



# ALBANY REVITALIZATION AGENCY AGENDA

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**Wednesday, June 15, 2022**

**Immediately following the CARA Meeting**

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 25, 2022 [Page 2-3]
- b. May 11, 2022 [Page 4-5]

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. The chair will call upon those who have registered to speak.*
- 3- *Appear in person at the meeting and register to speak.*

5. Wells Fargo Discussion and Direction

(Sherry)

6. Staff Updates

7. Business from the Agency

8. Next Meeting Date: Wednesday, July 20, 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: [sophie.dykast@cityofalbany.net](mailto:sophie.dykast@cityofalbany.net) or call 541-917-7654.*

*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 25, 2022

4:42 p.m.

Hybrid – Council Chambers

Approved: **DRAFT**

Call to Order

Chair Bessie Johnson called the meeting to order at 4:42 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

**4:42 p.m.**

**Motion:** Member Ray Kopczynski moved to approve the April 13, 2022, as proposed. Member Marilyn Smith seconded the motion, which passed 7-0.

Business from the Public

**4:43 p.m.**

None.

Wells Fargo Development Discussion

**4:43 p.m.**

Economic Development Manager Seth Sherry introduced Monte Smith, CEO of Gerding Company, and spoke of the challenges the Gerding Company has faced under the current economic conditions. Sherry spoke of the Gerding Company being unable to move forward with the Wells Fargo project.

Monte Smith gave an overview of the project timeline for the Wells Fargo building and spoke the increase in construction costs and the skilled labor shortage that have hindered the project. Smith explained he couldn't, in good conscious, move forward with the project with the multiple challenges the Gerding Company is confronted with.

Member Kopczynski thanked Smith and hoped for the opportunity to work with the Gerding Company again.

Member Dick Olsen questioned what the Gerding Company would need to stay on the project to which Smith answered saying there isn't an amount penciled out, but it would be substantial. Olsen spoke of the CARA Advisory Board helping with project funding and extended an invitation for Smith to attend the CARA meeting to discuss what funds are required for the project. Smith answered saying the Gerding Company would be happy to attend and share information that has been gathered.

Member Matilda Novak reiterated both Kopczynski and Olsen's remarks to Smith. Novak asked staff whether the CARA Board could meet earlier than June to which Sherry answered saying it was possible to have a meeting prior to June though he will be out of the office. Sherry explained wanting to give the ARA an update on the Wells Fargo project and possible next steps. Novak spoke of wanting CARA's input on recent changes to the Waterfront Project and the Wells Fargo project to which Sherry answered saying staff will need time to develop a well thought out presentation about the next steps.

Chair Bessie Johnson agreed with staff and supported having the meeting in June. Member Kopczynski supported having a CARA meeting in May to discuss the Wells Fargo project, but did not support discussing the Waterfront Project. Chair Johnson and Member Alex Johnson II agreed.

Member Johnson II thanked Smith for the efforts Gerding Company went through to try and make the project work and is looking forward to working with them in the future.

Member Novak spoke of wanting to revisit the roots and reasons of why CARA exists. Chair Johnson explained that has been revisited multiple times and the only project left for them to discuss would be the Wells Fargo project. Chair Johnson added going back and seeing what CARA is for might be inappropriate.

Member Olsen spoke of having not seen the individual parts of the Waterfront Project and agreed with Novak about the project being discussed with CARA. Chair Johnson talked about the ship being sailed for the Waterfront Project, finding the project online, and as members, not needing to know the specific details of the project, and there being an opportunity to discuss the project once the supply chain has improved and bids for construction and designs start coming in.

Member Marilyn Smith added the history of the urban renewal district is available online.

Staff Updates

**5:02 p.m.**

Sherry noted the public hearing happening on May 11 for the Waterfront Project bidding process.

Business from the Agency

**5:03 p.m.**

Member Johnson II thanked the Economic Development team for the tour of downtown Independence.

Chair Johnson asked Members Smith and Stacey Bartholomew if the bike repair station in Independence seem secure, which Member Smith answered saying the stand seemed very secure along with the attachments. Member Smith added that it was a great tour.

Member Kopczynski asked Sherry about the infrastructure issues and flooding with hotel built in downtown Independence to which Sherry answered saying it took many years to complete the project.

Member Novak added it was a nice tour and suggested doing more field trips in the future.

Next Meeting Date

The next regularly scheduled meeting is on Wednesday, May 11, 2022.

Adjournment

Hearing no further business, Chair Bessie Johnson adjourned the meeting at 5:08 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).*



**MINUTES**

May 11, 2022

8:21 p.m.

Hybrid – Council Chambers

Approved: DRAFT

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,

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).*