

NOTICE OF PUBLIC MEETING

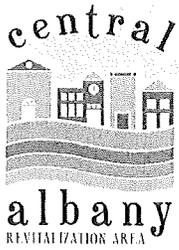
CENTRAL ALBANY REVITALIZATION AREA ADVISORY BOARD
City Hall Council Chambers
Wednesday, March 16, 2016
5:15 p.m.

AGENDA

1. CALL TO ORDER (Chair Rich Catlin)
2. ROLL CALL
3. APPROVAL OF MINUTES
➤ January 20, 2016. [Pages 2-7]
Action: _____
4. SCHEDULED BUSINESS
 - a. Business from the Public
 - b. Storefront Grant request from Gary Neiland (\$10,000). [Pages 8-19] (Reid/Applicant)
Action: _____
 - c. Code Compliance Partnership Grant request (\$50,000). [Pages 20-21] (Porsche/Blaine/Lattanzio)
Action: _____
 - d. Staff Request: Purchase of Signs of Victory property at 118/120 Seventh Avenue SE (\$218,570). [Pages 22-28] (Porsche/Lattanzio)
Action: _____
 - e. September meeting date change from the 21st to the 22nd. [Verbal] (Porsche)
Action: _____
 - f. Staff updates and issues. [Verbal] (Porsche)
Action: _____
5. BUSINESS FROM THE BOARD
6. NEXT MEETING DATE: *Wednesday, April 20, 2016*
7. ADJOURNMENT

City of Albany Web site: www.cityofalbany.net

The location of the meeting/hearing is accessible to the disabled. If you have a disability that requires accommodation, advance notice is requested by notifying the City Manager's Office at 541-917-7508, 541-704-2307, or 541-917-7519.



CITY OF ALBANY
Central Albany Revitalization Area Advisory Board
City Hall Council Chambers, 333 Broadalbin Street SW
Wednesday, January 20, 2016

MINUTES

Advisory Board Members present: David Abarr, Rich Catlin, Bill Coburn, Floyd Collins (left at 6:45 p.m.), Bessie Johnson, Rich Kellum, Sharon Konopa, Ray Kopczynski, Dick Olsen, Mark Spence, Maura Wilson

Advisory Board Members absent: Russ Allen (excused), Loyd Henion (excused), Mitch Langjahr (excused)

CALL TO ORDER

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

APPROVAL OF MINUTES

November 12, 2015, and December 16, 2015

MOTION: Ray Kopczynski moved to approve the November 12 and December 16 minutes. Bill Coburn seconded the motion, and it passed 11-0.

SCHEDULED BUSINESS

Business from the Public

Ron Green, 955 Fifth Avenue SW, said he serves on the Albany Traffic Safety Commission but he is here tonight as a private citizen. He distributed and reviewed information regarding Strong Towns, a media organization that started as a blog and has transitioned into a nationwide organization. The website includes information about downtown development, land use, infrastructure financing, and long-term vs. short-term thinking. The organization was founded by an engineer named Charles Marohn, whose theory is that development since World War II has been an experiment that has not worked well. Marohn points out that for thousands of years, development of cities was incremental and the responsibility of the people who live there. More recently, he says, there has been a lot of development built out to a finished state but not supplied with a mechanism for repair and replacement and then a "Ponzi scheme" of doing more development for those repair and replacement costs without planning for the future repair and replacement of that new development. Green said he is interested in getting a group together to talk about these ideas and determine if some of these principals and methods might be useful for Albany. He provided his contact information and asked that anyone who is interested, please call him. Konopa said she would like to meet with Green to talk more about this.

Albany Carousel Museum Extension Request

Economic Development and Urban Renewal Director Kate Porsche referred to the written staff report. She said the Historic Carousel and Museum is a significant CARA project which is envisioned in the Retail Refinement Plan as a west anchor in our downtown. In an audit of CARA contracts, staff found that the 2007 Development Partnership Grant stipulated a completion date of July 1, 2012, and that the 2011 Architectural Design forgivable loan stipulated a completion date of December 31, 2015. The Carousel is requesting an extension through December 31, 2017, to complete their fund raising and construction of the building. If approved, staff will work with the City Attorney to prepare the appropriate new documents.

Wendy Kirbey, Board President, Historic Carousel and Museum, thanked the Board for its encouragement and support of the Carousel. She said the plans are complete and the project will go out for bids in February. The group still needs about \$500,000 for the building; however, they expect to break ground in the spring. She requested that the completion date on the CARA contracts be extended to December 31, 2017.

In response to questions from the Board, Kirbey said that the organization is confident they will raise the additional funds needed, that the construction period is expected to be 12 to 19 months, that they are working to find a temporary space for the gift shop and carving and painting activities, and that there will be an opportunity to display even more carved animals in downtown businesses.

Floyd Collins commended the group which he said has worked hard and is close to the finish line. He has no problem having staff work with the City Attorney to modify the agreements with the extended completion date.

MOTION: Collins moved to direct staff to work with the City Attorney to modify the agreements as recommended. Rich Kellum seconded the motion, and it passed 11-0.

Novak's Hungarian Extension Request

Porsche referred to the written staff report. Novak's Hungarian Restaurant, located at 208 Second Avenue SW, has a completion date stipulated in their contracts of December 15, 2015. The restaurant is currently open and operating with a Temporary Certificate of Occupancy. The one outstanding item is the decorative cow's head or sunburst at the top front peak of the building, and the Novak's have been working with staff and the Landmarks Advisory Commission (LAC) on the completion of this final detail. The Novak's are requesting an extension to October 31, 2016, to ensure they can get that architectural detail on the building.

Planning Manager Bob Richardson said the Novaks submitted an application to the LAC during which they indicated a desire to find the original cow's head or have it replicated. They also presented an illustration of an element resembling a sunburst which could be an alternative if the cow's head could not be found or replicated. Any of these options would satisfy what was proposed to the LAC, and staff is working with the applicants to accomplish that.

In response to questions from Collins, Richardson said that work inside the building is complete, or nearly so, and that staff is open to working with the Novaks to allow them to complete their project without necessarily having to pay extra fees.

MOTION: Collins moved to approve the extension to October 31, 2016, as requested. Bessie Johnson seconded the motion.

Kellum said he will not vote. He doesn't think he has a conflict of interest, but there is a possibility that someone might think he does.

In response to questions from Kopczynski, Richardson said he understands the Novaks have contacted carvers about replicating the cow's head, and he thinks that is the way they will likely proceed.

Dick Olsen said he initially raised the idea of finding the original cow's head; but he feels bad that the certificate of occupancy is being held up for this issue, and he doesn't want the applicants to be subject to additional fees. Richardson said he doesn't believe the applicants have been charged additional fees to date, and he is hearing indications from Council that they should not be charged.

The motion passed 10-0-1, with Kellum abstaining.

Loan Request to Move House (Scott Cowan)

Porsche drew attention to the written staff report, application, and evaluation grid. She noted a Preparation of Cost Estimates was submitted by the applicant. The request is for a short-term repayable loan not to exceed \$135,348.66, at an interest rate of 1.5%, and a term of three years with interest-only payments and a balloon

payment at the end. The funds would be used to relocate the house located on Sixth and Ellsworth which needs to be moved to make way for the Fire Station 11 building.

Mark Spence asked if the lot that would receive the house is subdividable. Sharon Konopa said she has met with that property owner several times in the past regarding challenges with his site – he was unsuccessful in his efforts to divide the lot or develop it with a duplex. She thinks this request creates a win-win situation in that we are saving a house from demolition, moving it to a property that has been challenging for the property owner, and also saving a 100-year old Myrtle Wood tree on the receiving property.

Kellum said he supports the project, but he thinks the interest rate is too low; he would like to charge whatever the bank rate would be. Brief discussion followed regarding interest rates that have been charged on previous CARA loans, which has varied based on the project.

Olsen asked how much it would cost the City to demolish the building. Staff said it was estimated that would cost \$18,000 to \$20,000.

Maura Wilson said she was surprised by the cost indicated for utility moves. Olsen asked if additional bids were received on the house. Porsche indicated the applicant may be able to address these questions.

Scott Cowan, 2491 NE Millersburg Drive, said the house needs to be moved or demolished for construction of the new Fire Station and this is an exciting opportunity to see it saved. He said that when the house came available for bids, he was the only one who showed interest in following through with the application process. The price of the acquisition in his project detail includes \$501 for the house plus additional permit fees. The lot that would receive the house is a single lot, and he has no intention to divide it. The house has a lot of the original elements and character, and it will be a beautiful owner-occupied house in the Hackleman Historic District. The value of the finished home is estimated to be about \$185,000. Regarding the cost to move utilities, he explained that includes the need to move and replace wires as the house is moved down the street. He said he will be diligent with any funds provided, and he will work to get the best prices possible. He will use all local contractors with the exception of the movers out of Scappoose, Oregon, which is one of only three businesses that do this specialty work. He is excited about the project, and he sees a lot of advantages to the community, as laid out in his application.

Kopczynski said the move might provide a good photo opportunity. Cowan said the move would take place in the very early morning so not to be disruptive for traffic and utilities. He will let the newspaper know about the opportunity to document the move.

Bill Coburn asked if the applicant would be responsible for having the house torn down if this application is not successful. Cowan said he believes there is a clause that would allow him to back out of the contract, if necessary. He noted the house is currently scheduled to be torn down in April or May.

Coburn asked if the house would be used as a rental or sold for owner occupation. Cowan said he had initially thought it would be a rental; however, he now intends to sell it as an owner-occupied home. Coburn asked what benchmarks the bank would be looking to before loaning money on the property. Cowan said the bank has indicated they would look at the property for financing after the house was on the foundation.

Olsen said that he would rather see this house moved than torn down at a cost to the City. He doesn't think CARA needs to charge the same rate as a bank. CARA's goal is to improve the neighborhood, and he thinks this will be a big improvement.

MOTION: Kopczynski moved to approve the request as proposed in the staff report. Wilson seconded.

Coburn said he has been struggling to shoehorn in this request with CARA's goals and with his desire that efforts be focused in specific areas of the CARA district. He heard the applicant request a three-year term, but he also says he can get a bank loan once the house is on the foundation; therefore, it seems the gap funding is really only needed for a few weeks. Porsche clarified that the recommendation is for a not-to-exceed date and that all CARA loan contracts require repayment if the property is sold or refinanced.

Konopa noted that the Board previously established a First Time Homebuyer program for the Hackleman area, which hasn't had a lot of activity. She has thought about getting more assertive in this area between Lyon and Main, perhaps even providing incentive for house flippers to turn rundown buildings back into homeownership and bring up the value in the neighborhood. In this case, the applicant wants to move a house onto a lot and bring it back into homeownership. She would even support zero percent interest, which might encourage other similar proposals in this area.

Spence noted that it's the City's needs that are requiring this house be moved or demolished. Under the assumption that the loan will be paid back in full, CARA would not lose much other than the difference in what is paid for money, which isn't a large amount and which would be quickly paid back by the return on investment. He thinks this is a reasonable request.

David Abarr said he has lived near the subject site for about ten years. He thinks the proposal is a win-win in that there would be demolition expense for the City if the house is not moved. He has seen people flip houses successfully in the area; however, selling a house in the neighborhood can be difficult, so he thinks the three-year timeframe is appropriate.

Olsen noted that the Board is hearing from another developer that has been unable to sell houses downtown. He thinks the Board should do what they can to help with this project, and he supports the request.

Collins said he has some of the same concerns as Coburn and Kellum. He would like to see the motion amended so that approval is subject to the applicant refinancing as soon as eligible. This would shorten the timeframe and risk. He also has concerns about the low interest rate, but he is willing to let that go.

Cowan clarified that he will try to do a lot of the work himself and that it will take some time to get the house to the point of being marketable. In response to further questions from Coburn, Cowan said he doesn't know the exact timeframe but it's his understanding that the bank will not even look at financing until everything is in place on the property.

Wilson said the City would have to spend money to demolish the building which she feels more than makes up for the reduced interest rate. She supports the request.

Spence said it would be difficult to put the requirements suggested by Collins into the contract. He said the applicant is taking a risk with this project and, if the loan is repaid, CARA comes out way ahead.

Kellum said he wants to charge interest that matches the City's current cost of money. Porsche said that is about 3.85 percent.

Additional discussion followed regarding the history and current value of the subject property and the receiving property, the expected return on investment of the proposed project, the terms of the proposed agreement, and the potential of additional terms or a higher interest rate.

The motion passed 8-3 with Coburn, Collins, and Kellum voting no.

Review of Final Costs and Expenses for Street Project Design

Porsche drew attention to the written staff report. She expressed appreciation to Public Works Engineering staff for their incredibly helpful work in providing a cost estimate summary for each group of projects. Staff members Staci Belcastro, Chris Cerklewski, and Lori Schumacher were present and available to answer questions. Porsche noted the total proposed streetscape estimate is \$7,879,000. She said staff is seeking direction on the overarching package, as well as specific direction regarding the design work proposal by Crandall Arambula in the amount of \$99,000. The meeting packet includes a memo from George Crandall detailing the proposed scope of work that would be done by his firm. Brief discussion followed and Porsche provided additional clarifying information.

Transportation Systems Analyst Ron Irish advised that staff will be meeting with the Oregon Department of Transportation (ODOT) on Monday, January 25, to discuss improvements on Lyon Street related to the Fire Station. Based on direction at the last meeting that there will be curb extensions up and down Lyon and Ellsworth Streets, staff intends to ask that those improvements be included in the Intergovernmental Agreement (IGA) between the City and ODOT for improvements related to the Fire Station.

In response to questions from the Board, staff provided the following additional information:

- The condition of Broadalbin is very bad, to the point that the base has failed.
- A decision on a new location for the bus stop has not yet been finalized.
- Water line replacement will be required on some blocks, but there should be no need for sewer lines. Stormwater improvements will be needed. A project for CARA water lines will be included in the proposed CIP.
- The scope of work proposed by Crandall matches what was done by that firm for the previous Broadalbin improvements. The firm would provide a more refined design than was previously presented, as well as detail on all of the decorative design elements. Staff would do the actual construction drawings.
- Staff has begun to have conversations with the financial consultant about borrowing options. The Board remains well under its maximum borrowing capacity.
- Staff is sensitive to the concerns of local businesses and will work to minimize or mitigate impacts during construction. They will also work with the Albany Downtown Association to ensure clear communication with business owners.
- Costs for the entire project area are included in a not-to-exceed amount. If it is determined that improvements are not warranted in some areas, such as Third Avenue along City Hall, costs would only go down.

Collins left the meeting at 6:45 p.m.

Staff provided clarifying information, and the Board further discussed design elements including the banner poles, catenary lighting, and flag pole holes. It was noted that flags would be sold on sponsorship and would be put out by the Boy Scouts about 12 days per year. Kellum commented that some items could cost less than indicated. For example, 600 flag poles at \$75.00 each seems high; he thinks it would be significantly cheaper to cast them in place.

Wilson said she expects that staff will work to keep costs down where possible.

MOTION: Wilson moved to approve the proposed budget for streetscape improvements, not to exceed \$7,879,000, and to authorize Crandall's proposal to partner with Public Works Engineering Department to complete the design work. Konopa seconded the motion, and it passed 8-2 with Coburn and Kellum voting no.

Staff Updates and Issues

Porsche noted that the Board previously heard a request from George and Paula Diamond related to a new design for the Edgewater Village project. City Staff will be meeting next week with the Diamonds and George Crandall to work through that balance of striving for something that is special and brings value to the area but that can also be economically viable in the current market. Olsen commented that low-income apartments along the river would be very bad for the area. Kellum agreed; he said one of the goals is to increase how much people care about their surroundings and having a lot of rentals in this location flies in the face of what the Board has been spending tax dollars to do. Several Board members expressed agreement. Porsche noted that the original proposal for the property had 168 condo units; but the developers stated in their application that 90 percent would be owner occupied, and the Board at that time indicated that was an important element of the proposal. She understands and appreciates that the Board is expressing a strong desire to strive for something extra special that will continue to create vitality and upward trajectory in the neighborhood.

Porsche said the RFP for a consultant to assist with the Development Code review is expected to go out next Friday.

Porsche said it was brought to her attention that Board members did not receive meeting packets in advance of the meeting. Packets were mailed Friday, but delivery may have been delayed due to the Monday holiday. She asked for input as to whether Board members rely more on the written packet or the electronic version and whether they would prefer to receive the information further in advance of meetings. Following brief discussion, there was general agreement that future meeting packets should be mailed out on the Wednesday before the meeting. *[Staff will hand deliver agenda packets to Board members on the Friday before the meeting.]*

BUSINESS FROM THE BOARD

There was no additional business.

NEXT MEETING DATE

Wednesday, February 17, 2016

ADJOURNMENT

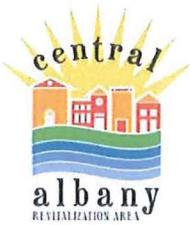
Hearing no further business, Chair Catlin adjourned the meeting at 7:21 p.m.

Submitted by,

Reviewed by,

Teresa Nix
Administrative Assistant

Kate Porsche
Economic Development & Urban Renewal Director



TO: CARA Advisory Board
VIA: Kate Porsche, Economic Development & Urban Renewal Director
FROM: Nathan Reid, Economic Development & Urban Renewal Coordinator *Nathan Reid*
DATE: March 11, 2016, for the March 16, 2016, CARA Advisory Board Meeting
SUBJECT: Staff Report – Storefront Revitalization Grant, Gary Nieland, Building Owner

Summary

Gary Nieland has turned in his application for the Storefront Revitalization Grant Program for his property at 129 First Avenue W. Enrique Marquez, business owner at this location, will be present for the meeting, as Mr. Neiland lives out of state now. The project would see the storefront remodeled. The applicant states that the exterior of the building is causing problems regarding how customers enter the building and is a safety risk at times. The project would allow this building to be remodeled and return to its historic look in the downtown area. Please see the attached application and bids.

I have completed a review of the project's merits which you will find outlined in the attached decision matrix.

Request

Mr. Nieland is requesting \$10,000 in the form of a grant and plans to complete \$44,500 in project work.

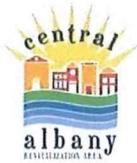
Budget Impact

This project would use \$10,000 of the funds available for public/private partnerships.

NR:ldh

Attachments 2

G:\Economic Development\CARA\CARA Advisory Board\2016\Staff Reports\NielandDraft.NHR2.29.docx



Project Evaluation Grid: Gary Nieland

Request: \$10,000 Type: Storefront Revitalization Grant

	Item	Description	Staff Analysis/Comments
<i>Overall Goals</i>			
A)	<p>CARA Goal & Objectives: 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>CARA Goal: To revitalize the Central Albany Revitalization Area by implementing the Town Center Plan developed through the Central Albany Land Use & 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>CARA Key Objectives:</p> <ul style="list-style-type: none"> ◆ Attract new private investment to the area. ◆ Retain and enhance the value of existing private investment and public investment in the area. <p>CARA Additional Objectives:</p> <ul style="list-style-type: none"> ◆ Provide a safe and convenient transportation network that encourages pedestrian & bicycle access to and within the town center. ◆ Preserve the Historic Districts, historic resources and existing housing in the area. ◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses. ◆ Increase residential density in the area. ◆ Encourage the development of new forms of housing and home ownership. ◆ Enhance and protect the community and environmental values of waterway corridors in the area. ◆ Provide an enriching environment and livable neighborhoods. 	<ul style="list-style-type: none"> ◆ Attract new private investment to the area. ◆ Preserve the Historic Districts, historic resources and existing housing in the area. ◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.
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)? Is the proposed project desired in this location and the highest and best use of the property?	<p>Restaurant helps promote downtown use along 1st Street.</p> <p>The project proposed is the best use for this property.</p>
D)	Blight	Would it remedy a severely blighted building? How? Does the project utilize a vacant space?	This project will remove blight-like conditions with the building by increasing the safety in and surrounding the building.
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 experience of the space? Is it a business we are seeking)?	Restaurants tend to bring more individuals downtown.

G)	Retail Hotspot (1 st 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, project is on 1 st Ave.
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?	N/A
<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, but it will sustain a business, Espolon Restaurant, currently at the address.
K)	Job Creation	Will the project create additional jobs? How many, what types and what salary level?	None.
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, local general contractor.
<i>Financial</i>			
M)	Ratio	Proposed public funds Private funds % of CARA Investment Ratio-Public \$:Private \$	\$10,000 from CARA \$34,500 from owner 22% \$3.45
N)	Financial Impacts	What are the financial risks and/or financial benefits to CARA?	Little in financial risks since this is a \$10,000 grant towards a \$44,500 project, and CARA has adequate funds available.
O)	Gap	What is the "Gap" or need of the developer?	Applicant states he needs the grant in order to fully remodel the storefront.
P)	Private Risk	What is the risk for the developer? What is their skin in the game?	Providing 78% of funding for the project.
Q)	CARA/City funds	Has the project received other CARA/City funding in the past?	Received a small \$500 grant for awning
R)	Tax Increment ROI	Is the ROI on this project less than 5 years, less than 7 years?	15 year ROI



Storefront Revitalization Grant Program

CARA Funding Application

333 Broadalbin Street SW, Albany, OR 97321

1. APPLICANT

Name: GARY C. NIELAND

Mailing Address: 3695 Cameron Paul Ct

Las Vegas, Nevada Zip Code: 89139

Contact Name: Phone Number: 702-327-9528

Fax Number: E-mail Address:

2. BUSINESS/BUILDING INFORMATION

Legal Business Name: Espolon Restaurant (tenant) Enrique Marquez

Number of Years in Operation: 1 yr. (I bought the building in 1976)

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

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

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

Project Address (if different than mailing address): 129 W. 1st St - Albany, Oregon 97321

Property Tax Account Number: 80982

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: owner is applicant

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.*

Remodel entire Store front
(a copy of the bid is included)

6. TIMELINE FOR COMPLETION OF PROJECT: as soon as possible

7. PROJECT COSTS

ESTIMATED COST OF PROJECT: \$ 44,500.00

ESTIMATED VALUE OF PROJECT UPON COMPLETION: \$ 44,500.00

Basis for valuation and value upon completion: Bid from Simon Homes LLC

SOURCES FOR PROJECT:

Owner/Company Contribution	<u>\$ 34,500.00</u>		
Bank (estimated)	\$ _____	Term: _____	Interest Rate: _____
Other private funds (please specify)	\$ _____	Term: _____	Interest Rate: _____
Other governmental (please specify)	\$ _____	Term: _____	Interest Rate: _____
CARA (proposed)	<u>\$ 10,000.00</u>	Specify: _____	
TOTAL SOURCES	<u>\$ 44,500.00</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 *	<u>\$ 44,500.00</u>
Tenant Improvements	\$ _____
Machinery/Equipment/Installation Costs	\$ _____
Working Capital	\$ _____
Other (please specify)	\$ _____
TOTAL USES	<u>\$ 44,500.00</u>

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

8. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? Simon Homes LLC

(If applicant prepared their own estimate, verification may be required. Please attach minimum of two bids, preferably three.)

Mailing Address: _____

Phone Number: _____ E-mail Address: _____

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

My current tenant says because of the current exterior of the building that he is having problems of having people entering the building. There are beautiful buildings that have been remodeled in the downtown historic area and I would like to bring this property into something that would make our historic area even better.

9B. IF YOU DON'T RECEIVE THE FUNDS, WHAT COMPONENTS WILL BE DROPPED? WOULD THE PROJECT GET DONE WITHOUT CARA FUNDS? (Please provide a detailed explanation.)

Without CARA help I would lock up the building - find a new tenant - or sell the building

10. WHERE ELSE HAVE YOU LOOKED FOR FUNDING?

None

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

This building is connected to theatre (with live performances). So I hope we could make the two tie in together. Any improvements to our downtown historic district can only be good for the economy.

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

I would just hope to make the downtown historic district look more attractive.

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

Yes No If so, amount \$ 500.00

FOR WHAT PROJECT(S): Awnings for side of building

14. ASSISTANCE REQUESTED

Total Estimated Project Costs:	\$44,500.00
Your Total Contribution	\$22,250.00 34,500.00 \$17.
Total Amount Requested from CARA:	\$22,250.00 10,000.00 \$12.

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
TOTAL	10,000.00	Total should match total amount requested from CARA from line 14.

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: 2 Full-time 3 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.

GARY C. NIELAND
Applicant's Printed Name

Gary C. Nieland
Applicant's Signature

10-9-2015
Date

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: 11-12-15 By: NR (nd) Application Complete: Yes No

Comments: _____

Date application returned to applicant for completion: N/A

Date application returned to City: N/A By: N/A

SIMON HOMES LLC
621 E 1 st Ave
Albany,OR 97321
CCB# 205992

Date 8/27/2015
Estimate # 469

Name / Address
Enrique Marquez / 129 1st ave w

P.O. #
Terms

Due Date 8/27/2015
Other

Description	Qty	Rate	Total
Remodel entire " store front " of building including demo ,new framing as needed ,new stucco and paint ,new windows and door , new signage and lighting. Replace window on west front corner and repair stucco cracks near area, touch up paint to match. Replace 1 window on back of building		44,500.00	44,500.00
		Subtotal	\$44,500.00
		Sales Tax (0.0%)	\$0.00
		Total	\$44,500.00

ABIQUA CREEK CONSTRUCTION INC.

2212 SE Powells Rd Corvallis, Oregon 97333

CCB# 168948

Phone 503 991 6538

Fax 541 753 0883

Proposal to:

Date 8/27/15

Name Enrique Marquez

Phone 503 710 0717

Fax

Job Name: Espolon Restaurant storefront

Address front st

Albany, OR 97321

Estimate:

Per architect document by Robert Dortignacq for proposed new work

Demo existing front door and entry and glass windows

New framing as required to front wall

Repair storefront stucco front

Paint exterior of building as noted and interior front wall

Replace front doors and glass with storefront glass as noted

Repair west wall cracks

Budget Price: \$ 45,900.00

EXCLUDES: Permit -engineering - carpet/flooring- ceiling tiles/grids - low voltage - canopies - hvac - structural
Interior blinds - signage - rear of building

Terms -Balance due 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 only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, weather, or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of Abiqua Creek Construction Inc.

Authorized signature _____ Date _____

Steve Boragine - owner

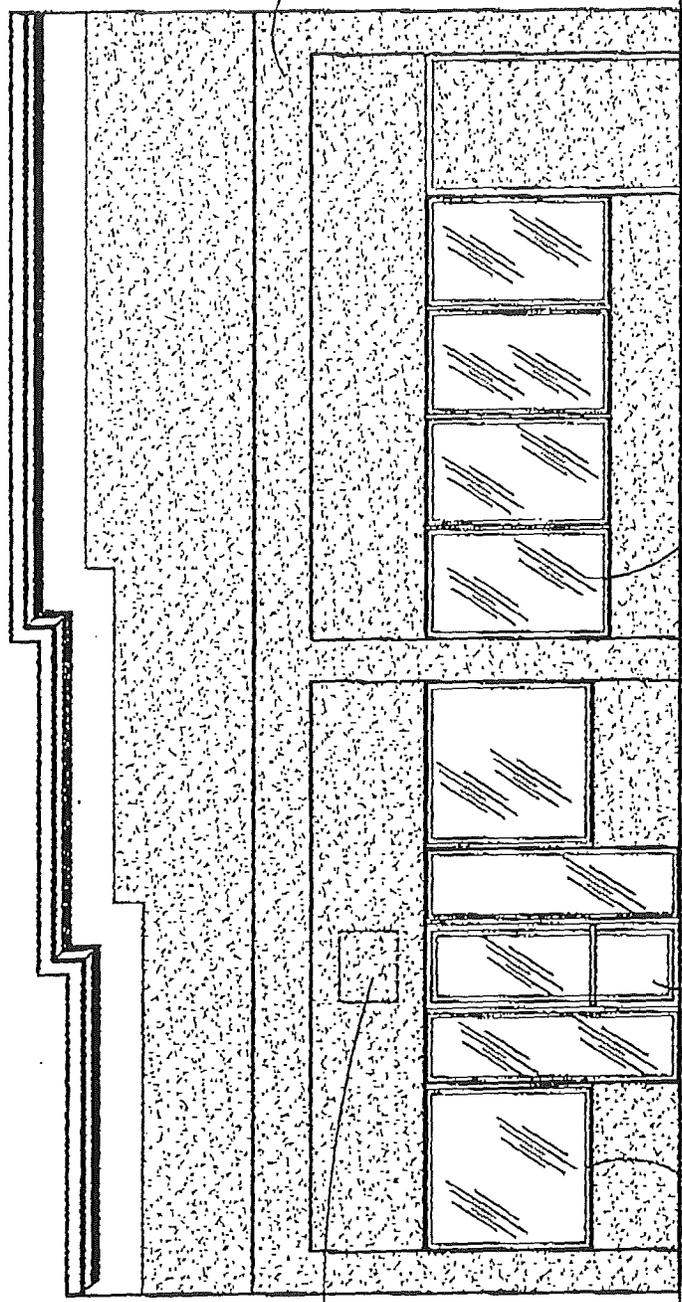
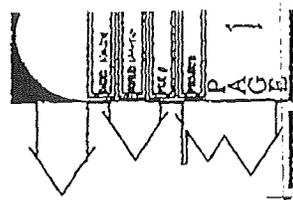
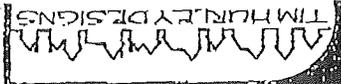
Guarantee and Acceptance of Proposal

In case of any default in relation to this agreement, undersigned shall pay Abiqua Creek Construction Inc. Reasonable attorney fees and costs, including those on appeal, even if no action is filed. Jurisdiction for any action, may at the option of Abiqua Creek Construction Inc, be in the courts of the state of Oregon. Undersigned consents to such jurisdiction. The undersigned does hereby agree to the terms of credit, including service charges, and does hereby guarantee all indebtedness.

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified.

Accepted by: _____ Date: _____

Please sign and return



SILCO EXTERIOR

NEW BRONZE ALUMINUM WINDOWS

NEW DOOR W/ SIDE LITE

NEW BRONZE ALUMINUM WINDOWS

SIGNAGE AS PER CITY CODE

FRONT ELEVATION



TO: CARA Advisory Board

VIA: Jeff Blaine, P.E., Public Works Engineering & Community Development Director
Mario Lattanzio, Chief of Police

FROM: Kate Porsche, Economic Development and Urban Renewal Director *Kate (ed)*

DATE: March 11, 2016, for March 16, 2016, CARA Advisory Board Meeting

SUBJECT: CARA/Code Compliance Partnership Grant Request

Summary

In an effort to eliminate blight within the CARA boundary, we are proposing a partnership between CARA, the Community Development Department, and the Albany Police Department to focus on code compliance and issues of blight within the CARA boundary.

Background

Over the last year, the Public Works Engineering & Community Development Director, Police Chief, and I met internally to discuss how to create a more robust, organized, and targeted approach to eliminate blight through code compliance within the CARA district.

Citywide, our code enforcement needs continue to increase while code enforcement staffing has been significantly reduced in recent years due to the economic times. This trend has reduced staff's ability to effectively and efficiently respond to citizen concerns and address problem properties, which erodes neighborhood livability and public safety. With a significant portion of the compliance cases within CARA's boundary, there seemed to be a unique possibility for partnership. To that end, we propose funding a new code enforcement position to be housed in the Police Department with the goals of: bolstering code enforcement capacity, redefining coordination of code enforcement, and elimination of blight, both within CARA and throughout the city.

Staff is proposing a two-part funding structure for the position. Roughly half of the funding (\$50,000 to \$60,000 per year for up to five years) will come from a transfer from the Building Division to APD. Through this temporary transfer, the Building Division will be paying the General Fund back the \$300,000 it was given to keep the Building Division open during the recession. We are requesting that the other half, \$50,000 per year, come from CARA. The proposal is for a five-year pilot program. During this time, APD would measure the effectiveness of the position and report back to City Council and CARA with results. With CARA funding half of the position, that proportion of work would have to occur within the CARA boundaries. All but one of the most troublesome and time-consuming enforcement/compliance cases since 2014 are within the CARA boundary, so meeting this threshold should not be an issue.

CARA has successfully engaged in this type of partnership once before, when in 2009, we partnered with the Building Official to fund a portion of one of the code compliance staff. The current proposal takes a slightly different approach that we believe will generate even better results.

Goals

- Eliminate blight in a coordinated, systematic, and comprehensive manor within the CARA boundary.
- Leverage partnerships for a cohesive look at problems and creation and implementation of solutions.
- Creation of metrics by APD and periodic review of results with reports back to City Council and CARA Advisory Board.

Proposed Costs

- CARA to assist with staff costs of code compliance staff for their work directly related to the CARA blight removal, \$50,000 for five years. Building Division to pass through the other \$50,000-\$60,000 per year for up to five years, as long as funding is available.
- Possible future CARA funding to assist with specific public improvement costs directly related to the blight removal, such as:
 - Dumpsters; cleanup of junk and trash
 - Sidewalk improvements
 - Street trees
 - Improvements to parks or gardens, including possible Clark path extension
 - Opportunity along a creek for visual/recreational improvements
 - House rehab opportunities abound
- Some staff time from CARA: Kate and Nathan to assist APD with the program as needed. This work may include outreach to neighborhoods, coordination of reporting to CARA, various internal and public meetings.

Total Request from CARA: \$50,000 annually for five years for staffing new APD Code Compliance position.

Benefits

- Eliminate blight in a comprehensive manor within the CARA boundary.
- Pilot program would mean we could test the program for its effectiveness before the City or CARA committed to long-term costs.
- The issue of blight has been a focus of CARA. Targeted, consistent enforcement within the boundary would work to create a safer community, lower crime rates, and underscore the investments made by CARA and Albany Citizens.

Staff Recommendation

It has been challenging to figure out how to go about cleaning up some of the blighted areas within CARA, especially some of the residential areas. This proposal came about through conversations and an exchange of ideas with the Community Development and Police Departments.

Staff believes this proposal is a triple-net win: First, at least half of the code compliance work would be focused in the CARA area. Second, removal of blight has direct links to public safety and a reduction of crime rate. When crime rates go down, our officers are available to focus their efforts on more important issues throughout the city. Lastly, the removal of blight and increase in public safety creates stronger, more livable neighborhoods, and, ultimately, increases values.

Staff, including Public Works Engineering & Community Development Director Jeff Blaine, Chief Mario Lattanzio, and I, recommend approval of this pilot project.

KCP:ldh

G:\Economic Development\CARA\CARA Advisory Board\2016\2016.03.16 Code Compliance Partnership.doc

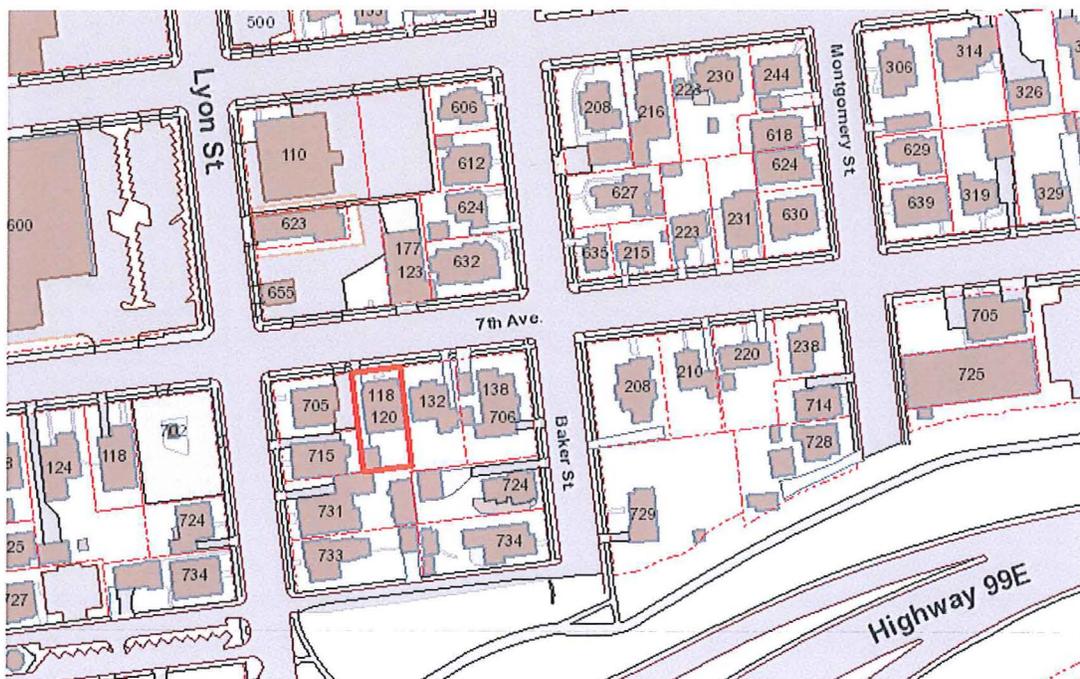


TO: CARA Advisory Board
VIA: Mario Lattanzio, Chief of Police
FROM: Kate Porsche, Economic Development and Urban Renewal Director *KateP*
DATE: March 11, 2016, for March 16, 2016, CARA Advisory Board Meeting
SUBJECT: Staff Request – Purchase of Signs of Victory Property at 118/120 Seventh Avenue SE

Background

The request that is coming before you is the result of a truly collaborative process. Partners involved include: members of the Albany Police Department; Gary Stutzman, Building Official; David Martineau, Planner; the Code Enforcement Team represented by Marilyn Smith, Public Information Officer; building owners Gale Armstrong-Cabrera and George Matland, and me.

Since about 2009, Signs of Victory (SOV) has operated an emergency homeless shelter out of the historic duplex at 118/120 Seventh Avenue SE. They moved to this location after the house at 705 Lyon Street was sold to Herb Yamamoto. SOV had operated a homeless shelter at that address since the early 1980s. SOV provides an important service in sheltering individuals and families, but operating a shelter in the Seventh Avenue property has not been ideal.



Since their time at this location, there have been numerous police and emergency calls, as well as issues with overcrowding as the need for emergency shelter has increased. The building, a historic duplex, is zoned LE – Lyon Ellsworth and abuts the HM – Hackleman Monteith residential district. Its use as an emergency shelter would have required a Conditional Use land-use process, which was never done.



In April 2015, City staff formed an informal workgroup to help SOV identify a new location. Signs of Victory had moved its church and warming center to rented space at 1100 Jackson Street SE, across the street from the Linn County Jail—an appropriately zoned location for this use. The ministry’s clothes closet, food bank, and offices have moved there since. The ultimate goal for some time, both for Signs of Victory, as well as the workgroup, has been to move the shelter there as well.

Staff has continued to work with George and Gale throughout these transitions. In consultation with the Building Division, it became clear that significant rehabilitation was required to ready the Jackson Street site for overnight use, the most costly of which is fire sprinklers. As our informal workgroup continued to meet with George and Gale, they expressed an interest in selling the building on Seventh Avenue.

Our team believes we have developed a win-win situation. We propose that CARA purchase the property on Seventh Avenue. A letter outlining details of the possible purchase is attached as *Exhibit A*. This is the plan:

- CARA purchases property
 - Purchase price = \$218,570, which is the county’s Real Market Value (see *Exhibit B*, attached). Staff obtained an independent Comparative Market Analysis from a local real estate agent, which supports this price.
- We allow six months (timeframe was suggested by George and Gale) for SOV to finish alterations at Jackson Street, relocate the shelter to that space, and move out of the Seventh Avenue property.
- CARA holds property until July 2017, when Fire Station 11 is complete and looking great, then conduct an RFP seeking a developer or interested buyer to purchase the building, rehabilitate it, and perhaps occupy one side of the duplex if it is renovated as such.

The purchase and/or sale of property is called out in ORS 457.170 as one of the types of projects that can be done with tax increment funds. In fact, property procurement is quite typical for urban renewal districts. It is listed as the very first activity in our Urban Renewal Report:

1	Property Acquisition & Assembly	Acquire land and buildings for public and private development purposes and assemble sites as required to implement Urban Renewal objectives.
---	---------------------------------	--

The plan estimated \$2,000,000 of revolving funds for this activity.

Because SOV is a nonprofit, they do not pay property taxes on the land or building. No property taxes would be paid nor the tax increment increased while the urban renewal district owned it, but the district would see a significant increase if the property was rehabilitated and sold for a taxable use.

Recommendation

All members of our informal workgroup have reviewed this request and approve of moving forward. We believe that the district's purchase of the property would truly be the catalyst to:

- Help SOV relocate to facilities that are approved for use as an emergency shelter to better serve their clients and other people in need in Albany.
- Reduce calls for police and other emergency service in the neighborhood.
- Complement the investment CARA and the citizens of Albany have made in this area and in Fire Station 11 as well as CADD Connection.
- See the rehabilitation and renovation of a blighted historic duplex and its possible return to the tax roll.

Staff recommends approval of this purchase but recommends careful thought be given to the desires for use and goals at the time of sale or RFP, i.e., look for a taxable use that would increase assessed value, see the historic property rehabilitated, and perhaps be owner-occupied on one side of the duplex.

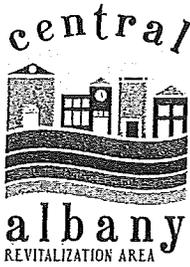
Budget Impact

Immediate budget impact would be \$218,570. However, it is possible that all of these funds would be repaid to CARA at the time of resale. Final outlay by CARA would be determined by future sales price or package that CARA considers as part of that future sale.

KCP:ldh

Attachments

G:\Economic Development\CARA\CARA Advisory Board\2016\Staff Reports\2016 03 16 SOV Purchase KCP Final.doc



P.O. Box 490, Albany, Oregon 97321-0144, (541) 917-7639 phone, (541) 917-7511 fax

March 8, 2016

Gale Armstrong-Cabrera
118 Seventh Avenue SE
Albany, OR 97321

Mrs. Armstrong-Cabrera:

LETTER OF INTEREST FOR PURCHASE OF 118/120 SEVENTH AVENUE SE

The purpose of this letter is to confirm details discussed at our meeting, in person, Monday, March 7, 2016. Present at the meeting were you, George Matland, and me. At the meeting, we discussed your interest in selling the historic duplex located at 118/120 Seventh Avenue SE.

I am pleased with the work our team, including you, George, members from the Albany Police Department, our Building Official Gary Stutzman, Public Information Officer Marilyn Smith, and me have been able to achieve. We have worked together to help resite the Signs of Victory (SOV) shelter to a new, suitable location located in the industrial area off of Jackson. Our entire team supports the move to this location and believes it will be an excellent match for your facility.

Regarding the sale of your existing property, I understand from you that you are willing to sell the historic duplex for the current Real Market Value (RMV) of \$218,570. You have asked for the option to rent back the building for a time period not to exceed six months and indicated, if able, you would complete your move-out sooner. I also understood that your goal is to sell the structure in an as-is condition.

I've outlined the general terms for your review. If you agree that these are the terms you seek for the sale of the property, please sign on the lines indicated below.

Thank you for your continued interest and work with the City to relocate your shelter to its new location.

Sincerely

Kate Porsche
Economic Development & Urban Renewal Director

Gale Armstrong-Cabrera

Date: 3/09/2016

George Matland

Date: 3/9/2016

KP:ldh

LINN County Assessor's Summary Report Real Property Assessment Report FOR ASSESSMENT YEAR 2015

March 10, 2016 5:14:16 am

Account # 90056
 Map # 11S03W07-BA-03000
 Code - Tax # 00846-90056
 Legal Descr EASTERN ADDITION, ALBANY
 Block - 8

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Mailing Name ARMSTRONG-CABRERA GAIL
 Agent
 In Care Of
 Mailing Address 118 7TH AVE SE
 ALBANY, OR 97321

Deed Reference # 1477-0799 (SOURCE ID: MF1477-0799)
 Sales Date/Price 08-25-2003 / \$149,500.00
 Appraiser UNKNOWN

Prop Class 101 MA SA NH Unit
 RMV Class 101 01 01 002 8492-1

Situs Address(s)	Situs City
ID# 1 118 7TH AVE SE	ALBANY
ID# 120 7TH AVE SE	ALBANY

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
00846 Land		53,550		Land	0
Impr.		165,020		Impr.	0
Code Area Total	157,660	218,570	157,660		0
Grand Total	157,660	218,570	157,660		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Irr Class	Irr Size
00846					CITY OSD - AVERAGE	100					
00846					CITY OSD - AVERAGE	100					
00846	1	R			Residential Site	110	S	5,772.00			
Grand Total								5,772.00			0.00

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
00846	100	1910	134	RES Two story with basement	111	2,880		159,960			
00846	101	0	110	Residential Other Improvements	111	320		4,560			
00846	102	0	110	Residential Other Improvements	111	0		500			
Grand Total						3,200		165,020			

Comments: ***** CAP NOTE - Type R *****
 Exempt application denied, based upon use of property. Houses persons who run Sign's of Victory Mission, and charges rent to others in transition.
 Area review



Linn County Department of Health Services

P.O. Box 100, Albany, OR 97321
Toll Free 1-800-304-7468 TTY /Oregon 1-800-735-2900
www.co.linn.or.us/health

"Working together to promote the health and well-being of all Linn County residents."

March 10, 2016

To: Central Albany Revitalization Area (CARA) Advisory Board
City of Albany, Oregon

From: Frank Moore, Albany Resident *Frank Moore*
Linn County Health Administrator and Mental Health Director

Re: CARA Support to Signs of Victory Homeless Shelter

Chair Catlin and members of the Board:

Please consider this correspondence to you as my strong personal and professional endorsement of Reverend George Matland and Signs of Victory Homeless Shelter.

I've known George Matland as a neighbor and community provider for 35 years. Prior to the recent passing of my mother and more distant, my father, both of my parents were neighbors of George and the Signs of Victory Homeless Shelter operations. My parents' historic home, the Ralston House, is located directly across 7th Avenue from the shelter. That is how George and I met. Both of my parents were wholly supportive of George, the mission and those less fortunate served by caring people like George, his wife Priscilla and his family. In fact, part of visiting my parents almost always included visiting with George. George, in return, went out of his way to look in on my mom and dad in their waning years and served as back-up to fulfilling their needs and wants when I couldn't get there soon enough.

Why tell you this?

George is one of those rare people in this world that most frequently thinks of and cares for himself after he has served everyone else. He has been a reliable and invaluable asset to me and the services offered by my department, Linn County Health Services. In addition, he has become a steadfast member of the HEART Board and the Linn Local

Advisory Committee (which provides input and advice to the InterCommunity Health Network, a subsidiary of Samaritan Health Plans).

George has been pursuing the consolidation of his operations serving the homeless of Albany and Linn County. In order to do so, he must transition his operation on 7th Avenue to where most of his operation is now located: on Jackson Street across from the Linn County Correctional Facility and current location of the Albany Police Department. Consolidating his operation will not only achieve operating efficiencies and conceivably enhance supports to persons affected by homelessness, it allows increased opportunity for education and life skills that many homeless so necessarily need to be independent productive members of society.

Please strongly consider extending CARA based support to the relocation of the 7th Avenue Signs of Victory operation. CARA is about "revitalization" of the downtown core. George and Signs of Victory are about revitalizing the souls of individuals, who most frequently through no fault of their own, find themselves homeless and in need of the kind of supports Signs of Victory offers to homeless individuals who are committed to restoring the quality of their lives and pulling themselves, with supports like those Signs of Victory offers, out of homelessness and poverty.

That truly is at the heart of making Albany a better place to live for all.