

# Revised



## ALBANY REVITALIZATION AGENCY AGENDA

**Monday, April 25, 2022**

**Immediately following the Albany City Council Work Session that starts at 4:00 p.m.**

This meeting includes in-person and virtual participation.  
Albany City Council Chambers - 333 Broadalbin Street SW  
Or join the meeting here: [Zoom](#)  
You can also dial in using your phone.  
Phone: 253-215-8782 | Meeting ID: 816 8528 8959 | Passcode: 744298

Please be respectful and help the meeting to proceed efficiently by refraining from applause, cheering, displaying signs, or other disruptions. Presenters and members of the public participating virtually will keep microphones muted and cameras off. If a participant disrupts the meeting, the participant's microphone and camera will be turned off. If disruption continues, the participant will be removed from the meeting.

1. Call to Order

2. Roll Call

3. Approval of Minutes

a. April 13, 2022 [Pages 2-4]

4. Business from the Public

*Persons wanting to provide comments may:*

1- *Email written comments to [sophie.dykast@cityofalbany.net](mailto:sophie.dykast@cityofalbany.net), including your name before noon on the day of the meeting.*

2- *To comment virtually during the meeting, register by emailing [sophie.dykast@cityofalbany.net](mailto:sophie.dykast@cityofalbany.net) before noon on the day of the meeting, with your name. That chair will call upon those who have registered to speak.*

3- *Appear in person at the meeting and register to speak.*

5. Wells Fargo Development Discussion [Page 5]

(Sherry)

6. Staff Updates

7. Business from the Agency

8. Next Meeting Date: Wednesday, May 11, 2022

9. Adjournment

*This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: [cdaa@cityofalbany.net](mailto:cdaa@cityofalbany.net) or call 541-917-7550*

*Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.*



**MINUTES**

April 13, 2022

8:30 p.m.

Hybrid – Council Chambers

Approved: **DRAFT**

Call to Order

Chair Bessie Johnson called the meeting to order at 8:30 p.m.

Roll Call

Members present: Alex Johnson II, Dick Olsen, Matilda Novak, Stacey Bartholomew, Bessie Johnson, Ray Kopczynski, and Marilyn Smith.

Members absent: None.

Approval of Minutes

**8:31 p.m.**

**Motion:** Member Dick Olsen moved to approve the February 16, 2022, as proposed. Member Ray Kopczynski seconded the motion, which passed 7-0.

Business from the Public

**8:31 p.m.**

Pat Ryan (6615 Abraham Lane NW, Albany, OR 97321) spoke about his company bidding on a City of Albany project. Ryan stated his bid, along with the rest of the bids, are going to be rejected due to the difficulty of obtaining materials. Ryan spoke about how the City should have hesitated before posting the request for bids until a decision was made to accept the bids. Ryan stated he spoke with City Engineer Staci Belcastro and was stunned about the bids being rejected because his company is local to Albany and tries to purchase materials in Albany. Ryan explained the prices of materials increasing as well as different materials used for other City projects.

Chair Bessie Johnson ask if Ryan's company was TSE Construction, which Ryan confirmed. Johnson stated once the agenda item is presented, staff would be able to answer questions. Member Alex Johnson II questioned who received the bid to which Member Dick Olsen answered saying no one had and staff is suggesting rejecting them all.

CARA Member Ratification

**8:40 p.m.**

Economic Development Coordinator Sophie Dykast requested the ARA make two separate motions – one to accept the resignation of David Smith and the ratification of Floyd Collins.

**Motion:** Member Johnson II moved to accept the resignation of David Smith. Member Olsen seconded the motion, which passed 7-0.

**Motion:** Member Johnson II moved to approve the ratification of Floyd Collins. Member Matilda Novak seconded the motion, which passed 7-0.

Lepman Loan Modification

**8:43 p.m.**

Dykast explained this agenda item is a contractual fix that is needed in order for Scott Lepman to move forward with the St. Francis project.

**Motion:** Member Johnson II moved to approve the loan medication. Member Olsen seconded the motion, which passed 7-0.

1st Hand Seconds Request for Timeline Extension

8:45 p.m.

Dykast spoke of 1st Hands Seconds Unique Boutique experiencing supply chain issues and are requesting a 12 month extension of their final completion date.

**Motion:** Member Johnson II moved to approve the timeline extension. Member Novak seconded the motion, which passed 7-0.

Award of Contract for ST-22-08, Albany Waterfront Project Phase

8:46 p.m.

Economic Development Manager Seth Sherry explained the primary purpose is to update ARA on the contracting and bidding process for the project as well as why a modified approach is the best approach given the difficulty finding materials and the associated timelines for materials. Sherry also explained Phase One and Two of the project are started to bleed together in terms of timeline due to materials.

City Engineer Staci Belcastro spoke of rejecting bids is not something staff takes lightly, but thinks it is in the City's best interest in this case to reject the bids. Belcastro recognized contractors put a lot of time and effort into bids and appreciated them taking the time to bid on Albany projects. Belcastro apologized to Ryan for hearing the news elsewhere and shared she had phoned him the previous week and left a voicemail, in addition to sending the email and finally speaking with him on the phone this week. Belcastro explained the two phases of the Albany Waterfront Project, the supply chain issue halting the construction of the project this summer, pricing of materials not being guaranteed until they ship, the opportunity to combine both phases, and adding an escalation and de-escalation clause.

Belcastro explained once bids are submitted, the City can't negotiate with the apparent low bidder because it would give them an advantage over other contractors, so that is why it is in the City's best interest to reject the bids. Belcastro spoke of using an alternate project delivery method for the waterfront project, which would be a Construction Manager/General Contractor (CM/GC) method. Belcastro gave a brief overview of what CM/GC consists of.

Olsen questioned if Belcastro would use CM/GC for all upcoming projects to which Belcastro answered saying no, but that CM/GC is a good fit for larger, more complicated projects.

Member Marilyn Smith asked if this method of construction management was used for the Police and Fire Department buildings. Belcastro answered saying the contractors were prequalified, and then the prequalified contractors submitted bids using traditional bid-build. Belcastro added, in hindsight, a CM/GC method most likely would've been better.

Johnson II stated he is looking forward to seeing how the CM/GC method works.

Novak questioned whether local contractors would still be considered with a CM/GC method to which Belcastro confirmed. Novak added she welcomes local contractors and developers to work on local projects.

Belcastro outlined the next steps for using a CM/GC process.

**Motion:** Member Olsen moved to reject all bids. Member Novak seconded the motion, which passed 7-0.

Staff Updates

9:00 p.m.

Sherry noted a slightly modified schedule for a meeting on April 25 instead of the regularly scheduled May 18 meeting.

Olsen asked about the public noticing process for ARA meetings to which Sherry stated it would follow the standard process for noticing. Olsen explained there is an unfairness to the public when a meeting regularly scheduled is deviated. Novak agreed with Olsen and added there is a lack of transparency to

the public with scheduled ARA meetings. Novak requested during ARA meeting dates be announced during council meetings.

Olsen mentioned the school super intendent losing her job due to holding secrets meetings. Smith added the ARA is not holding secret meetings and advertises the meetings. City Manager Peter Troedsson added Sherry was about to announce an upcoming ARA field trip as well as the next ARA meeting. Troedsson explained there is no secrecy, there is plenty of notice provided, and when there is an urgent need to meet, the ARA needs to be flexible enough to meet on an off cycle.

Business from the Agency

**9:07 p.m.**

Chair Johnson said she will not be able to attend the field trip on April 20, but she has recently been to the downtown area of Independence and the ARA will enjoy it.

Sherry noted the next scheduled meeting is April 25 as well as the ARA field trip on April 20.

Next Meeting Date

The next regularly scheduled meeting is on Wednesday, April 25, 2022.

Adjournment

Hearing no further business, Chair Bessie Johnson adjourned the meeting at 9:09 p.m.

Respectfully submitted,

Reviewed by,

Jessica Valentino  
Administrative Assistant I

Seth Sherry  
Economic Development Manager

*\*Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing [cdaa@cityofalbany.net](mailto:cdaa@cityofalbany.net).*



# MEMO

**TO:** Albany Revitalization Agency (ARA)

**VIA:** Peter Troedsson, City Manager

**FROM:** Seth Sherry, Economic Development Manager

**DATE:** April 18, 2022, for the April 25, 2022, ARA Meeting.

**SUBJECT:** Wells Fargo Development Discussion.

## **Background:**

After the ARA finalized a development partnership with the Gerding Builders LLC team last fall, the Gerding team set out to finalize redevelopment plans for the old Wells Fargo building downtown. They still needed to finish solving the unique challenge of mating a new structure over the old structure and eventually apply for construction permits. Pending plan approval from the normal planning/building channels at the City, the ARA and the Gerding company were to close on the sale of the property and construction would begin.

Unfortunately, during the last phases of planning (early Spring), estimated costs for the project ballooned by nearly 30 percent from the prior September. The project was already thin in terms of return for the future owners, and the additional inflationary pressures affecting cost of construction were too large to bear. As a reminder, not only was the Gerding team investing in Albany, but this project was meant to be their first major investment for their employees as an employee-owned company. Given their already significant investment in the property and project preparations, as well as a strong desire to be anchored in downtown Albany, this was a disappointing development and ultimately one that could not be remedied in the short term. Despite several meetings with staff, exploring some creative paths forward, again, in the short term, there are no workable solutions.

We have invited Monte Smith to join us for the April 25 ARA meeting to share his experience and answer any questions you may have. Additionally, staff will provide you with a suite of options for how to proceed with the express purpose of seeing that property revitalized into an active commercial use that compliments private and public investments within the CARA district. Staff anticipates the ARA Board may want to confer with the CARA Advisory Board on next steps and will wait for direction to schedule that meeting.

## **Action Requested:**

None.

## **Budget Impact:**

None.

SD:ss;jv