



CENTRAL ALBANY REVITALIZATION AREA (CARA) ADVISORY BOARD AGENDA

Wednesday, May 20, 2020

This meeting will be conducted remotely. At 5:15 p.m., join the meeting from your computer, iPad, or smartphone by clicking the link below:

<https://www.gotomeet.me/cityofalbany/cara>

You can also dial in using your phone.

Toll Free: 1 877 309 2073

Access Code: 233-589-909

- 5:15 p.m. CALL TO ORDER
- 5:15 p.m. ROLL CALL
- 5:15 p.m. APPROVAL OF MINUTES
- a. January 15, 2020 [Pages 2-3]
- 5:20 p.m. BUSINESS FROM THE PUBLIC

Microphones will be muted and webcams will be turned off for presenters and members of the public unless called upon to speak.

If participant(s) disrupt the meeting, the participant(s) microphone and webcam will be turned off.

If disruption continues, the participant(s) will be removed from the meeting.

Persons wanting to address the board during "business from the public" must send their written comments by email to sophie.dykasi@cityofalbany.net. Please limit comments to one page and include your name and address. Emails received before 3:00 p.m. on the day of the meeting will be read aloud during "business from the public."

- 5:25 p.m. ALBANY WATERFRONT PROJECT DESIGN CONCEPTS [Verbal] (Chelsea McCann)
- 6:10 p.m. ACCEPTING PACIFIC POWER EVSE GRANT. [Page 4] (Dykast)
- 6:25 p.m. BUSINESS FROM THE BOARD
- NEXT MEETING DATE: Wednesday, June 17, 2020
- 6:30 p.m. ADJOURNMENT

Due to Governor Brown's Executive Orders limiting public gatherings during the COVID-19 pandemic, this meeting is accessible to the public via phone and video connection. Remote access information is listed at the top of this agenda.



MINUTES

Wednesday, January 15, 2020
Council Chambers, Albany City Hall
Approved: DRAFT

CALL TO ORDER

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

ROLL CALL

Members Present: Members Russ Allen (left at 6:24 p.m.), Rich Catlin, Alex Johnson II, Rich Kellum, Mike Sykes, Ray Kopczynski, Lelonni Leeper, Mark Spence, Bessie Johnson, Dick Olsen, Bill Coburn, and Sharon Konopa (arrived at 5:19 p.m.)

Members Absent: Sam Flande and Maura Wilson

APPROVAL OF MINUTES

December 11, 2019

MOTION: Member Ray Kopczynski moved to approve the minutes as presented. Member Alex Johnson II seconded the motion, and it passed 12-0.

BUSINESS FROM THE PUBLIC

5:17 p.m.

Jeff Walpole asked about plans for improvements to Front Avenue. Catlin directed him to the City Manager. George Matland requested an extension of his loan. Matland specified that he can pay the interest but needs an extension for the principal. Economic Development Manager Seth Sherry noted that Matland is asking for the 2019 payment to be deferred for a year. The contract specifies a fine of five percent on late payments. Member Rich Kellum said the request could be brought before the Albany Revitalization Agency (ARA) for a decision.

ST. FRANCIS DEVELOPMENT DISCUSSION

5:18 p.m.

Sherry shared the details of steps taken to redevelop the St. Francis Building. Sherry introduced the potential buyer, Marc Manley, and architect Bill Ryals. Sherry gave a timeframe to finalize a development agreement and outlined steps to exercise an option to purchase.

Member Bill Coburn asked why Marc Manley and MMVentures was selected for the project. Sherry said it is a large-scale project. They needed to find a buyer capable of completing the project in concert with the goals of the CARA Advisory Board. Discussion followed about past development proposals.

Member Mark Spence asked about the steps of the process. Sherry said the goal was to have some control over the development of the property, rather than just to buy and sell the property.

Johnson II expressed concerns about the City being held responsible for contamination. Sherry said it is built into the option agreement that the City will not accept liability for any kind of contamination.

Bill Ryals and Marc Manley shared a presentation (see agenda file). Ryals shared about the history of the building, past challenges to development proposals, plans for development, and costs. Ryals noted that they would like to develop the ground floor first, to accommodate retailers, and later develop residential units on higher floors.

Manley shared about past projects, and how he has been able to meet financial obligations. Ryals detailed development standards for the interior and exterior of the building.

Spence asked about seismic evaluation of the building. Ryals detailed methods of seismic reinforcement.

Kellum asked about a timeframe. Manley said it will take four months to come to a detailed development agreement. The current tenant will be given six months to vacate the building after the development agreement is finalized. This allows time to address parking, access rights, and stop leaking or further deterioration. Ryals added that the project approach includes many local vendors.

Kopczynski asked how long it would take to secure the buildings and prevent further deterioration. Manley said the preference would be to take care of that as fast as possible, but a project of this magnitude requires careful thought and design. Ryals added the alley side of the Rhodes Building has been neglected.

MOTION: Kopczynski moved to recommend the ARA authorize staff to execute a contract with MMVentures Inc for the purpose of redevelopment of the St. Francis and Rhodes Block Buildings. Johnson II seconded the motion.

Johnson asked how much money would be granted. Sherry said any other loans and grants would be part of the development contract. It is yet to be determined.

Member Russ Allen said the memo said the agreement would include potential partnerships. Konopa said once the property is purchased, the buyer can pursue other grants. It would be in the board's best interest to make sure this project moves forward. Kopczynski encouraged the board members to tour the building. Discussion followed about development.

VOTE: The motion passed 12-0.

STAFF UPDATES

6:23 p.m.

Sherry shared an update on the Waterfront Redevelopment Project. Sherry detailed the timeline of the project.

BUSINESS FROM THE BOARD

6:26 p.m.

None.

NEXT MEETING DATE: Wednesday, February 19, 2020

ADJOURNMENT: The meeting was adjourned at 6:27 p.m.

Submitted by,

Reviewed by,

Allison Grove
Administrative Assistant I (Confidential)

Seth Sherry
Economic Development Manager



MEMO

TO: Central Albany Revitalization Area (CARA) Advisory Board

FROM: Sophie Dykast, Economic Development Coordinator

DATE: May 12, 2020, for the May 20, 2020, CARA Advisory Board Meeting

SUBJECT: Accepting Pacific Power Electric Vehicle Supply Equipment (EVSE) Grant Funds

Action Requested:

Authorize staff to accept up to \$63,548 from Pacific Power to establish public electric vehicle charging in downtown Albany.

Discussion:

Last year, this body had some initial discussion about providing electric vehicle charging opportunities in downtown Albany. Staff was directed to move forward and address topics including location, costs, and equipment specifics. At that time, it was also important to many board members that this project have little direct cost to the CARA budget. To that end, staff pursued and were awarded free consultation from Pacific Power's Technical Assistance Program. Engineers from C2 Group evaluated several public parking lots in downtown Albany to determine which would best support multiple charging stations with easy access and minimum expensive upgrades. Based on information provided by their final report and other research, staff applied for and was awarded a grant from Pacific Power for \$63,548.00. This grant would allow the ARA to move forward with the project without shouldering the start up costs of procurement, installation, and set-up. As previously discussed, charging at these public stations could be managed so that users fees cover the cost of electricity and maintenance.

Key stipulations of the award are as follows:

- Include at least one direct current fast charging station
- Install signage and credit Pacific Power in media and education efforts
- Report simple usage data to Pacific Power quarterly
- Sustain the equipment/project a minimum of ten years
- Maintain a transparent policy with Pacific Power regarding changes to the project
- Charging must be available to the public

As a reminder, these stations are intended to promote tourism, pull visitors off the main travel routes, encourage local shopping and dining, and support market rate housing within the CARA district. In keeping with CARA's key objectives, EVSE has the potential to attract new dollars into the community and promote local commerce.

Budget Impact:

Accepting up to \$63,548.00 to cover the costs of this project.

SD:ss