



APPROVED: November 16, 2016

**CITY OF ALBANY**  
**Central Albany Revitalization Area Advisory Board**  
**City Hall Council Chambers, 333 Broadalbin Street SW**  
**Wednesday, October 19, 2016**

**MINUTES**

Advisory Board Members present: Rich Catlin, David Abarr, Russ Allen, Bill Coburn, Floyd Collins, Bessie Johnson, Rich Kellum, Sharon Konopa, Ray Kopczynski, Dick Olsen, Mark Spence

Advisory Board Members absent: Loyd Henion (unexcused), Mitch Langjahr (unexcused), Maura Wilson (excused)

**CALL TO ORDER**

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

**APPROVAL OF MINUTES**

September 22, 2016

**MOTION:** Ray Kopczynski moved to adopt the minutes as presented. Rich Kellum seconded the motion, and it passed 11-0.

**SCHEDULED BUSINESS**

Business from the Public

None.

Streetscape Design and Construction Schedule

Civil Engineer II Lori Schumacher reviewed the streetscape project design and construction schedule. The first phase includes the area around the Post Office and the water line, and it is being coordinated with the Albany Museum & Carousel work. The second phase includes Second and Third Avenues. For the first phase, it is expected that design will be complete by end of the month, bids will be opened in November, and construction will start after the first of the year and finish mid-March. For the second phase, it is expected that design will be complete in January, bids will be opened in February, and construction will begin in April and finish in September.

Floyd Collins asked if the Oregon Department of Transportation (ODOT) will be doing improvements on Ellsworth and Lyon Streets in conjunction with the project. Schumacher said that staff isn't aware of any such plans. Collins noted that ODOT has done improvements in Sweet Home, Lebanon, Corvallis, and Philomath; yet they have not done needed improvements to the state highways running through Downtown Albany. With the City doing this work downtown, he thinks it's shameful that ODOT wouldn't do upgrades to Ellsworth and Lyon Streets concurrently. Coburn agreed; he encouraged staff to be more aggressive in requesting that ODOT do this work. Parks & Recreation Director Ed Hodney said that staff will follow up on the concern and try to get a response from ODOT.

Kellum expressed concern that catenary lights may make the areas look busy. He wondered if it would be possible to have one block installed and assessed before doing the second block. Sharon Konopa said she has also been concerned that catenary lights may make the areas look busy. Russ Allen said that if the Board wants to stay on schedule, it should be very circumspect about revisiting previous decisions, and Kopczynski agreed. Schumacher noted that the amount of lighting approved by the Board is substantially reduced from what was originally proposed. Following brief discussion, it was agreed that staff will bring back the current drawings and images to give the Board a better feel for what is currently being proposed. Hodney said he doesn't think it's too late to make scope changes and still meet the timeline; however, it is getting close.

### Historic Homebuyer Loan Program

Urban Renewal Officer Nathan Reid reviewed previous discussions and direction from the Board related to the Historic Homebuyer Loan Program. He reviewed proposed changes to the program as detailed in the written staff report. Changes include a reduction of the project minimum to \$20,000; a reduction of the required private match to 50 percent; opening the program to homebuyers within 24 months of purchase; allowing buyers who wish to rehabilitate and resell the property (flippers); and a differentiated loan interest rate structure which favors first-time homebuyers. In discussion, Reid provided clarifying information about the proposed program and interest rate structure.

Konopa said the program is clear and follows the direction of the Board; however, in her opinion, it isn't enough to result in revitalization of the Hackleman District. She suggested that, if there is no interest over the next few months, consideration be given to a matching grant program. Brief discussion followed regarding the parameters of the proposed program and the desire to incent rehabilitation of the area. It was agreed that staff would promote the program and report on the interest and activity over the next several months.

Mark Spence suggested that the City could approach some of the many television shows about house flipping to see if there is interest in doing a flip in the Hackleman District, noting this would bring great awareness to the area and rehabilitation program.

MOTION: Allen moved to approve the program changes as proposed. Spence seconded the motion, and it passed 11-0.

### Infrastructure Finance Authority (IFA) Special Public Works Fund Loan Update

Hodney referred to a memo and spreadsheet from Finance Director Stewart Taylor with a comparison of a IFA state loan versus conventional financing. He noted that staff was previously directed to pursue the IFA loan and that they were successful in securing a loan for \$8.4 million.

Collins noted that the difference in interest rate and fees for the IFA loan as compared to a conventional loan will save \$1.129 million in interest over the 15-year life of the loan. He thinks that is significant and wants it on the record that the Board is moving to secure the best financing for these improvements. He commended staff for working with the state to secure this financing.

### Staff Updates and Issues

Hodney said the Board is aware from previous discussions on the wayfinding signage project that additional work is needed to pare down the cost of that project. He has talked with the consultant about recommending a tiered approach to the proposed system with emphasis on the entry points and the vehicle directional signs. The consultant indicated that he has reached the limit of his primary contract and requested an additional \$3,200 to proceed and complete his recommendations within 30 days of the extension of his contract. Staff will work with the consultant to put together a recommendation with the various components and associated costs for consideration, if the Board agrees that is a reasonable approach. There was general agreement.

## BUSINESS FROM THE BOARD

Kellum referred to action at the last meeting that approved a small matching grant request for awnings. He suggested that the Board discuss whether it wants to fund projects like this, which he views as maintenance. Allen said that, from his perspective, funding decisions should be based on whether they further CARA's goals and it doesn't matter whether a project is called maintenance or something else. Konopa said that businesses don't have to put up awnings but that they provide an amenity to the public in having that cover when walking down the sidewalk. Bessie Johnson said that awnings have been funded in the past and that they provide the aesthetics that make the downtown look better. Rather than keeping a raggedy awning, the owner came to the Board for matching funds to do it right, and she doesn't see that to be an issue. Catlin noted that the Board took more than a year to develop the funding programs, during which time there was considerable discussion and difference of opinion. He thinks that the points raised are important to have in the record and to keep in mind for future policy discussions.

## NEXT MEETING DATE

Wednesday, November 16, 2016

## ADJOURNMENT

Hearing no further business, Chair Catlin adjourned the meeting at 6:02 p.m.

Submitted by,

*Signature on File*

Teresa Nix  
Recorder

Reviewed by,

*Signature on File*

Ed Hodney  
Parks & Recreation Director  
Interim Urban Renewal Director