



APPROVED: March 18, 2015

CITY OF ALBANY
Central Albany Revitalization Area Advisory Board
City Hall Council Chambers, 333 Broadalbin Street SW
Wednesday, February 18, 2015

MINUTES

Advisory Board Members present: Russ Allen, Rich Catlin, Bill Coburn, Floyd Collins, Loyd Henion, Bessie Johnson, Rich Kellum, Sharon Konopa, Ray Kopczynski, Dick Olsen, Maura Wilson

Advisory Board Members absent: David Abarr (excused), Mark Spence (unexcused)
Kevin Manske (resigned from the Board)

CALL TO ORDER

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

APPROVAL OF MINUTES

October 15, 2014

MOTION: Ray Kopczynski moved to approve the October 15 minutes. Bessie Johnson seconded the motion, and it passed 11-0.

SCHEDULED BUSINESS

Business from the Public

There was no business from the public.

Main Street Roundabout Design

Economic Development & Urban Renewal Director Kate Porsche referred to the written staff report. She reviewed past discussions regarding the possibility of a CARA contribution to the Main Street Roundabout. In considering the design cost estimates, she doesn't feel that the neighborhood would get the best value for the investment of funds with this project. Staff recommends that the roundabout be landscaped using the standard design used on other roundabouts in the City, and that there be no contribution of CARA funding. There may be an opportunity for a gateway or monument sign at the location as part of the wayfinding sign program, and Public Works staff will design the landscape in a way that allows for that in the future.

Kopczynski said he supports the staff recommendation. He has heard it suggested that a master gardener group could take over maintenance of the roundabout. Porsche said that was discussed, but Public Works would prefer that maintenance remain a City function due to concerns about the safety of volunteers working in a roundabout in the middle of an intersection.

In response to inquiries from the Advisory Board, Public Works staff said that the landscaping will be designed appropriately for vision clearance, that water is available to the roundabout for landscaping, and that the landscaping should be completed in the next couple of months.

Russ Allen said it would be nice if CARA could have done something to make the project a little nicer than the standard design. Maura Wilson agreed; she suggested that the Board could see if there is something they would like to add after the roundabout has been landscaped. Brief discussion followed.

Floyd Collins said he would like to take action on this proposal with any future consideration to come back as a separate action. Kopczynski agreed.

Porsche said her recommendation is that Public Works staff go forward with landscaping the roundabout without CARA contribution, but with consideration that a sign may be added in the future as part of the wayfinding sign program.

MOTION: Kopczynski moved to approve the staff recommendation. Johnson seconded the motion, and it passed 11-0.

Project Updates and 2015 Planning

Porsche distributed and reviewed a matrix entitled *CARA Projects Underway*.

Infrastructure/Public Projects

Street Projects: The survey work has been completed, and a design kickoff and scoping meeting has been held with Crandall Arambula and City staff. Next steps are to work up some design alternatives, prepare a draft implementation and phasing schedule, and bring a recommendation to this body in June. In response to inquiries from the Board, Porsche said the possibility of angled parking and options for outdoor seating are both part of the discussion.

AFD/APD: Minor amendments to the CARA plan have been made, and staff has been at the table for the design of the public safety facilities. Should the bond measure pass, final review and disbursement of CARA funds will come back to the Advisory Board. Staff is also researching other possible CARA contributions such as a contribution to the Fire Museum component of the project.

Wayfinding Signage: A design firm that specializes in wayfinding has been retained to assist with finalizing quantity, placement, design, and specifications. An RFP will then be sent out, and cost estimates will be brought back to the Advisory Board prior to moving forward with the expenditure. The project is expected to be completed by May.

Main Street Roundabout: CARA decided not to participate in funding for the roundabout in the previous agenda item.

Lighting of the Dave Clark Path: Sandy Roberts with the Albany Police Department is researching and refining the costs and scope of the project. This item will be brought back for consideration at the March meeting.

Targeted Blight Removal: Staff has had initial discussions about a targeted approach to blight removal measured by a reduction in the crime rate, and about a possible partnership involving CARA and the Police and Community Development Departments. Brief discussion followed. There was general agreement that there is interest in the concept and that staff will back additional information.

Private Partnerships

IHI/Woodland Square/Woodwind Apartments: Construction of the first two buildings is well underway, and occupancy is expected to begin this month. This is a transformational project for that neighborhood.

Edgewater Village: The streets are in, financing is in place, and construction is underway. The CARA contract calls for the first five homes to be complete by August 30, 2015; and the developers are on target to meet that requirement.

Lepman: The site plan review for the Fortmiller building has been submitted. Staff is working with the developer to address some issues that have arisen related to zoning on the adjacent lots. One idea is to take a holistic look at some of the downtown zones. The developer is willing to wait until a Code review process has been completed before proceeding. Catlin said that development barriers could be identified and eliminated in a surgical manner with a small amount of money. Following discussion, it was agreed that staff will bring back additional information about the possibility of a CARA contribution to that process.

Novak's: The loan has closed, the contractors are on board, and the project is expected to proceed quickly.

Carousel: Drawdown of the Architectural Assistance grant is complete. Staff is discussing the timing of the Carousel and street construction and will bring back a proposal for a potential CARA contribution for street work adjacent to the Carousel.

Administrative

New Urban Renewal/Economic Development Officer Position: The hiring of this position has been put on hold due to uncertainty of funding and possible budget constraints. Porsche continues to do the work of both positions, and there are constraints on her time. An unpaid intern has been lined up to assist this summer.

Holdback Language: The language was reviewed by the City Attorney and has been added to all CARA contracts.

Historic Home Rehab Program and Economic Development Funding Programs: Outlines of these programs have been completed, incorporating suggestions from stakeholders. Following brief discussion, there was general agreement to focus on the Economic Development program first.

Staff Updates and Issues

Porsche shared that the City had needed a second ham radio operator, so she passed the test and received her ham radio license.

BUSINESS FROM THE BOARD

Konopa distributed a flyer with information on a potential state historic rehabilitation tax rebate program that will be coming before the Oregon Legislature. She noted that 35 states provide state historic tax credits but Oregon currently has only the federal tax credit program. This would give another financing mechanism for challenging projects. She asked if the CARA Advisory Board would like to endorse the bill.

Brief discussion followed regarding tax credit programs and how they work. Several Advisory Board members said they would like to review the legislation prior to endorsing. Porsche agreed to send out the text of the bill.

NEXT MEETING DATE

Wednesday, March 18, 2015

ADJOURNMENT

Hearing no further business, Chair Catlin adjourned the meeting at 6:30 p.m.

Submitted by,

Reviewed by,

Signature on File

Signature on File

Teresa Nix

Kate Porsche

Administrative Assistant
Director

Economic Development & Urban Renewal