



## ARA BUDGET COMMITTEE MEETING

# AGENDA

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**Tuesday, April 18, 2023**

6:00 p.m.

Council Chambers, City Hall

333 Broadalbin Street SW

Watch on YouTube: <https://www.youtube.com/user/cityofalbany>

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Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

Link to proposed budget: [2023-2025 proposed ARA budget](#)

1. Call to order – Chair Will Summers
2. Pledge of allegiance
3. Roll call
4. Election of officers (*Current officers: Chair, Will Summers; Vice Chair, vacant; Secretary, vacant*)
  - a. Chair
  - b. Vice Chair
  - c. Secretary

MOTION:

5. Approval of minutes
  - a. 5/4/2021 ARA Budget Committee meeting

MOTION:

6. Budget message – City Manager Peter Troedsson
7. Budget overview – Finance Director Jeanna Yeager
8. Public comment – Finance Director Jeanna Yeager

*Persons wanting to comment during the public hearing may:*

- 1- *Email written comments to the staff contact, listed below, including your name and subject of the public hearing, before **noon on the day of the meeting.***

[cityofalbany.net](http://cityofalbany.net)



- 2- To comment virtually during the public hearing, register by emailing the staff contact, listed below, before **noon on the day of the meeting**. The chair will call upon those who have registered to speak.
- 3- Appear in person at the meeting and register to speak using the sign-up sheet on the table.

The staff contact for this public hearing is: [jeanna.yeager@cityofalbany.net](mailto:jeanna.yeager@cityofalbany.net)

9. Budget review – Finance Director Jeanna Yeager and City Manager Peter Troedsson

10. Next meeting dates:

April 20, 2023; 6:00 p.m.

April 21, 2023; 6:00 p.m. (if necessary)

11. 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: [cityclerk@cityofalbany.net](mailto:cityclerk@cityofalbany.net).*

*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.*



## ARA BUDGET COMMITTEE MEETING

### MINUTES

May 4, 2021

6:00 p.m.

Remote

Approved: **DRAFT**

Vice-Chair Colleen Keller called the meeting to order at 6:00 p.m.

#### Roll Call

Budget Committee members present: Mayor Alex Johnson II, Marilyn Smith, Dick Olsen, Matilda Novak, Bessie Johnson, Stacey Bartholomew, and Ray Kopczynski; Will Summers, Keith Lohse, Colleen Keller, Terry Virnig, Jessi Brenneman, Chris Hanson, and Jerred Taylor

Budget Committee members absent: none

#### Election of officers

a. Chair

MOTION: Member Ray Kopczynski nominated Member Will Summers for the post of chair. Member Alex Johnson II seconded the motion, which passed 14-0.

b. Vice Chair

MOTION: Member Marilyn Smith nominated Member Colleen Keller for the post of vice-chair. Kopczynski seconded the motion, and it passed 14-0.

c. Secretary

MOTION: Member Bessie Johnson nominated Member Jessi Brenneman for the post of secretary. Smith seconded the motion, and it passed 14-0.

#### Approval of Minutes

May 21, 2019, ARA Budget Committee meeting

MOTION: Kopczynski moved to approve the minutes. Smith seconded the motion, which passed 14-0.

#### Budget message

City Manager Peter Troedsson said it has been a tumultuous two years since this group last met. He's proud of the way staff has kept business going since Day One of the pandemic.

Troedsson said since the Central Albany Revitalization District was created in 2001, it has been expected to sunset in 2025. CARA has funded 52 projects since 2001. The focus of the next biennium is to partner with private entities and build.

This budget contains two big public-private projects: the Wells Fargo building and the St. Francis Hotel.

The waterfront project is underway, with 60% design plans ready. Construction will begin by next summer. 2021-2023 will be memorable.

Public comment

- a. Written comment  
None.
- b. Requests to speak  
None.

Budget review

Economic Development Manager Seth Sherry said the minutes for the last meeting of this group forecast the waterfront project. Its impact is already being felt by developers interested in projects in the vicinity. The Wells Fargo partners have repeatedly credited the waterfront project as critical to their development.

Deliberation

Member Matilda Novak said the Biden administration is promising money for infrastructure. She asked if the budget-makers have considered that. Troedsson said staff is currently considering how to invest American Recovery Plan Act funds. Albany is much bigger than its downtown, and there are needs all over the city. The downtown has benefited from urban renewal while other parts of town haven't.

Member Dick Olsen said real estate people tell him downtown apartments are in high demand. He asked if the CARA is going to abandon renovation in favor of large building projects.

Member Terry Virnig asked what comes next. What will happen with the 2023-2025 budget? Sherry said it will depend on construction timelines. Staff will work to determine how to build as much as possible as soon as possible, so that in the next biennium CARA would exist mostly to pay down debt.

Novak said CARA has paid \$2.3 million so far for a study for the waterfront project. She asked why we are talking about continuing with construction. Troedsson said a legislative body should be very careful about changing its mind on big projects. The community decided over several years to do this project. Sherry said the "study" is the culmination of years of planning. It will finalize and incorporate plans, engineering, and permitting and give the city buildable plans.

Olsen asked about the property tax amounts and rates shown in the budget. Finance Director Jeanna Yeager explained tax rates and distribution.

Member Chris Hanson asked if this discussion is a values discussion about the remaining CARA funding. There are several new councilors and a new mayor. The board should do more discussing before moving ahead. Smith said values is a discussion for the CARA Advisory Board. Olsen asked, if we okay this budget, how could we change it?

Chair Will Summers asked Sherry to expand on the partnership and capital projects. Sherry explained that developers are ready to move forward with ARA partnerships. The capital reserve line items have been consolidated to ensure that the funds are available.

Olsen asked about the relationship between reserves and CARA's ability to borrow money. Yeager explained borrowing and tax increment financing.

Summers asked if finance could add line numbers to the budget document and bring it back to the next meeting. Yeager said that it was too big a project to finish in two days. She explained that the budget appropriates funding so it can be spent. Transfers between line items can be considered later if needed.

Troedsson said this is a simple budget. It isn't a good idea to dive too deeply into line items. If there are no irregularities or changes that need to be made, the committee can approve the budget. If there are policy changes, the ARA should take them up.

MOTION: Smith moved to adopt the resolution approving the Biennium 2021-2023 proposed budget. Member Jerred Taylor seconded the motion, and it passed 14-0, and was designated Res. No. ARA B2021.

Adjournment

Hearing no further business, Summers adjourned the meeting at 7:07 p.m.

Respectfully submitted,

Reviewed by,

Allison Liesse  
Deputy City Clerk

Peter Troedsson  
City Manager