



ALBANY REVITALIZATION AGENCY

MINUTES

May 11, 2022

8:21 p.m.

Hybrid – Council Chambers

Approved: June 15, 2022

Call to Order

Chair Bessie Johnson called the meeting to order at 8:21 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.

Business from the Public

8:24 p.m.

Bill Ryals and Matt Bennet appeared to request \$800,000 in ARA funds as a loan for the relocation of Sybaris and renovation of their new building*. Discussion followed.

Motion: Member Olsen moved that the ARA give a \$1 million loan at 4.5 percent interest rate for a 15-year term with a 5-year balloon payment. Member Novak seconded.

Discussion followed. Members expressed interest in the success of the Sybaris project, while noting the ARA does not currently have a loan program. If no money were dedicated towards the Wells Fargo project, the ARA may reevaluate. Staff will prompt that discussion at the June meeting.

Member Novak withdrew her second at 8:44 p.m. The motion died due to a lack of a second.

Public Hearing – Exemption from Competitive Bidding for ST-22-08

8:45 p.m.

Chair Johnson declared the public hearing open at 8:45 p.m.

Staci Belcastro provided a staff report*.

There were no written materials provided from the public. No members of the public wished to signed up to speak. No members of the audience wished to speak.

Chair Johnson declared the public hearing closed at 9:26 p.m.

Motion: Member Johnson II moved to approve both an exemption from competitive bidding as defined in ORS 279C.335 and the alternate competitive contracting method Construction Manager/General Contractor(CM/GC) adhering to ORS 279C and 279A, for ST-22-08, Waterfront Improvements; and adopt the written findings presented in the resolution; and direct staff to prepare a solicitation for a request for proposals (RFP) for a CM/GC project delivery method in compliance with Oregon Purchasing Rules. Member Smith seconded. The motion passed 5-2 with Members Olsen and Novak voting no.

Staff Updates

None.

Business from the Agency

None.

Next Meeting Date

The next regularly scheduled meeting is on Wednesday, June 15, 2022.

Adjournment

Hearing no further business, Chair Bessie Johnson adjourned the meeting at 9:30 p.m.

Respectfully submitted,

Reviewed by,

signature on file

Jessica Valentino
Administrative Assistant I

signature on file

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.