUES OR BENEFITS YOUR PROJECT PROVIDES. (To Albany, and the area/neighborhood)

13. HAVE YOU OR THIS PROPERTY RECEIVED CARA FUNDING AT ANY POINT IN THE PAST?

Yes  No  If so, amount \$ \_\_\_\_\_

FOR WHAT PROJECT(S): \_\_\_\_\_

14. ASSISTANCE REQUESTED

Total Estimated Project Costs: \$ 15,520.00

Your Total Contribution \$ 7,760.00

Total Amount Requested from CARA: \$ 7,760.00

Final payment will be based on actual costs not estimates. Ten percent of CARA funds will be held back for final payment.

15. BREAKDOWN OF USE OF CARA FUNDS

CARA funds can only be used for permanent improvements to the building. Please provide a breakout with specific details of how the CARA funds will be used in the project. If more space is needed, please attach a separate page.

Item	Amount	Notes
------	--------	-------


**Metrics and Other Benefits**

*If you receive funding, you will be asked to tally the final numbers on the project and certify their accuracy. Please use this space to estimate the impact of your project:*

Number of Jobs Created: \_\_\_\_\_ Full-time \_\_\_\_\_ Part-Time

**Certification**

The Applicant understands and agrees to the following conditions:

1. Any physical improvements proposed must be approved by the Albany Revitalization Area Agency (ARA) 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 preapproved 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.
9. If CARA's total assistance to the project is greater than \$750,000, prevailing wage for the project may apply.
10. CARA may withhold approval of this application until information satisfactory to CARA is provided.

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

*[Handwritten Signature]*

Date

2-27-14

Applicant's Signature

Date

Return application/attachments to: City of Albany c/o Kate Porsche, Economic Development Director  
333 Broadalbin Street SW/P.O. Box 490  
Albany, Oregon 97321

FOR CITY USE ONLY

Date Received: 2-27-14

By: KAR

Application Complete:  Yes  No

Comments: \_\_\_\_\_

Date application returned to applicant for completion: \_\_\_\_\_

Date application returned to City: \_\_\_\_\_ By: \_\_\_\_\_

*Kate.porsche@erig.com*  
*Alamy.net*  
**CAMA**

# SALEM TENT & AWNING

**CCB#66298**

SERVING THE WILLAMETTE VALLEY SINCE 1890  
 • PO Box 5274 • 280 Wallace Rd NW Salem OR 97304 • 503-363-4788  
 • Fax 503-363-0286 • www.salemtent.com •

**Proposal #40498**

**Bill To**  
 \_\_\_\_\_  
 MAGID , BOB  
 MODISH CORPORATION  
 250 BROADALBIN ST  
 ALBANY, OR 97321  
 503-245-0880

**Ship To**  
 \_\_\_\_\_  
 MAGID , BOB  
 MODISH CORPORATION  
 250 BROADALBIN ST  
 ALBANY, OR97321  
 503-245-0880

Written By	Sale Date	Pattern	Border	Frame	Recover	Installation
Ashlin	2/27/2014	WEBLON		Pipe		ST&A

We hereby submit specifications and estimates for:

Description	Quantity	Price	Extended Amount
TO REPLACE ALL AWNINGS ON BUILDING			\$0.00
PRICE INCLUDES INSTALLATION AND DISPOSAL OF OLD		\$15,520.00	\$15,520.00

TO REPLACE ALL AWNINGS ON BUILDING  
 PRICE INCLUDES INSTALLATION AND DISPOSAL OF OLD

We hereby Propose to furnish labor and materials- complete in accordance with the above specifications, with payment to be made as follows: 1/2 down with the balance upon completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed on upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident, or delays beyond our control. This proposal subject to acceptance within 30 DAYS and is void thereafter at the option of the undersigned.

Proposal By \_\_\_\_\_

**Acceptance Of Proposal**

The above prices, Specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Also I acknowledge that I have received if applicable the following Disclosures (ORS 87.093) , (ORS 701.330) & (ORS 701.330(1))

ACCEPTED DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Estimated Completion Date:

Subtotal	\$15,520.00
Shipping	
Total	\$15,520.00



# Project Evaluation Grid: Fortier Chiropractic Healthcare

**Request: \$10,000/Storefront Revitalization Grant**

Item	Description	Staff Analysis/Comments	
<i>Overall Goals</i>			
A)	<p><b>CARA Goal &amp; Objectives:</b> The purpose of this CARA Plan is to eliminate blighting influences found in the CARA, to implement goals and objectives of the City of Albany Comprehensive Plan, and to implement development strategies and objectives for the CARA. The goal and objectives for the CARA have been defined as follows:</p> <p><b>CARA Goal:</b> To revitalize the Central Albany Revitalization Area by implementing the Town Center Plan developed through the Central Albany Land Use &amp; Transportation Study (CALUTS) using a citizen-driven process.</p>	<p>Does the project further the Town Center Plan?</p> <p>Which of CARA's objectives does the project meet?</p> <p><b>CARA Key Objectives:</b></p> <ul style="list-style-type: none"> <li>◆ Attract new private investment to the area.</li> <li>◆ Retain and enhance the value of existing private investment and public investment in the area.</li> </ul> <p><b>CARA Additional Objectives:</b></p> <ul style="list-style-type: none"> <li>◆ Provide a safe and convenient transportation network that encourages pedestrian &amp; bicycle access to and within the town center.</li> <li>◆ Preserve the Historic Districts, historic resources and existing housing in the area.</li> <li>◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.</li> <li>◆ Increase residential density in the area.</li> <li>◆ Encourage the development of new forms of housing and home ownership.</li> <li>◆ Enhance and protect the community and environmental values of waterway corridors in the area.</li> <li>◆ Provide an enriching environment and livable neighborhoods.</li> </ul>	<p>Yes.</p> <p><b>CARA Key Objectives:</b></p> <ul style="list-style-type: none"> <li>◆ Attract new private investment to the area.</li> <li>◆ Retain and enhance the value of existing private investment and public investment in the area.</li> </ul> <p><b>CARA Additional Objectives:</b></p> <ul style="list-style-type: none"> <li>◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.</li> <li>◆ Provide an enriching environment and livable neighborhoods.</li> </ul>
B)	CARA Planned Projects	Which project category and activity in the UR Plan does this project fulfill? (See CARA Project Activities document, or Table 2 of the UR Plan and Report)	Storefront program.
C)	Development Pattern (Highest and Best Use)	Does it achieve desired land use (e.g., mixed-use, higher density) and/or transportation objectives (e.g., Esplanade, pedestrian-friendly areas)?	Yes.
		Is the proposed project desired in this location and the highest and best use of the property?	Yes.
D)	Blight	Would it remedy a severely blighted building? How? Does the project utilize a vacant space?	No.
E)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	No.
F)	Vitality/People Attractor	Does the general public benefit (i.e. restaurant, carousel, something they can go to; does the project enhance the public's	Existing business service business.

		experience of the space? Is it a business we are seeking)?	
G)	Retail Hotspot (1 <sup>st</sup> Avenue between Lyon and Calapooia)	Is the project located in the Retail Hotspot? If so, will the first floor use be active retail, as recommended in the Retail Refinement Plan?	No.
H)	Sustainable Building	Will the building be built using sustainable practices including LEED or others?	No.
I)	Residential	Is there a residential component? How many units?	No.
<i>Economic Development</i>			
J)	Bring new business to Albany	Will a new business open or come to Albany as a part of this project?	Possibly. There will be an opportunity for another business to lease space in the building.
K)	Job Creation	Will the project create additional jobs? How many, what types and what salary level?	Possibly three.
L)	Local Labor and Materials	Has applicant specifically called out a commitment to use a certain percent or amount of local labor and/or materials?	Yes. Applicant calls out that 90% of project will be sourced by community businesses.
<i>Financial</i>			
M)	Ratio	Proposed public funds Private funds	\$10,000 \$149,470
N)	Financial Impacts	What are the financial risks and/or financial benefits to CARA?	This project would be funded from the Storefront Revitalization program, which is fully funded for the year.
O)	Gap	What is the "Gap" or need of the developer?	CARA funds would allow the applicant to use period-appropriate and superior products, specifically, lighting, and signage. Awnings would be removed from the project.
P)	Private Risk	What is the risk for the developer? What is their skin in the game?	\$149,470 of personal funds.
Q)	CARA/City funds	Has the project received other CARA/City funding in the past?	Yes. Applicant received a \$5,000 CARA Small Grant in 2011.
R)	Tax Increment ROI	Is there an anticipated increase in assessed value?	Yes. This is a taxable property and the amount of work is significant enough to trigger a new assessment.



# Storefront Revitalization Grant Program

## CARA Funding Application

333 Broadalbin Street SW, Albany, OR 97321

### 1. APPLICANT

Name: Seth A. Fortier

Mailing Address: 220 5th Ave, Albany Oregon 97321

Contact Name: Same Phone Number: 541-981-1129

Fax Number: 541-926-5540 E-mail Address: drfortier@fortierchc.com

### 2. BUSINESS/BUILDING INFORMATION

Legal Business Name: Fortier Chiropractic Healthcare

Number of Years in Operation: 7

Legal Form: Sole Proprietorship  Partnership  Corporation  S-Corp  LLC   
Profit  Nonprofit

In which state are the incorporation and/or organization documents filed? OR \_\_\_\_\_

Have you ever filed for bankruptcy?  Yes  No

Project Address (if different than mailing address): \_\_\_\_\_

Property Tax Account Number: \_\_\_\_\_

Is the building a historic contributing resource? Yes  No

If so, is it on the historic property-tax freeze? Yes  No

### 3. OWNER OF PROPERTY (if not applicant)

Name in which title is held: Seth A. Fortier

Contact Name: Seth A. Fortier

Mailing Address: 220 5th Ave, Albany Oregon 97321

Phone Number: 541-981-1129

### 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** *Please give a comprehensive description of project.*

This project is a comprehensive exterior remodel. The intent is to update the façade while repairing some structural weakness as a result of the original 1970 construction. The façade has been designed around traditional architecture to complement historic downtown with input from CARA architect R.D.

Features included but not limited to:

- Raise roof line parapet to hide the roof top HVAC
- **Create multiple new signage opportunities/New Signs**
- New siding (and paint) will be a combination of period appropriate channeled cedar, bat and board, tongue and groove
- **New Exterior Paint**
- **Period appropriate light fixtures**
- **Awnings**

**(Bold categories are requesting grant money)**

**6. TIMELINE FOR COMPLETION OF PROJECT: 90 DAYS**

**7. PROJECT COSTS**

ESTIMATED COST OF PROJECT: \$ 159,470.00

ESTIMATED VALUE OF PROJECT UPON COMPLETION: \$ 159,470.00

Basis for valuation and value upon completion: cost equates value basis

**SOURCES FOR PROJECT:**

Owner/Company Contribution	\$ <u>149,470.00</u>		
Bank (estimated)	\$ _____	Term: _____	Interest Rate: _____
Other private funds (please specify)	\$ _____	Term: _____	Interest Rate: _____
Other governmental (please specify)	\$ _____	Term: _____	Interest Rate: _____
CARA (proposed)	\$ <u>10,000</u>	Specify: _____	
<b>TOTAL SOURCES</b>	<b>\$ <u>159,470.00</u></b>		

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

**USES FOR PROJECT:**

**\*\*PLEASE SEE LINE ITEM BID ATTACHED**

Land and/or Building Acquisition	\$ _____
Soft Costs (architectural, engineering, financing, and legal fees, and other pre- and post-construction expenses.) *	\$ <u>PAID</u>
Construction Costs *	\$ _____
Tenant Improvements	\$ _____
Machinery/Equipment/Installation Costs	\$ _____
Working Capital	\$ _____
Other (please specify)	\$ _____
<b>TOTAL USES</b>	<b>\$ _____</b>

\*Please provide a detail of Soft Costs and of Construction Costs.

**8. PREPARATION OF COST ESTIMATES**

Who prepared your cost estimates? Tony Nova – NOW Builders

(If applicant prepared their own estimate, verification may be required. Please attach bids.)

Mailing Address: PO Box 3123 Albany Or 973231

Phone Number: 541-926-2858 E-mail Address: \_\_\_\_\_

**9. EXPLAIN WHY CARA FUNDING IS NECESSARY TO INSURE PROJECT COMPLETION. (Please provide a description of the financial gap requiring CARA assistance.)**

The categories requiring CARA funding (listed above in bold) will either be left out of the project or completed with inferior products if funding cannot be secured. Specifically:

Awnings: REMOVED FROM PROJECT  
Lighting: SOME WILL BE REMOVED FROM PROJECT & OTHERS NOT PERIOD APPROPRIATE  
Signage: SOME WILL BE REMOVED FROM PROJECT & OTHERS INFERIOR PRODUCTS (ie. Aluminlight Sheet with vinyl sticker)

**10. WHERE ELSE HAVE YOU LOOKED FOR FUNDING?**

Willamette Community Bank

**11. CONSIDERING THE PROJECT GOALS OUTLINED IN THIS APPLICATION, PLEASE IDENTIFY THE VALUE YOUR PROJECT BRINGS TO CARA.**

I believe this project is a perfect fit for the CARA program meeting every requirement and fulfilling your mission statement. This project is in the Historic Downtown District on a commercial, store front, building. The project will have great visibility with views from busy streets like Ellsworth St and 5th Ave as well as popular downtown destinations like the Linn County court house and the Farmers Market. The renovation will be 100% exterior and, if funding permits will be period appropriate to our downtown. Additionally, I feel the scale and visual impact of this remodel makes it an excellent project for a CARA partnership.

Over the last 3 years this building has undergone 3 phases of a 4 phase renovation comprised of over \$300,000.00 in interior and exterior upgrades. These improvements have resulted in the addition of 16 full time jobs to the downtown area. We believe this fourth, and final, phase will be the capstone of the entire project serving to tie together all our efforts over the last 3 years.

**12. PLEASE OUTLINE ANY OTHER VIRTUES OR BENEFITS YOUR PROJECT PROVIDES. (To Albany, and the area/neighborhood)**

I feel it is important to note that more than 90% of this project will sourced by business of our community. This includes the drafting, engineering, general contracting, materials, and subcontracting. This amounts to over \$140,000.00 going back into our community.

**13. HAVE YOU OR THIS PROPERTY RECEIVED CARA FUNDING AT ANY POINT IN THE PAST?**

Yes  No  If so, amount \$ \$5,000.00

FOR WHAT PROJECT(S): WINDOWS (2011)

**14. ASSISTANCE REQUESTED**

Total Estimated Project Costs:                   \$ 159,470.00

Your Total Contribution                           \$ 149,470.00

Total Amount Requested from CARA:           \$ 10,000.00

Final payment will be based on actual costs not estimates. Ten percent of CARA funds will be held back for final payment.

**15. BREAKDOWN OF USE OF CARA FUNDS**

*CARA funds can only be used for permanent improvements to the building. Please provide a breakout with specific details of how the CARA funds will be used in the project. If more space is needed, please attach a separate page.*

Item	Amount	Notes
<b>Awnings</b>	<b>\$12,226.00</b>	
<b>Signage</b>	<b>\$10,000.00</b>	
<b>Lighting</b>	<b>\$10,000.00</b>	
<b>Exterior Paint</b>	<b>\$6,200.00</b>	

**Metrics and Other Benefits**

*If you receive funding, you will be asked to tally the final numbers on the project and certify their accuracy. Please use this space to estimate the impact of your project:*

Number of Jobs Created:                   estimated 3 Full-time              Part-Time

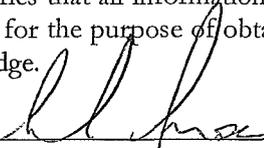
**Certification**

The Applicant understands and agrees to the following conditions:

1. Any physical improvements proposed must be approved by the Albany Revitalization Area Agency (ARA) 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 preapproved 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.
9. If CARA's total assistance to the project is greater than \$750,000, prevailing wage for the project may apply.
10. CARA may withhold approval of this application until information satisfactory to CARA is provided.

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

2/26/14

Applicant's Signature

Date

Return application/attachments to: City of Albany c/o Kate Porsche, Economic Development Director  
333 Broadalbin Street SW/ P.O. Box 490  
Albany, Oregon 97321

**FOR CITY USE ONLY**

Date Received:

2-26-14

By:

Kate P.

Application Complete:

Yes  No

Comments:

attachments - bids photos

Date application returned to applicant for completion:



N.O.W. Builders  
 P.O. Box 3123 Albany, OR 97321  
 (541) 926-2858, Fax (541) 926-3017  
 www.nowbuilders.com  
 License #64791

Estimate

DATE	ESTIMATE NO
2/18/2014	1196

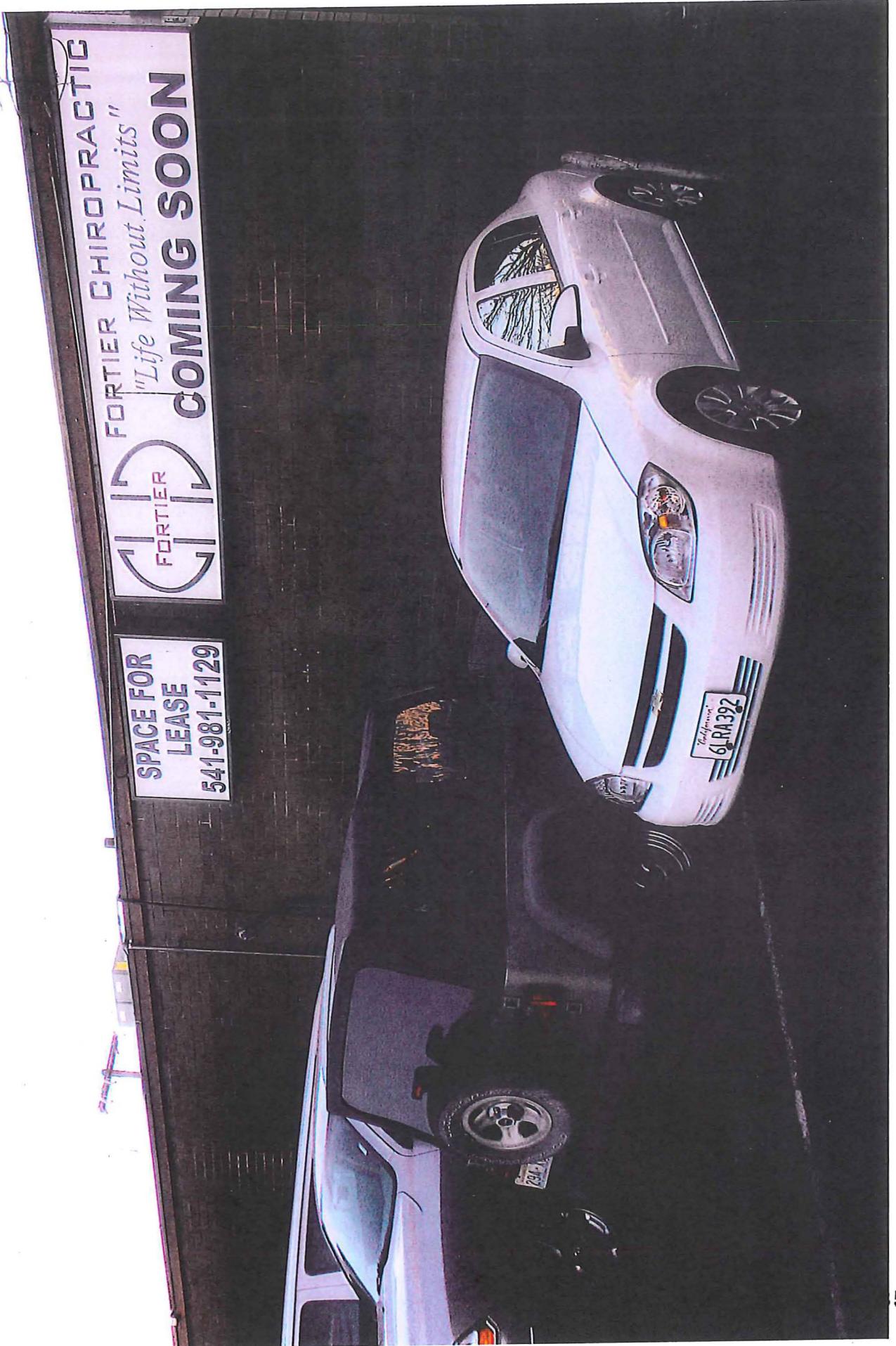
NAME / ADDRESS
FORTIER CHIROPRACTIC SETH & HANNAH FORTIER 220 5TH AVE SW ALBANY, OR 97321

PROJECT

DESCRIPTION	TOTAL
THIS IS AN ESTIMATE FOR REMODELING THE EXTERIOR OF THE BUILDING AT 220 5TH AVE. SW. THIS ESTIMATE WAS TAKEN FROM DRAWING PROVIDED (EWELL DAVENPORT BUILDING DESIGN)	
EAST SIDE OF BUILDING	
FRAMING- 3' PARAPET WALL AND FIR OUT AND SHEET ENTIRE WALL- LABOR & MATERIALS	4,304.00
SIDING - CHANNEL ON NORTH END AND BOARD & BATT ON SOUTH- LABOR & MATERIALS	6,888.00
METAL FLASHING CAP ON TOP OF WALL	340.00
NORTH SIDE OF BUILDING	
FRAMING- PARAPET, FIRING OUT & SHEETING- LABOR & MATERIALS	1,860.00
SIDING- CHANNEL & BOARD & BATT- LABOR & MATERIALS	3,720.00
WINDOW WRAPS- METAL- LABOR & MATERIALS	700.00
AWNING- CEDAR BRACES, T&G PINE LID AND METAL ROOFING- L & M	2,911.00
METAL FLASHING TOP OF WALL	118.00
WEST SIDE OF BUILDING	
FRAME- PARAPET, FIRING OUT & SHEETING- L&M	3,260.00
SIDING- CHANNEL & BOARD & BATT- L&M	6,520.00
(2) AWNINGS- L&M	2,504.00
METAL FLASHING TOP OF WALL	185.00
SOUTH SIDE OF BUILDING	
FRAMING-PARAPET, FIRING OUT & SHEETING- L&M	2,027.00
SIDING- CHANNEL & BOARD & BATT- L&M	4,055.00
PATIO AWNING- CEDAR BRACES POST & BEAMS, T&G PINE- L&M	6,852.00
METAL FLASHING TOP OF WALL	145.00
MASONRY WORK- CMU BLOCK & CULTURE STONE ACCENTS- L&M	16,969.00
UPPER ROOF STRUCTURES-	
NORTH ELEVATION- FRAMING TRUSSES & SIDING- L&M	11,979.00
TOWER- FRAMING, TRUSSES & SIDING- L&M	3,773.00
WEST SIDE EXTENSION- FRAMING & SIDING- L&M	1,065.00
WEST SIDE BARN- FRAME & SIDING- L&M	5,533.00
ROOFING- METAL STANDING SEAM- L&M	17,430.00
<b>TOTAL</b>	



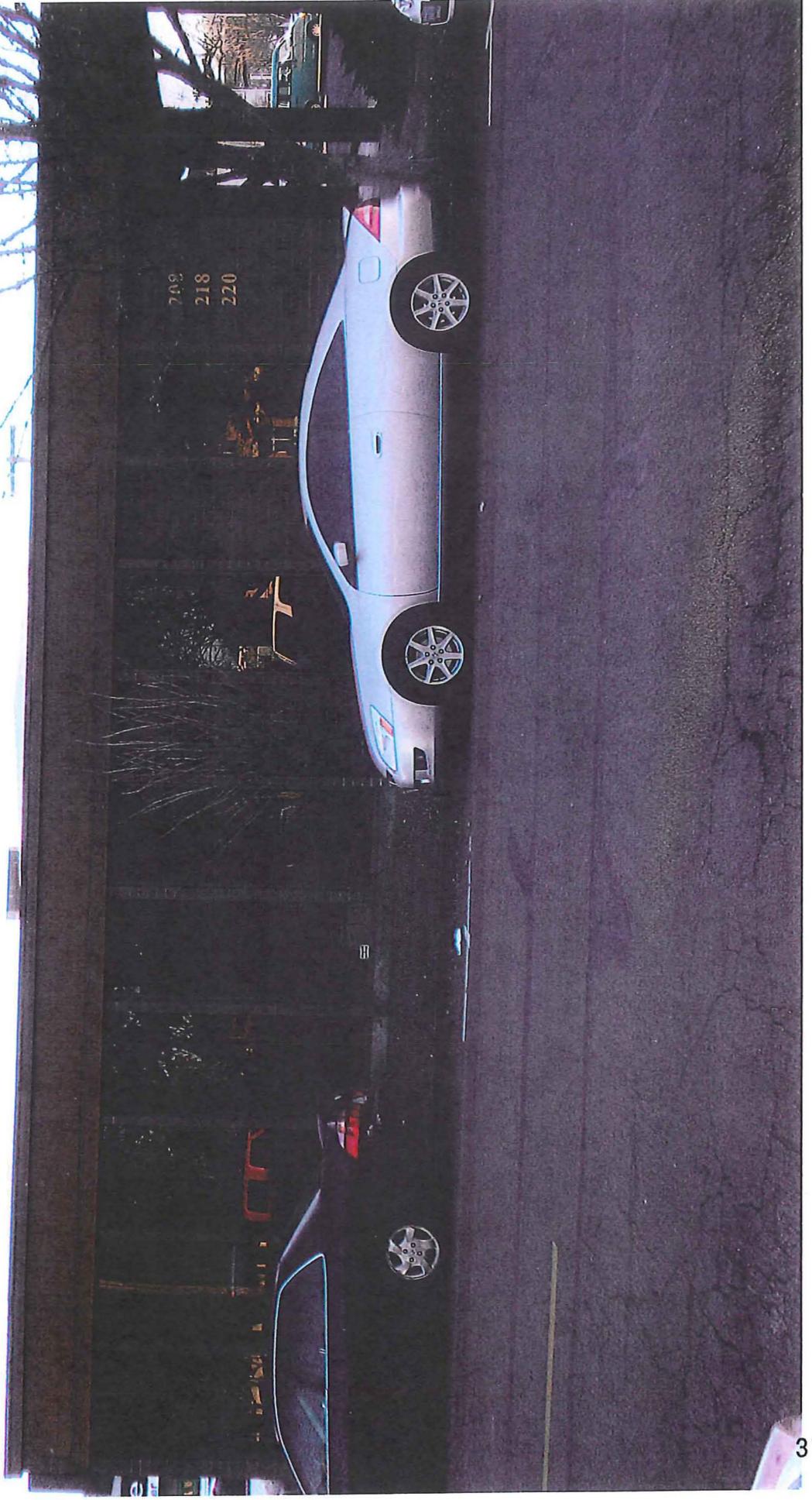
E. VIEW - DeTore



NE VIEW - Wetmore



IN VIEW - DEXTER





NW VIEW - Detire.

VIEW - WEST



W1 VIEW - Before.



W VIEW - Detone



WV VIEW - WEST



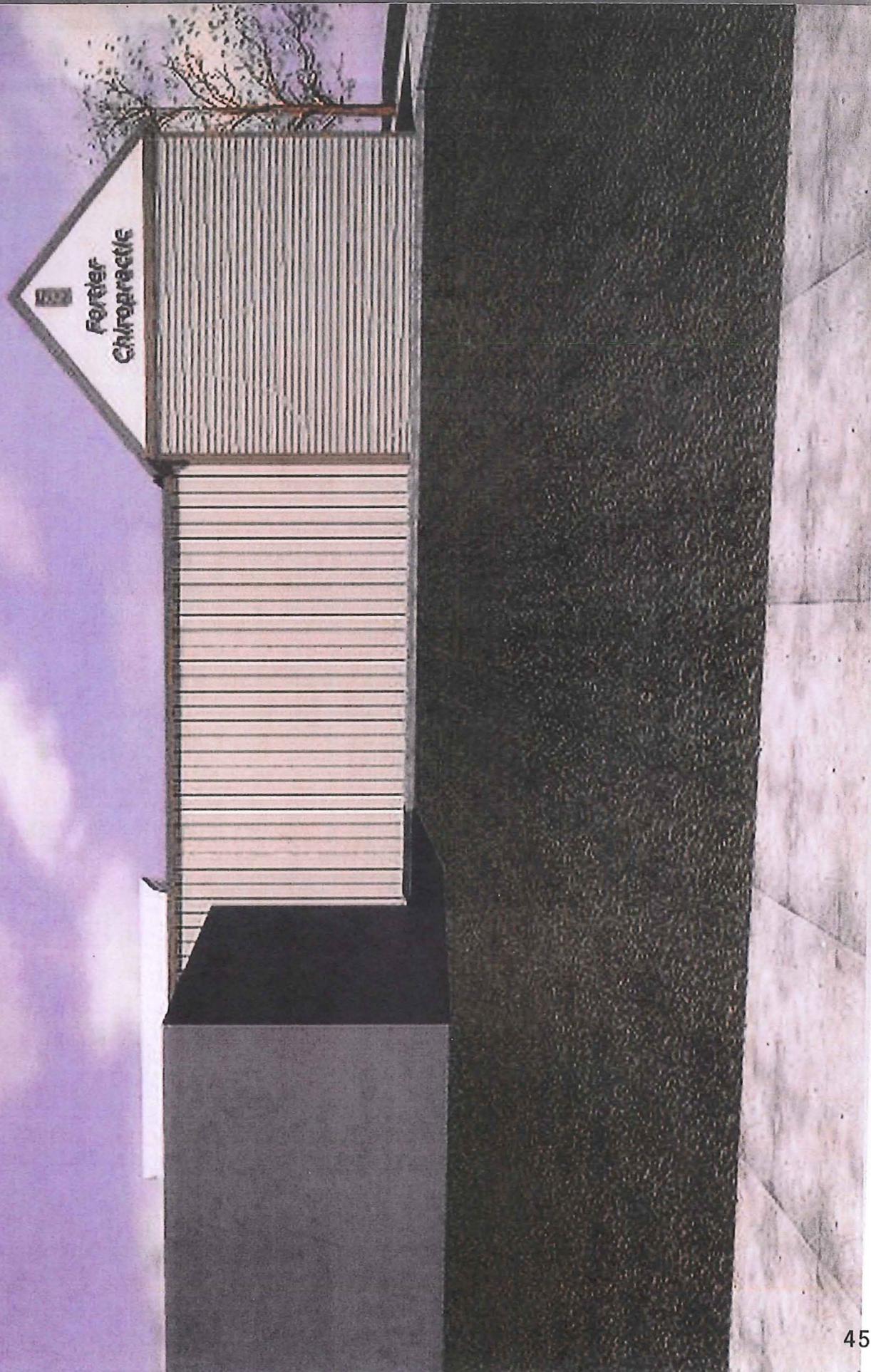
DW VIEW - Detore

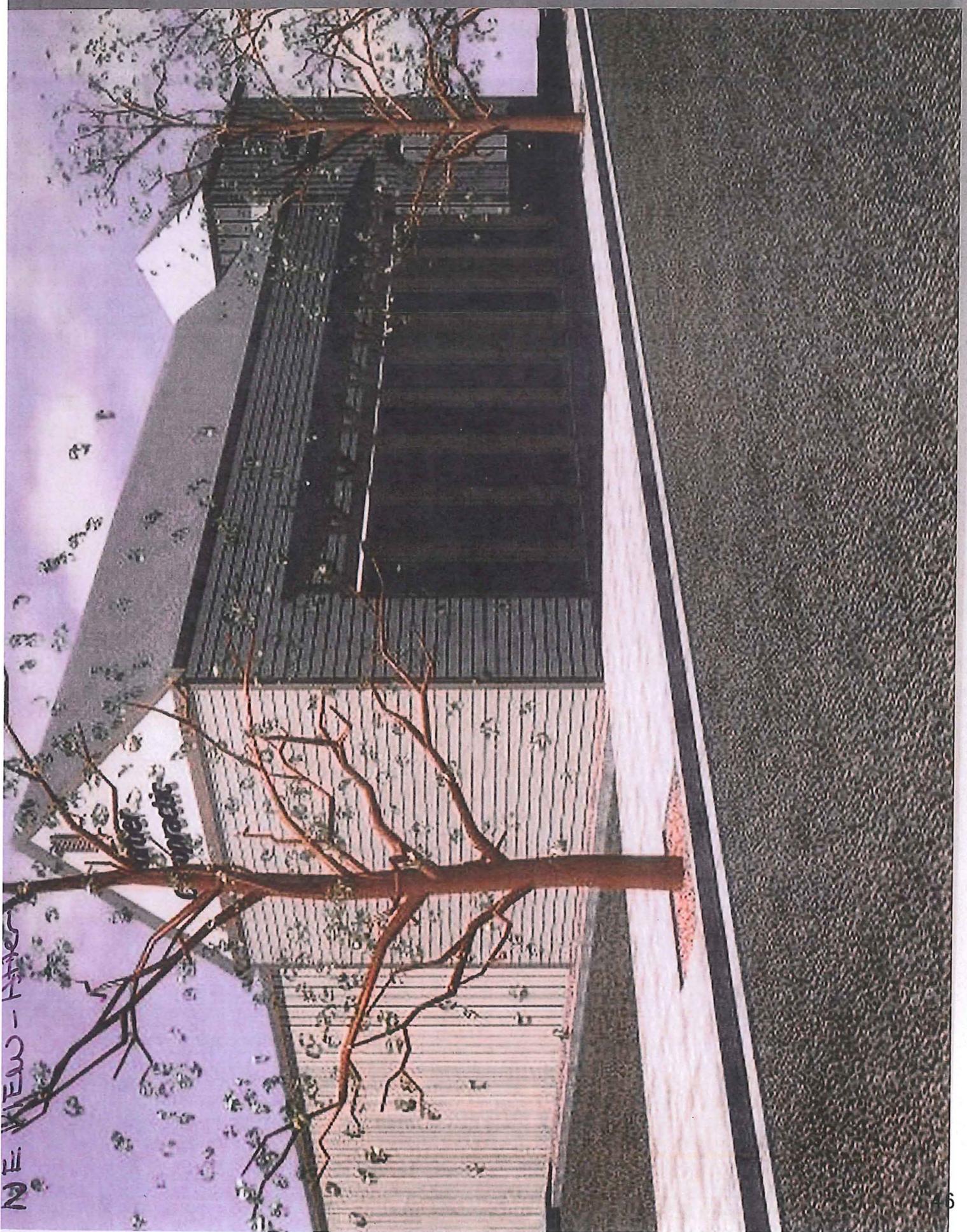


2nd VIEW - Before



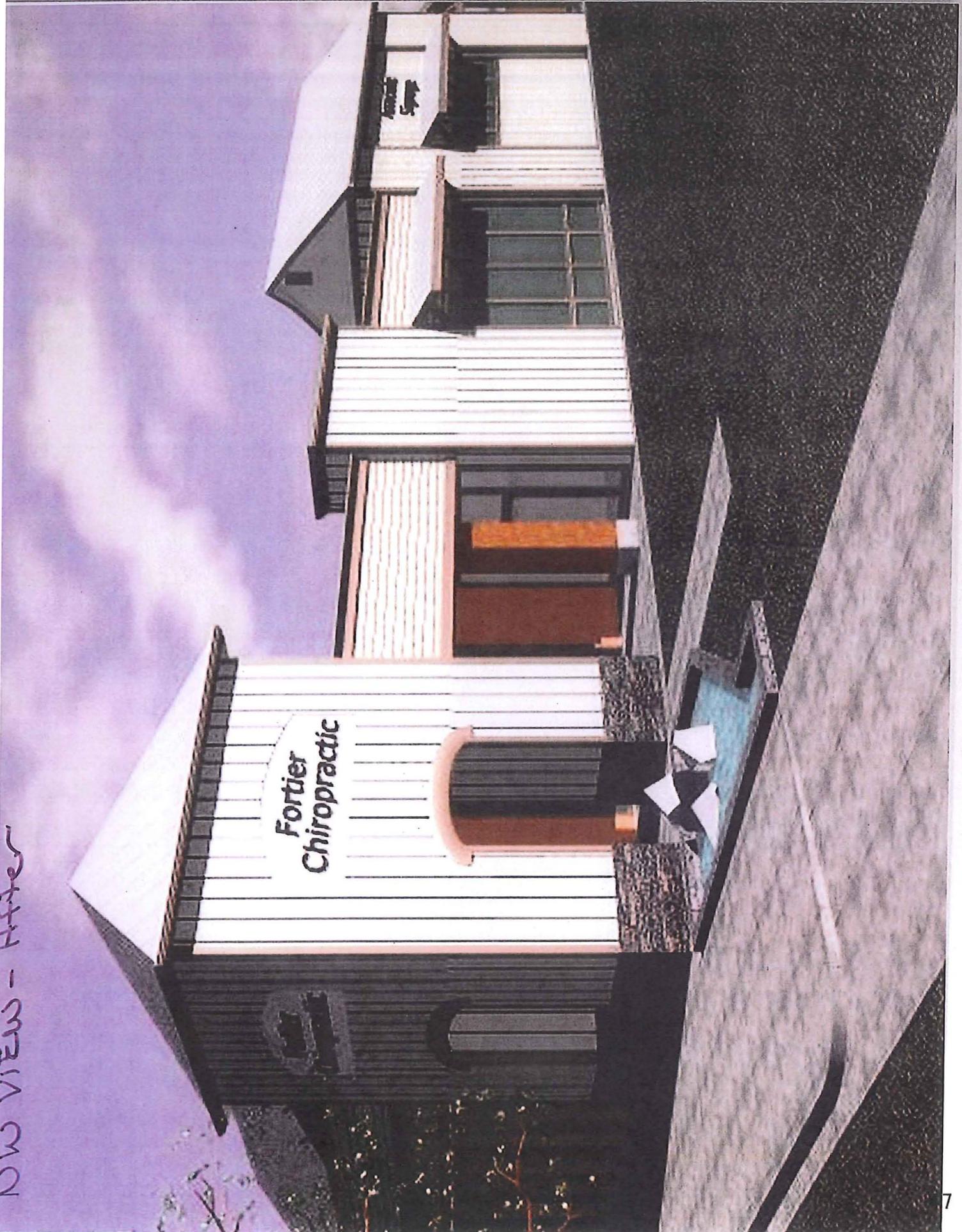
E. VIEW - 11/18/05



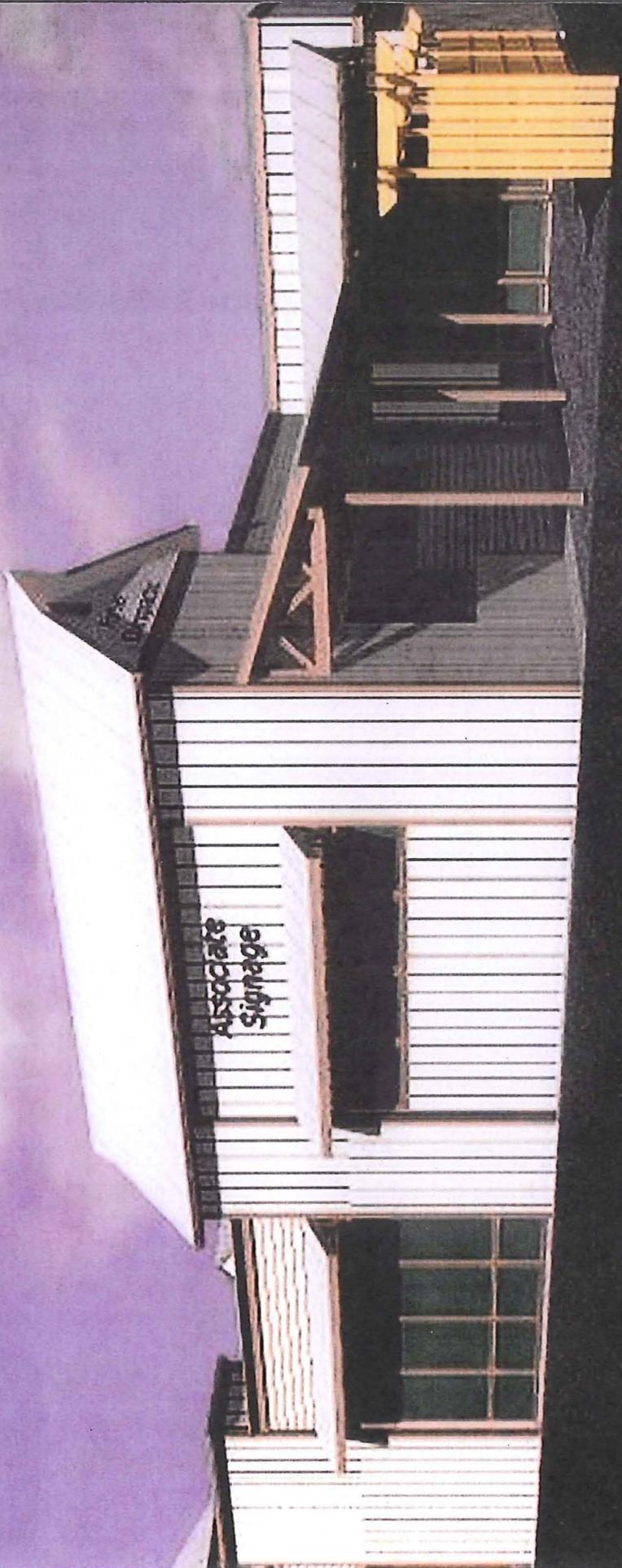


NEW - 1988

LOW VIEWS - AFTER



NEW VIEW - WATER





TO: CARA Advisory Board

FROM: Kate Porsche, Economic Development & Urban Renewal Director *Kate (pd)*

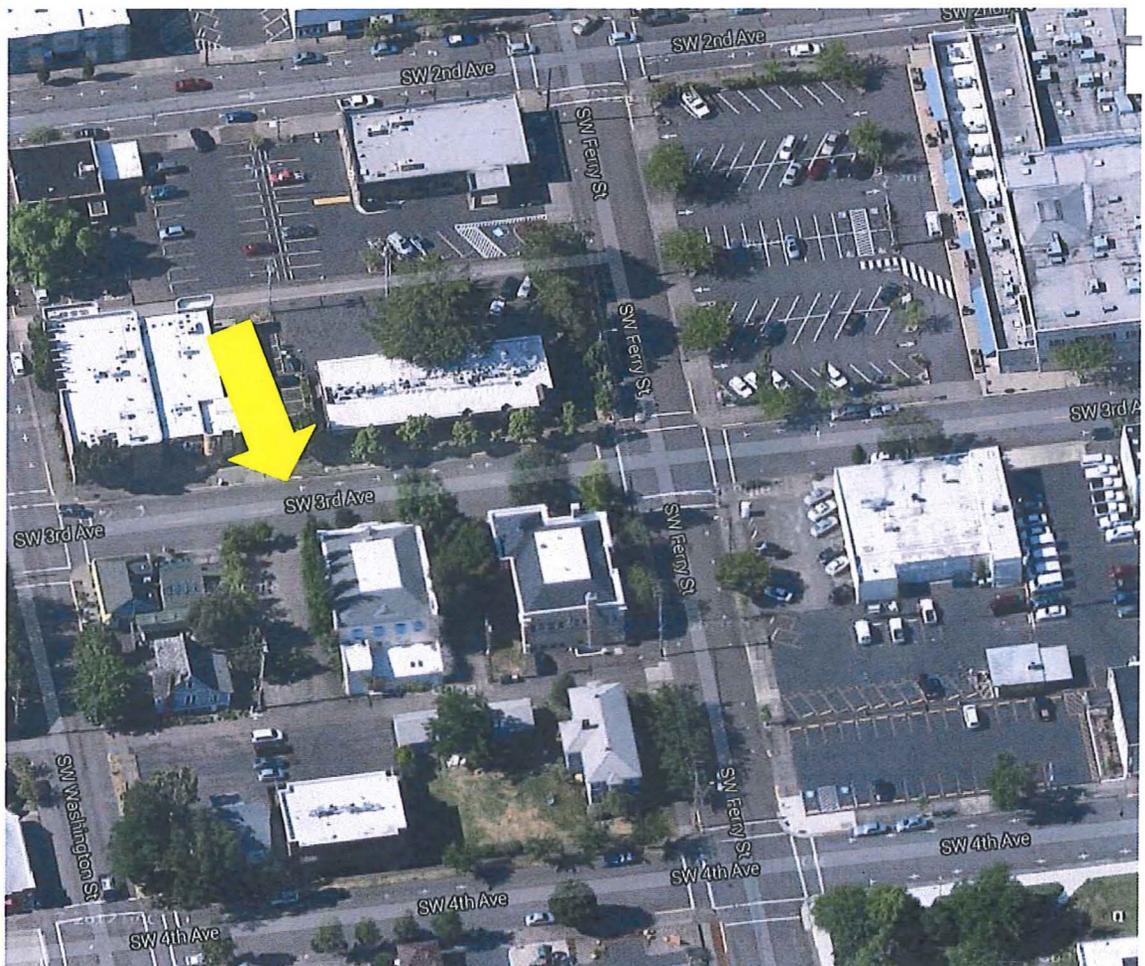
DATE: March 14, 2014, for March 19, 2014, CARA Advisory Board Meeting

SUBJECT: Staff Report – Forgivable Loan Request Lepman

### Background

This forgivable loan request is coming before you from Mr. Lepman. When we created the funding programs, there was discussion that large projects (those in excess of \$1M) would be handled on an ad hoc basis, which is the case here. Mr. Lepman and his brother Spencer Lepman are coming before you with a request for a forgivable loan to partner on a two-part project.

The first phase of the project involves the rehabilitation of the historic Formiller building into commercial space (two office suites) and nine residential units. The second phase involves the construction of four live/work townhome units on the vacant property directly to the west of the historic building. The addition of this second phase of the project significantly increases the benefits to the CARA district—we now have a historic rehabilitation project paired with a new construction project, which is a great combination. Please see Mr. Lepman’s application and materials attached to this report for specific details.



## Request

Proposed public funds	\$336,000
Private funds	\$1,293,000
% of CARA Investment	20.63%

Please see the attached project evaluation grid for a specific review of project components.

## Staff Review

This project is a very strong request as it hits on almost every one of the criteria established. With the scope including both the rehabilitation of the historic structure and the new construction piece, it is an excellent match to our goals.

Staff, planners, and consultants have long contended that one of the keys to the success and economic viability of our downtown is housing and people living in the downtown core. Creating a critical mass of residents will drive business as well as nightlife and activity in the core of the city. Mr. Lepman's project is another step in this direction.

I have met with Mr. Lepman, his brother, and staff to discuss the project at length. His reasoning and explanation of the gap and need for CARA funding is sound, as is his analysis and estimates of assessed value.

While this is a forgivable loan, the CARA district will likely see the return of their funds through an increase in assessed value by the thirteenth year. Additionally, we will have the benefit of 13 units of housing, with more people living in the core downtown area, the rehab and reuse of a blighted, vacant building, and the construction of four new work/live units. Staff recommends approval of this forgivable loan.

Mr. Lepman will be on hand Wednesday night to share more information with you and answer any questions you may have.

KCP:ldh  
Attachment

G:\CARA\CARA Advisory Board\2014\Staff Reports\03.19.14 Forgiveable Loan Lepman.docx

# CARA Project Quick Review Grid

Project	Lepman
<b>Evaluation Category &amp; Criteria</b>	
<i>Overall Goals</i>	
Further the Town Center Plan	●
Development Pattern (Highest & Best Use)	●
Blight	●
Preservation	●
Vitality/People Attractor	●
Located in Retail Hotspot	●
Sustainable Building	●
Residential Component	●
<i>Economic Development</i>	
Bring new business to Albany	●
Additional Job Creation	●
Local Labor and Materials	●
<i>Financial</i>	
Proposed public funds	\$ 336,000
Private funds	\$ 1,293,000
<b>Total project cost</b>	<b>\$ 1,629,000</b>
% of CARA Investment	20.63%
% Private Investment	79.37%

<b>Key</b>	
Meets Criteria	●
Potentially or somewhat Meets	●
Does Not Meet Criteria	●



# Project Evaluation Grid: Scott & Spencer Lepman

**Request: \$336,000/Forgivable Loan**

Item	Description	Staff Analysis/Comments	
<i>Overall Goals</i>			
A)	<p><b>CARA Goal &amp; Objectives:</b> The purpose of this CARA Plan is to eliminate blighting influences found in the CARA, to implement goals and objectives of the City of Albany Comprehensive Plan, and to implement development strategies and objectives for the CARA. The goal and objectives for the CARA have been defined as follows:</p> <p><b>CARA Goal:</b> To revitalize the Central Albany Revitalization Area by implementing the Town Center Plan developed through the Central Albany Land Use &amp; Transportation Study (CALUTS) using a citizen-driven process.</p>	<p>Does the project further the Town Center Plan?</p> <p>Which of CARA's objectives does the project meet?</p> <p><b>CARA Key Objectives:</b></p> <ul style="list-style-type: none"> <li>◆ Attract new private investment to the area.</li> <li>◆ Retain and enhance the value of existing private investment and public investment in the area.</li> </ul> <p><b>CARA Additional Objectives:</b></p> <ul style="list-style-type: none"> <li>◆ Provide a safe and convenient transportation network that encourages pedestrian &amp; bicycle access to and within the town center.</li> <li>◆ Preserve the Historic Districts, historic resources and existing housing in the area.</li> <li>◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.</li> <li>◆ Increase residential density in the area.</li> <li>◆ Encourage the development of new forms of housing and home ownership.</li> <li>◆ Enhance and protect the community and environmental values of waterway corridors in the area.</li> <li>◆ Provide an enriching environment and livable neighborhoods.</li> </ul>	<p>Yes.</p> <p><b>CARA Key Objectives:</b></p> <ul style="list-style-type: none"> <li>◆ Attract new private investment to the area.</li> <li>◆ Retain and enhance the value of existing private investment and public investment in the area.</li> </ul> <p><b>CARA Additional Objectives:</b></p> <ul style="list-style-type: none"> <li>◆ Preserve the Historic Districts, historic resources and existing housing in the area.</li> <li>◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.</li> <li>◆ Increase residential density in the area.</li> <li>◆ Encourage the development of new forms of housing and home ownership.</li> <li>◆ Provide an enriching environment and livable neighborhoods.</li> </ul>
B)	CARA Planned Projects	<p>Which project category and activity in the UR Plan does this project fulfill? (See CARA Project Activities document, or Table 2 of the UR Plan and Report)</p>	#11) Housing Development #12) Housing Rehabilitation
C)	Development Pattern (Highest and Best Use)	<p>Does it achieve desired land use (e.g., mixed-use, higher density) and/or transportation objectives (e.g., Esplanade, pedestrian-friendly areas)?</p> <p>Is the proposed project desired in this location and the highest and best use of the property?</p>	<p>Yes.</p> <p>Yes.</p>
D)	Blight	Would it remedy a severely blighted building? How? Does the project utilize a vacant space?	Yes.
E)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	Yes.
F)	Vitality/People Attractor	Does the general public benefit (i.e. restaurant, carousel, something they can go to; does the project enhance the public's	Somewhat. The project will have commercial area on the first floor of the historic building and the four new

		experience of the space? Is it a business we are seeking)?	units will have live work spaces, which may bring retail to the space.
G)	Retail Hotspot (1 <sup>st</sup> Avenue between Lyon and Calapooia)	Is the project located in the Retail Hotspot? If so, will the first floor use be active retail, as recommended in the Retail Refinement Plan?	Somewhat—Located in the secondary retail area.
H)	Sustainable Building	Will the building be built using sustainable practices including LEED or others?	Yes. The application makes mention of energy-efficient building components.
I)	Residential	Is there a residential component? How many units?	Yes. The project will construct 13 units, four of which will be live/work type of units.
<i>Economic Development</i>			
J)	Bring new business to Albany	Will a new business open or come to Albany as a part of this project?	Potentially.
K)	Job Creation	Will the project create additional jobs? How many, what types and what salary level?	Potentially.
L)	Local Labor and Materials	Has applicant specifically called out a commitment to use a certain percent or amount of local labor and/or materials?	Yes.
<i>Financial</i>			
M)	Ratio	Proposed public funds Private funds % of CARA Investment	\$336,000 \$1,293,000 20.63%
N)	Financial Impacts	What are the financial risks and/or financial benefits to CARA?	This project would be funded from the Reserve project line item, can support this expenditure in this fiscal year and next.
O)	Gap	What is the "Gap" or need of the developer?	Applicant states the project will not pencil without CARA funding. CARA funds will make up the gap between what banks will fund and projected costs of the project.
P)	Private Risk	What is the risk for the developer? What is their skin in the game?	\$367,000 of personal funds as well as a bank financed loan of \$926,000. Additionally there is uncertainty for the developer with the rehab of the existing historic building.
Q)	CARA/City funds	Has the project received other CARA/City funding in the past?	Yes. Jefferson Lofts project, \$136,374 and 6 <sup>th</sup> & Montgomery Apartments \$34,182
R)	Tax Increment ROI	Is there an anticipated increase in assessed value?	Yes. Estimates for increase in assessed value on both projects anticipate a return on investment by year 13 through an increase in tax assessed value.



# Forgivable Loan Request

## CARA Funding Application

333 Broadalbin Street SW, Albany, OR 97321

### 1. APPLICANT

Name: Scott D. Lepman and Spencer C. Lepman

Mailing Address: 100 Ferry Street NW; Albany OR Zip Code: 97321

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

Fax Number: 541-928-4456 E-mail Address: candace@slcompany.com

### 2. BUSINESS/BUILDING INFORMATION

Legal Business Name: Sable Drive, LLC Number of Years in Operation: 25

Legal Form: Sole Proprietorship  Partnership  Corporation  S-Corp  LLC   
Profit  Nonprofit

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

Have you ever filed for bankruptcy?  Yes  No

Project Address (if different than mailing address): 420 Third Avenue SW

Property Tax Account Number: 91260 (Tax Lot 2800, Linn County Assessor's Map 11-3W-7BB)

Is the building a historic contributing resource? Yes  No

If so, is it on the historic property-tax freeze? Yes  No

### 3. OWNER OF PROPERTY (if not applicant)

Name in which title is held: Sunnyside Investment, LLC Contact Name: Robert (Rob) Cooley

Mailing Address: 1230 NW Pulver Lane; Albany OR Zip Code: 97321

Phone Number: 541-760-6309

**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 *Please give a comprehensive description of project.*

The proposed project is located in the Monteith Historic District and consists of two properties and two Phases of development. Property 1 (Tax Lot 2800, Linn County Assessor's Map 11-3W-7BB) contains a building that was constructed in 1930 for Fred and Edwin Fortmiller who had been furniture makers and undertakers in Albany since 1890. The building has a "Significant" designation. The Fortmiller Funeral Home was in business until approximately 1979 when the building was converted to an office building by William Mikkelson and Associates. In June of 1993 the building and adjoining lot was purchased and operated as an office building by the Sunnyside Investment, LLC (Robert F. Cooley). Property 2 (Tax Lot 2801, Linn

County Assessor's Map 11-3W-7BB) is vacant and is currently utilized for fourteen (14) off-street parking spaces. Phase I will consist of the renovation of the existing building located at 420 Third Avenue SW according to Historic District Standards. The first floor will contain two office suites located at the front of the building and three residential units (1 studio unit and 2 one-bedroom units). The second floor will contain 6 apartment units (2 studio units and 4 one-bedroom units). The basement will contain a laundry room for the residential tenants, private storage areas for the tenants and bicycle storage.

The aluminum siding will be removed and the underlying siding will either be refurbished or replaced. The building walls and attic will be insulated and all exterior doors and windows will be replaced to comply with current Energy Efficiency Standards. A new interior exit staircase serving the residential element of the building will be added in the front interior of the building. The entry porch on the building will be reconstructed to replicate the porch and balcony and stairway to the street as shown in a drawing of the building (see attached). One of the exterior exit doors and stairway will be removed on the east side of the building (northern) and the other access/exit way (south) will be re-covered in a porch cover of the period. The access/exit way located on the west side of the building will be provided with and ADA exit ramp.

A fire-sprinkler system will be installed throughout the building including the basement. A new cooling systems will be provided for each of the units with the replacement of the existing heating system. In addition, the four garages located on the back of the building will be refurbished and be provided with new garage doors meeting Historic Standards.

It is the intent to purchase 8 feet of the Library property located along the eastern boundary of Tax Lot 2800 to provide for additional parking (see attached Master Plan). A total of 11 off-street parking spaces would be provided to serve the 2 commercial and 9 residential units. This combined with the 4 new attached garages to be constructed in Phase II with the Work/Live Zero Lot Line Townhouse units will provide for off street parking for all of the tenants.

In Phase II of the development, 4 Work/Live Zero Lot Line Townhouse units will be constructed on Tax Lot 2801. The units will contain 1,639 square feet of living space in addition to a single car garage. The units will consist of an office and accessible restroom on the first floor. The second floor will contain living and dining room, kitchen, half-bath and laundry hook-ups. The third floor will contain two bedrooms and two full baths. Each unit will have a private patio. As these units will also be in the Monteith Historic District, they also will need to meet compatibility standards for the District.

**6. TIMELINE FOR COMPLETION OF PROJECT:** Intent is to begin Architectural Drawings as soon as we have received approval from CARA to move forward with the project. We expect that Historic and Site Plan Review will take approximately 4 months and then approximately 2 months for Building and Fire Life Safety approval. It is our intent to begin construction immediately after being issued Building Permits and that the renovation would be completed one year after issuance of Building Permits.

## 7. PROJECT COSTS

ESTIMATED COST OF PROJECT: (FORTMILLER BUILDING) \$ 936,000

ESTIMATED VALUE OF PROJECT UPON COMPLETION: \$ 600,000

Basis for valuation and value upon completion: Scott D. Lepman and Janna Sanders (Linn County Commercial Appraiser)

ESTIMATED COST OF PROJECT: (WORK/LIVE TOWNHOUSES) \$ 693,000

ESTIMATED VALUE OF PROJECT UPON COMPLETION: \$ 840,000

Basis for valuation and value upon completion: Comparable sales of Townhouses in downtown Albany

### SOURCES FOR PROJECT:

Owner/Company Contribution \$ 367,000

Bank (estimated) \$ 926,000 Term: 25 yrs. Interest Rate: 5.25%

Other private funds (please specify) \$ \_\_\_\_\_ Term: \_\_\_\_\_ Interest Rate: \_\_\_\_\_

Other governmental (please specify) \$ \_\_\_\_\_ Term: \_\_\_\_\_ Interest Rate: \_\_\_\_\_  
 CARA (proposed) \$ 336,000 Specify: FORGIVABLE LOAN  
**TOTAL SOURCES** \$ 1,629,000

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

**USES FOR PROJECT:** PLEASE SEE ATTACHED PROJECT SYNOPSIS FOR PHASES I AND II OF PROJECT

Land and/or Building Acquisition	\$ _____
Soft Costs (architectural, engineering, financing, and legal fees, and other pre- and post-construction expenses.) *	\$ _____
Construction Costs *	\$ _____
Tenant Improvements	\$ _____
Machinery/Equipment/Installation Costs	\$ _____
Working Capital	\$ _____
Other (please specify)	\$ _____
<b>TOTAL USES</b>	\$ _____

\*Please provide a detail of Soft Costs and of Construction Costs.

**8. PREPARATION OF COST ESTIMATES**

Who prepared your cost estimates? Scott Lepman Company

(If applicant prepared their own estimate, verification may be required. Please attach bids.)

Mailing Address: 100 Ferry Street NW; Albany OR 97321

Phone Number: 541-928-9390 E-mail Address: candace@slcompany.com

**9. EXPLAIN WHY CARA FUNDING IS NECESSARY TO INSURE PROJECT COMPLETION.** *(Please provide a description of the financial gap requiring CARA assistance.)*

Historic District Standards and bringing the building up to current Building and Fire and Life Safety requirements make the project unfeasible without CARA assistance. The risk of redevelopment is too large of an undertaking without CARA assistance. The construction of 4 new Work/Live Zero Lot Line Residential Units on the existing parking lot will require exterior façade to meet Historic District Standards. We are not asking for CARA assistance for these units but these units will substantially contribute to the Tax Base for the City of Albany and Linn County.

**10. WHERE ELSE HAVE YOU LOOKED FOR FUNDING?**

The project does not pencil without CARA Funding. The existing building (Phase I) is functionally incurable. The maximum loan that the bank will make on the project (Phases I and II) is \$926,000.

**11. CONSIDERING THE PROJECT GOALS OUTLINED IN THIS APPLICATION, PLEASE IDENTIFY THE VALUE YOUR PROJECT BRINGS TO CARA.**

The Project will upgrade and enhance a blighted building and parking lot in the downtown area of Albany providing incentives to other properties in the area. The proposed 13 residential units will provide homes for 28 people in the downtown area. Residents of the units will be able to walk or bike to work or shop or live and work from their home. The subject property is in close proximity to the Library, City Hall, the County Courthouse, Riverfront Park, the Senior Center and the Carousel. The renovation of the exterior of the existing 84-year old building and the construction of the new Live/Work Townhouses will be in compliance with the standards of the Historic District. The proposed office and residential uses achieve the mixed use allowed within the Historic Downtown zoning district. The existing office building is

approximately 20% occupied at this time, with two-thirds of the building being vacant. The highest and best use of the building would be to provide for housing in close proximity to places of employment within the downtown area. The subject property is not located within the "Retail Hotspot" but the residents will contribute to the success of the businesses within the downtown as a strong residential element in the downtown will increase the demand for entertainment, retail and service venues. Having residents in the downtown area will create a viable, stable and vibrant environment in the downtown that will generate a distinctive attraction for the whole community.

**12. PLEASE OUTLINE ANY OTHER VIRTUES OR BENEFITS YOUR PROJECT PROVIDES.** (To Albany, and the area/neighborhood)

The First and Second Phases of the Project will provide a need for local trade contractors and their crews, and building materials from local businesses (i.e., concrete, siding, windows & doors, plumbing supplies, appliances, etc.). In addition, the proposed residential units will provide living quarters for 14 to 28 people living in the downtown in close proximity to the Library and the Riverfront Park who will use downtown restaurants and other retail and service outlets.

**13. HAVE YOU OR THIS PROPERTY RECEIVED CARA FUNDING AT ANY POINT IN THE PAST?**

Yes  No  If so, amount \$ 135,000 + Street Improvements (1) and \$ 34,182 (2)

For what project(s): Jefferson Lofts (1) and Apartments @ 6<sup>th</sup> & Montgomery (2)

**14. ASSISTANCE REQUESTED**

Total Estimated Project Costs (Phase I):	\$ <u>936,280.21</u>
Total Estimated Project Costs (Phase II):	\$ <u>693,525.28</u>
Your Total Contribution (Phase I & II):	\$ <u>1,293,000.00</u>
Total Amount Requested from CARA:	\$ <u>336,000.00</u>

Final payment will be based on actual costs not estimates. Ten percent of CARA funds will be held back for final payment.

**15. BREAKDOWN OF USE OF CARA FUNDS**

*CARA funds can only be used for permanent improvements to the building. Please provide a breakout with specific details of how the CARA funds will be used in the project. If more space is needed, please attach a separate page.*

Please see attached Project Synopsis

### Metrics and Other Benefits

*If you receive funding, you will be asked to tally the final numbers on the project and certify their accuracy. Please use this space to estimate the impact of your project:*

Number of Jobs Created: \_\_\_\_\_ Full-time \_\_\_\_\_ Part-Time

### COLLATERAL FOR LOANS

CARA Loans are usually secured by the project property (CARA is the primary or subordinate lender) AND by personal guaranties from developer members with an ownership share exceeding 20%. Indicate below what collateral you are offering for the CARA loan.

**Preferred Collateral**

- First lien position or  subordinate lien position in the project property  
 Personal guaranty from developer members (list names):

**Alternate collateral proposed**

	Description	Estimated Value	(-)Liens	(=)Available Equity
Real Estate - Commercial		\$	\$	\$
Real Estate - Residential		\$	\$	\$
Machinery and Equipment		\$	\$	\$
Accounts Receivable		\$	\$	\$
Other		\$	\$	\$

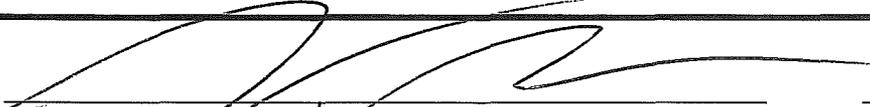
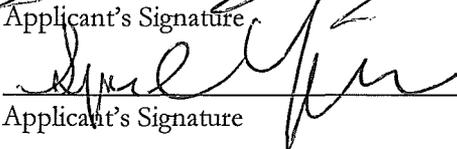
**Certification**

The Applicant understands and agrees to the following conditions:

1. Any physical improvements proposed must be approved by the Albany Revitalization Area Agency (ARA) 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 preapproved 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.
9. If CARA's total assistance to the project is greater than \$750,000, prevailing wage for the project may apply.
10. CARA may withhold approval of this application until information satisfactory to CARA is provided.

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 s/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 3-13-14  
  
 Applicant's Signature \_\_\_\_\_ Date 3-13-14

Return application/attachments to: City of Albany c/o Kate Porsche, Economic Development Director  
333 Broadalbin Street SW/ P.O. Box 490  
Albany, Oregon 97321

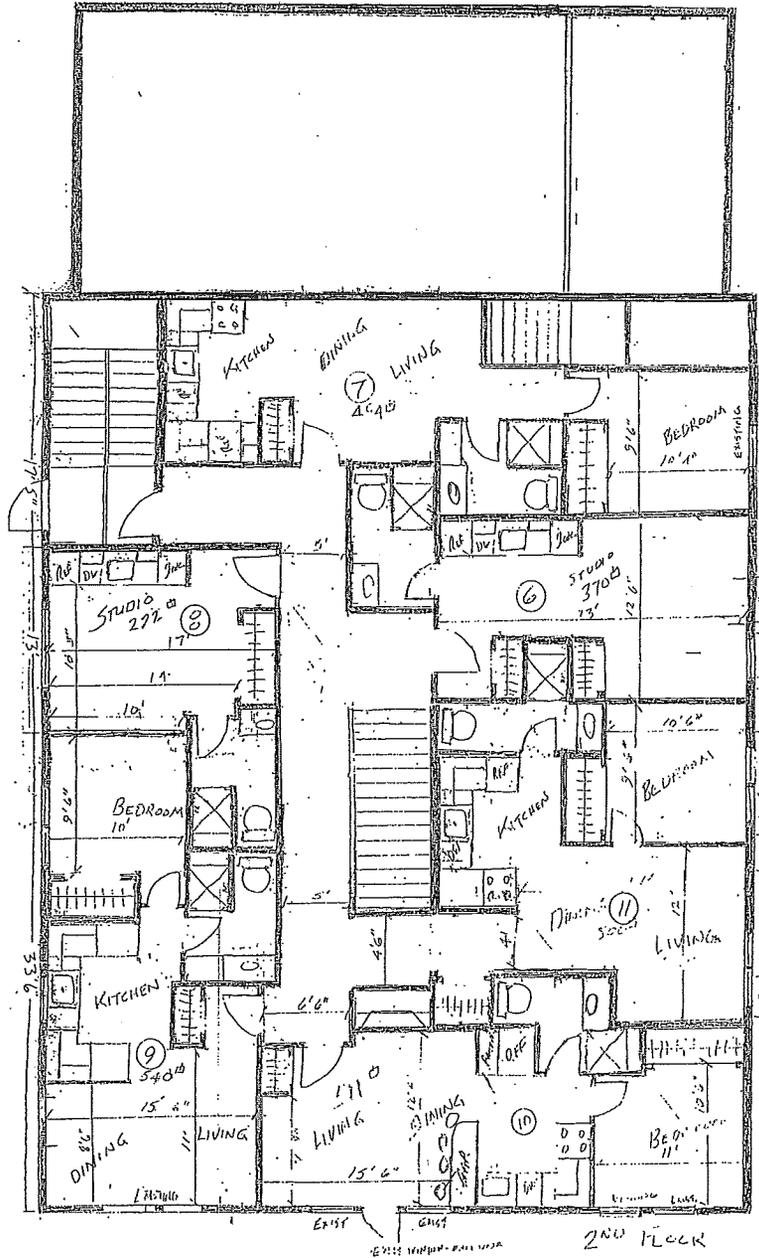
**FOR CITY USE ONLY**

Date Received: 3-13-14 By: KLP Application Complete:  Yes  No  
 Comments: \_\_\_\_\_ ATTACHMENTS: DRAWINGS, ESTIMATES, COSTS, TAX INFO.

Date application returned to applicant for completion: \_\_\_\_\_

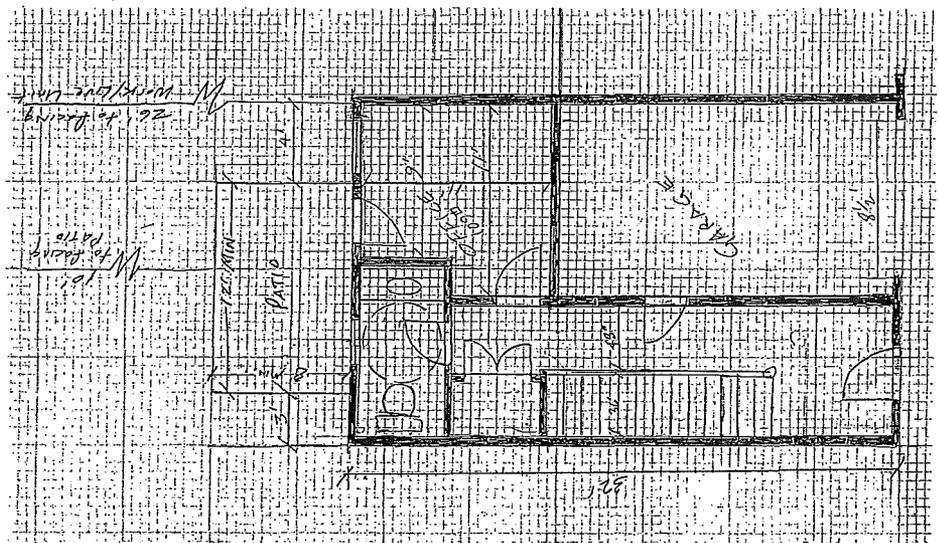




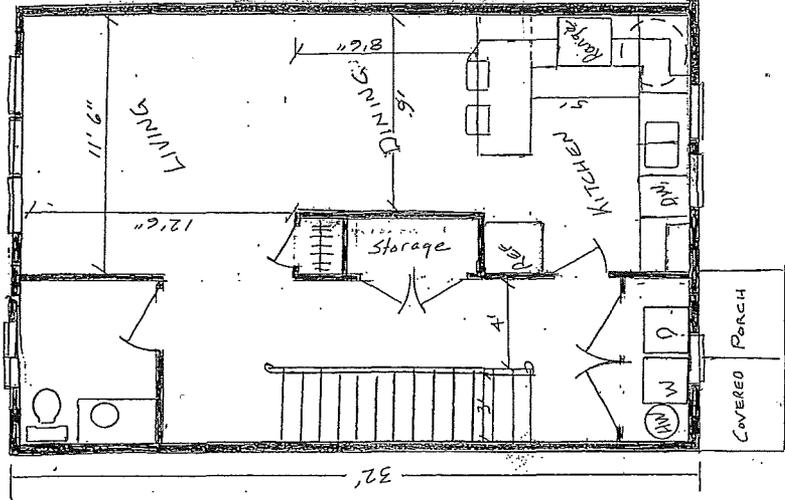


420 THIRD AVENUE SW  
 PRELIMINARY UNIT LAYOUT  
 SECOND FLOOR 62

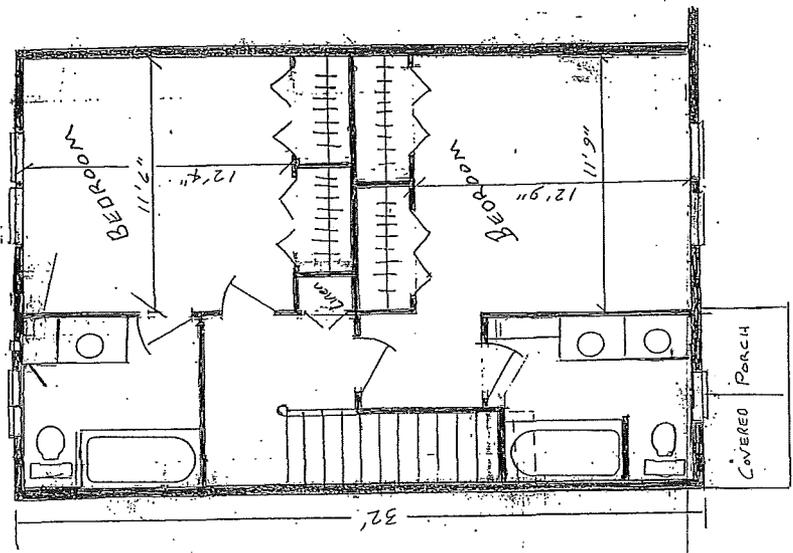
432 THIRD AVENUE - PHASE II ZERO LOT LINE  
LIVE/WORK TOWNHOUSES



1ST FLOOR



2ND FLOOR  
NTS



3RD FLOOR

PRELIMINARY FLOOR PLANS

**PROJECT SYNOPSIS FOR PROPERTY LOCATED AT 420 THIRD AVENUE SW - PHASE I**

\*\* Based upon submitted quote    \*Based upon prices for 6th & Montgomery or other recent projects    Other estimates based upon prices found on Internet

PROPOSED EXTERIOR BLDG. IMPROVEMENTS	Cost Estimate	PROPOSED INTERIOR BLDG. IMPROVEMENTS	Cost Estimate
*Removal of Siding (9,200 sq. ft. @ \$0.32/sq. ft.)	\$ 2,960.00	*Mechanical @\$4.36/sq.ft (11,340 includes basemt & apt over gar.)	49,500.00
Insulation to Current Code (Exterior Walls R5 & Attic R38)	10,000.00	Wall and Ceiling Soundproofing & Insulation to Current Code (Floor - R-30)	15,000.00
Seismic Tiedowns	500.00	*Plumbing @ \$3.10/sq.ft.(11,340 includes basemt & apt over gar)	35,154.00
**Fire Sprinkler System	58,500.00	*Electrical @ 5.15/sq. ft. (12,080 includes basement,garages & apt.)	62,144.00
*New Building Siding &Trim Materials to Historic requirements (9,200 sq. ft.@\$4.50/sq. ft.)	41,400.00	Bathroom Exhaust Fans with Lights @\$120 each (11)	1,320.00
*Building Siding &Trim Installation (9,200 sq. ft. @ \$0.71/sq. ft.)	6,540.00	Interior Framing, 12,401 sq. ft. @\$1.50/sq.ft.	18,601.50
*Paint (Material) Siding & Trim (9,200 sq. ft. @\$0.18/sq. ft.)	\$ 1,656.00	Soundproofing @ \$0.65/sq.ft. (7780 sq.ft. -3838 ceiling,3952 walls)	5,057.00
*Paint (Labor) Siding & Trim (9,200 sq. ft. @ \$0.25/sq.ft.)	2,300.00	Drywall material, 12,401 sq. ft. @ \$1.50/sq.ft.	18,602.00
**6 New Exterior Doors to Historic requirements	4,000.00	Drywall Labor, 12,401 sq. ft. @\$2.90/sq.ft.	36,000.00
Hinges & Hardward for 7 doors @ \$70 each	490.00	Suspended Ceiling Tile, 7,656 sq. ft. @ \$1.10/sq.ft	8,500.00
**Installation of New Exterior Doors	525.00	Paint Material, 12,401 sq. ft. @ \$0.15/ sq.ft	1,860.00
**Replacement Windows (45) to Historic requirements	33,772.00	Paint Labor, 12,401 sq. ft. @ \$0.18/ sq.ft.	2,233.00
**Windows Installation Labor	14,625.00	Carpeting Bedrooms & offices (11 Units -Material, \$930 per unit)	10,230.00
*Trim Material for Windows (45 @ \$55 each)	2,475.00	Carpeting Bedrooms & Offices [11 Units - Labor (\$500 per unit)]	5,500.00
*Prep Costs for Porch & Stairs	1,700.00	Wood Flooring Living Rooms (11 Units - Material @ \$675/unit)	7,425.00
*3rd Avenue Entry Porch & Stairs - Concrete Material	1,200.00	Wood Flooring Living Rooms (11 Units - Labor @\$525/unit)	5,775.00
**3rd Avenue Entry Porch & Stairs Concrete Labor	5,491.00	Kitchen & Bath fixtures (11 Units - Material, \$315/unit)	3,465.00
**West side Exit Landing & Stairs - Concrete Material	375.00	Kitchen & Bath fixtures 11 Units - Install Labor, \$310/unit)	3,410.00
**West side Exit Landing & Stairs - Concrete Labor	1,840.00	Kitchen & Bath Counter Tops (11 Units - Material, \$116/unit)	1,276.00
*Knee-bracing for 3 Porch Covers (10 @ \$283 each)	2,547.00	Kitchen & Bath Counter Tops (11 Units - Labor, \$150/unit)	1,650.00
*PorchCoverMaterl(decking & roofing material)@\$7.60/sq.ft (256)	1,946.00	Kitchen & Bath Cabinets (9 Units - Material, \$2,400/unit)	21,600.00
*Porch Cover Installation Labor @ \$12.50/sq.ft. (256)	3,200.00	Kitchen & Bath Cabinets (9 Units - Labor, \$210/unit)	1,890.00
**Rebar	840.00	*Kitchen, Dining, Bath Tile (11 Units - Material, @ \$154/ unit)	1,694.00
**Footings for Porches (Labor)	1,380.00	*Kitchen, Dining, Bath Tile (11 Units - Labor, @ \$1,408/unit)	15,488.00
*Gravel for footings	130.00	*Hallway & Lobby Tile (Material - 910 sq. ft. @ 2.75/sq.ft)	2,502.50
**Handrails	365.00	*Hallway & Lobby Tile (Labor - 910 sq. ft. @ \$1.50/sq.ft)	1,365.00
4 Garage Doors @ \$750 each installed	3,000.00	Interior Residential Fire Rated Entry Doors, 9 @ \$435 each	3,915.00
*Exterior Lighting Fixtures - (8) @ \$125 each	900.00	Residential Bedroom & Bathroom Doors (32") 16 @ \$130 each	2,080.00
*Installation of Lighting Fixtures (8) @ \$20 each	160.00	Closet Doors (36") 6 @ \$150 each	900.00
New Central Staircase - Material	18,093.75	Closet Doors (30"), 13 @ \$120 each	1,560.00
New Central Staircase - Install	2,037.80	Closet Doors (24"), 8 @ \$100 each	800.00
Allowance for Dryrot repair on Exterior of Building	40,000.00	Interior Office Doors (36") 4 @ \$200 each	800.00
7 New parking spaces on east side of building	25,000.00	Hinges & Hardward for 60 doors @ \$70 each	4,200.00
Exiting Ramp West side of building (Material & Labor)	485.25	*Interior Door Installation, 60 @ \$75 each	4,500.00
<b>EXTERIOR SUBTOTAL:</b>	<b>\$ 290,433.80</b>	*Installation of Decorative Hardware including Deadbolt Locks(11)	835.75
City of Albany SDC charges	32,195.22	* 50 Lighting fixtures @ \$20.86/fixture	11,480.15
<b>REQUESTED CARA ASSISTANCE:</b>	<b>\$ 322,629.02</b>	<b>INTERIOR SUBTOTAL:</b>	<b>368,312.90</b>

**PROJECT SYNOPSIS FOR PROPERTY LOCATED AT 420 THIRD AVENUE SW - PHASE I CONTINUED**

<u>Other Costs</u>	<u>Cost Estimate</u>	<u>Tenant Improvements</u>	<u>Cost Estimate</u>
Garbage containment area	2,000.00	Kitchen Appliances (9 Units - 9 ranges, 9 refrigerators)	7,272.00
*Landscaping Plant Materials	1,500.00	Kitchen Appliances (9 Units - range, refrigerator - Install \$51 each)	459.00
*Landscaping Material Install Labor	1,272.00	Kitchen Appliances (Dishwasher - 9 Units, \$200 each)	1,800.00
*Material & Labor for Irrigation System (Drip)	2,450.00	Kitchen Appliances (Dishwasher - 9 units - Install, \$70 each)	630.00
Installation of Backflow prevention Devise	565.00	Range Hoods - 9 @ \$200 each	1,800.00
*Concrete Labor Mailbox Pad	170.00	Laundry Equipment (2 washers, 2 dryers)	2,400.00
* Bench for streetscape	550.00	*Interior Window Coverings (11 units)(Material & Labor, \$306/unit)	3,374.80
Wages & Construction Management Services (12 months)	124,456.25	<b>TENANT IMPROVEMENTS SUBTOTAL:</b>	<b>17,735.80</b>
*Temporary Security Fencing (12 months)	3,540.00		
*Asbestos Removal	5,000.00	<u>Consultants</u>	<u>Cost Estimate</u>
Waste Disposal	3,000.00	**Asbestos Assessment	975.00
<b>OTHER COST SUBTOTAL:</b>	<b>144,503.25</b>	*Landscape Plan	650.00
		**Building Architech	26,000.00
<u>City of Albany Permit Fees</u>		*Building Structural Engineer	13,986.00
Historic Review	40.00	*Building Mechanical Engineer	6,000.00
Site Plan Review	3,110.00	*Electrical Engineer	6,000.00
Building Permits	14,706.30	*Energy Analysis required for Building Permits	2,500.00
Plumbing Permits	737.00	<b>CONSULTANT COSTS SUBTOTAL:</b>	<b>56,111.00</b>
Mechanical Permits	1,251.00		
Electrical Permits	1,485.00		
Plan Review	3,625.83		
Fire & Life Safety Review	\$ 1,518.11		
Fire Suppression	515.00		
<b>ALBANY PERMIT FEES SUBTOTAL:</b>	<b>\$ 26,988.24</b>		
<b>PHASE I TOTAL:</b>	<b>\$ 936,280.21</b>		

**PROJECT SYNOPSIS FOR PROPERTY LOCATED AT 432 THIRD AVENUE SW - PHASE II**

<u>Proposed Live/Work Zero Lot Line Townhouse Improvements</u>	<u>Cost Estimates</u>	<u>Consultants</u>	<u>Cost Estimate</u>
Estimated Construction Costs for 4 Work/Live Townhouses (Living Area 1,659 sq.ft. each)(Includes Wages and Construction Management)	544,505.00	**Building Architech @ \$0.42/sq.ft. (12,080 sq. ft.)	17,000.00
		*Building.Structural Engineer @ \$0.33/sq.ft. (12,080 sq. ft.)	8,500.00
Estimated Construction Costs for 4 Attached Garages (240 sq. ft. each)	19,200.00	*Building Mechanical Engineer	4,000.00
		*Energy Analysis required for Building Permits	1,500.00
<b>BUILDING IMPROVEMENT COSTS:</b>	<b>563,705.00</b>	<b>CONSULTANT COSTS SUBTOTAL:</b>	<b>31,000.00</b>
<u>Other Costs</u>	<u>Cost Estimate</u>	<u>City of Albany Permit Fees</u>	<u>Cost Estimate</u>
*Landscaping Plant Materials	5,000.00	City of Albany SDC charges	25,486.80
*Landscaping Material Install Labor	3,000.00	Historic Review	40.00
*Material & Labor for Irrigation System (Drip)	2,250.00	Site Plan Review	3,321.00

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**PROJECT SYNOPSIS FOR PROPERTY LOCATED AT 432 THIRD AVENUE SW - PHASE II CONTINUED**

*Concrete Labor Mailbox Pad	170.00	Building Permits	9,033.00
*Common Area Sidewalk & Patios (Material & Pumping)	6,344.79	Plumbing Permits	2,300.00
*Common Area Sidewalk & Patios (Labor)	3,986.00	Mechanical Permits	436.00
*Temporary Security Fencing (445'@\$3.50/ft for 12 months (1-3 month rent)	3,540.00	Electrical Permits	740.00
		Plan Review	6,892.25
		Fire & Life Safety Review	\$ 70.00
<b>OTHER COST SUBTOTAL:</b>	<b>24,290.79</b>	Fire Suppression	325.00
		<b>ALBANY PERMIT FEES SUBTOTAL:</b>	<b>\$ 23,157.25</b>
8% Contingency	51,372.24		
<b>PHASE II TOTAL:</b>	<b>693,525.28</b>		

**CARA Analysis Fortmiller**

Improved Tax Lot 2800

**Fortmiller**

Current Real Market Value		352480
Current Assessed Value		223030
Indexed Assessed Value (3%)		229721
Estimated Gross Annual Income		74502
Expenses	40%	29801
Net Operating Income		44701
Cap Rate	7.50%	
Value Estimate		596016
	Rounded	600000
New Real Market Value		600000
Existing Real Market Value		352480
Real Market Value Change		247520
Anticipated Changed Property Ratio		80%
Increase In Assessed Value		198016
	Rounded	198000
New Assessed Value	198000	
Tax Rate	0.0194	
New Taxes		3841

Improved Tax Lot 2801

**Vacant Lot**

Current Real Market Value	54160
Existing Assessed Value	37160

Indexed Assessed Value (3%)	38275
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Four Townhomes @ \$210,000 Value Estimate	840000
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New Real Market Value	840000
Existing Real Market Value	54160
Real Market Value Change	785840

Anticipated Changed Property Ratio	1	
Increase In Assessed Value	785840	
	Rounded	786000

New Assessed Value	786000
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Tax Rate	0.0194
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New Taxes	15248
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Tax Lots 2800 and 2801		
Fortmiller & Vacant Site		
New Real Market Value		1440000
Tax Rate	0.0194	
New Assessed Value		1251996
Real Market Value Change		1033360
Assessed Value Change		984000
	Say	
New Assessed Value	984000	
New Taxes		19090
Total New Taxes		19090
CARA Investment	331000	
CARA Payback In Years		13

Year	New Taxes Indexed At 3%	Cumulative Increase In Taxes	Payback Ratio
0	19090	19090	6%
1	19662	38752	12%
2	20252	59004	18%
3	20860	79864	24%
4	21486	101349	31%
5	22130	123479	37%
6	22794	146273	44%
7	23478	169751	51%
8	24182	193933	59%
9	24908	218841	66%
10	25655	244496	74%
11	26424	270920	82%
12	27217	298137	90%
13	28034	326171	99%
14	28875	355046	107%
15	29741	384787	116%
16	30633	415420	126%
17	31552	446972	135%
18	32499	479471	145%
19	33474	512945	155%
20	34478	547423	165%
21	35512	582935	176%
22	36578	619513	187%
23	37675	657188	199%
24	38805	695993	210%
25	39969	735962	222%