

# **Albany Revitalization Agency (ARA)**



**2018-2019**

**ADOPTED BUDGET**

**2018-2019  
Albany Revitalization Agency (ARA)  
ADOPTED BUDGET**

**ARA BUDGET COMMITTEE**

ARA Members

Bill Coburn, Agency Chair  
Bessie Johnson  
Rich Kellum  
Ray Kopczynski  
Sharon Konopa  
Dick Olsen  
Mike Sykes

Lay Members

Susan Folden, Budget Chair  
Colleen Keller  
Mitch Langjahr  
Scott Pierson  
Will Summers  
Michael Thomson  
Terry Virnig

Administrative Staff

Peter Troedsson, City Manager  
Jeanna Yeager, Finance Director  
Jorge Salinas, Deputy City Manager/CIO  
Seth Sherry, Economic Development Manager  
Anne Baker, Accounting Supervisor  
J.C. Rowley, Accounting Supervisor

**ALBANY REVITALIZATION AGENCY (ARA)  
URBAN RENEWAL DISTRICT  
Fiscal Year 2018-2019 BUDGET MESSAGE**

Honorable Chairperson, Budget Committee members, and citizens of Albany, I am pleased to present the Albany Revitalization Agency (ARA) Adopted Budget of \$10,290,200 for Fiscal Year (FY) 2018-2019.

The Central Albany Revitalization Area (CARA) is the only urban renewal district in place in the city of Albany. It is overseen by the Albany Revitalization Agency. In place since 2001, the CARA District has worked to meet the community goals and objectives of eliminating blight and its influences, revitalizing Central Albany through attracting new private investment, and enhancing the existing private and public investments in the area.

CARA goals include:

- Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.
- Provide a safe and convenient transportation network that encourages pedestrian and bicycle access to and within the town center.
- Preserve the historic districts, historic resources, and existing housing in the area.
- Increase residential density in the area.
- Encourage the development of new forms of housing and home ownership.
- Enhance and protect the community and environmental values of waterway corridors in the area.
- Provide an enriching environment and livable neighborhoods.

Urban Renewal Districts are one of the most utilized economic development tools in Oregon. As a tax increment finance tool, urban renewal can be hard to understand; however, the core concept of urban renewal is relatively simple.

Most people understand the idea of taking a portion of their current salary and investing it to build a retirement income. This “deferred compensation” just means that money a family could use to pay current bills or to buy new things is instead allocated into some form of investment account that is expected to yield benefits years into the future. Urban renewal is similar in that it takes a small portion of the appreciated value of property in a given area and invests it in projects that are expected to increase the overall value of the district over time, eliminate blight, and stimulate investment. Oregon’s experience with urban renewal suggests that this strategy has been generally successful around the state, and Albany’s district has shown similar results.

Strategic investment in key public infrastructure projects is a traditional role for urban renewal funds — the investment in these projects is meant to remove barriers for development or spur the economy so that blight is removed and private investment will follow. The CARA Advisory Board received public input regarding prioritization of public projects at an open house held in June 2014. Feedback from citizens indicated three top-tier priorities: Downtown Streetscape, Water Avenue Streetscape, and improvements to the Dave Clark Path. This public process complements the previously completed work on the Retail Refinement study with the firm Crandall Arambula. The Proposed Budget for FY 2018-2019 reflects the completion of the Downtown Streetscape work and the opportunity to explore funding and feasibility of remaining CARA projects identified through public input.

Another project that was recently completed is the new Albany Historic Carousel & Museum on First Avenue at Washington Street. CARA’s contribution toward public infrastructure improvements around the new building leverages predominately private contributions. The Carousel provides an exciting new attraction to Downtown Albany.

The Downtown Streetscape project, Albany Carousel, CARA contributions toward the new Albany Police and Fire stations, and other support will dramatically improve the appeal of the CARA district to visitors and businesses, positively affect pedestrian safety, and improve public safety services in our city. In addition to these large public projects, other public/private partnerships are considered in these CARA programs: Architectural Assistance Grants, Small Grants, Storefront Revitalization Grants, and Loan Program for Focus Area.

During the past year, the CARA Advisory Board has received a number of inquiries and requests for loans and grants. The proposed budget assumes a continuation of this trend. Currently, the CARA District has 12 active projects (loans and grants) that it's supporting.

Currently, the Board is preparing to prioritize remaining projects generated through public input during the district's inception. Staff will be working with the Board on a methodology for project prioritization including: budget review, public input, projects of convenience, and the best opportunities to leverage other public and private investment. Additionally, as requested by the Board, staff will be working to update policy guidelines for existing programs and exploring new program offerings.

We look to the new fiscal year to carefully consider future projects, how to best leverage private funding, borrowing capacity, and creative ways to partner with other community organizations in the advancement of Central Albany.

Respectfully submitted,



Peter Troedsson  
City Manager

## DEPARTMENT THEMES AND GOALS

### Albany Revitalization Agency

**Responsible Manager/Title:** Jorge Salinas, Deputy City Manager/CIO

Developed By: Seth Sherry, Economic Development Manager

---

#### Great Neighborhoods

Reduce blight in Central Albany while focusing on goals and objectives of the CARA and City of Albany Comprehensive Plans, and implement development strategies and objectives for CARA by:

- Providing financial incentives and tools for partnerships with building owners and businesses to enhance vitality and livability of the community including:
  - A viable and vibrant downtown core
  - The preservation and enhancement of the historic districts
- Attracting new private investment to the area.

Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.

#### Safe City

Make Albany an attractive community by promoting investment, reducing blight, and increasing public safety.

Provide a safe and convenient transportation network that encourages pedestrian and bicycle access to and within the town center.

Upgrade or restore water, sewer, and specific roadway systems within the CARA district.

Rehabilitate blighted properties to reduce property code violations, substandard housing conditions, and inadequate infrastructure.

#### Healthy Economy

Provide financial incentives and tools that support partnerships between government agencies, local businesses, and residents to enhance the value and diversity of Albany's economy by:

- Retaining and enhancing the value of existing private investment and public investment in the area.
- Leveraging urban renewal funds and economic development funds to become a catalyst for redevelopment throughout the city.

#### Effective Government

Develop partnerships and projects that leverage and support redevelopment tools that maximize benefits to Albany residents and businesses through a fair and streamlined process by:

- Conducting business in an efficient and effective manner to maximize funds and achieve desired results.
- Retaining and enhancing the value of existing private and public investment in the area.

**PROGRAM NARRATIVE**

**ALBANY REVITALIZATION AGENCY; CENTRAL ALBANY REVITALIZATION AREA (290-11-1102)**

**Responsible Manager/Title:** Jorge Salinas, Deputy City Manager/CIO

Developed By: Seth Sherry, Economic Development Manager

**FUNCTIONS AND RESPONSIBILITIES**

- Promote revitalization within the boundaries of the Urban Renewal District through investment in public infrastructure and public/private partnerships.
- Establish activities and funding programs in response to private sector needs while balancing the interests of the community at large.
- Further goals of the CARA Plan including attracting new private investment to the area, increasing residential density, and providing an enriching environment and livable neighborhoods.
- The Albany Revitalization Agency is authorized to access debt to fund projects that meet its goals and objectives. The maximum amount of debt that can be issued or incurred under the plan is \$56,000,000, of which there is \$22,863,500 remaining at the end of FY 2017-2018.
- The Albany Revitalization Agency has issued CARA Urban Renewal Revenue Bonds and maintains responsibility for servicing principal and interest payments on those bonds.
- The Albany Revitalization Agency will maintain the requisite reserve funds to qualify for future Bond issuance.

**STRATEGIES/ACTIONS**

| Strategic Plan Theme  | Target Date | Status      | Strategies/Actions  |
|-----------------------|-------------|-------------|---|
| Budget Year 2017-2018 |             |             |   |
| Healthy Economy       | 12/17       | In Progress | <ul style="list-style-type: none"> <li>• Complete wayfinding signage installation.</li> <li>• Complete partnership with owners of projects begun in 2016-2017.</li> </ul> |
| Budget Year 2018-2019 |             |             |   |
| Healthy Economy       | 10/18       |             | <ul style="list-style-type: none"> <li>• CARA remaining project prioritization.</li> </ul>  |
|                       | 10/18       |             | <ul style="list-style-type: none"> <li>• Grant and loan policy updates.</li> </ul>  |
|                       | 06/19       |             | <ul style="list-style-type: none"> <li>• Complete partnership with owners of projects begun in 2017-2018.</li> </ul>  |

290: Albany Revitalization Agency  
 11: City Manager's Office

**CITY OF ALBANY, OREGON**  
**PROG 1102: CARA**

| Description                | 2015-2016<br>Actual | 2016-2017<br>Actual | 2017-2018<br>Adopted | 2017-2018<br>Revised | 2018-2019<br>Adopted | Change<br>Inc (Dec) |
|----------------------------|---------------------|---------------------|----------------------|----------------------|----------------------|---------------------|
| <b>REVENUES</b>            |                     |                     |                      |                      |                      |                     |
| Property Taxes             | 2,618,269           | 2,785,690           | 2,798,200            | 2,798,200            | 3,359,500            | 561,300             |
| Miscellaneous Revenue      | 71,024              | 120,834             | 7,610,200            | 7,610,200            | 3,424,500            | (4,185,700)         |
| Investment Income          | 33,553              | 34,043              | 7,000                | 7,000                | 5,000                | (2,000)             |
| Beginning Balance          | 3,910,361           | 3,062,217           | 2,257,500            | 2,257,500            | 3,500,000            | 1,242,500           |
| <b>TOTAL REVENUES</b>      | <b>6,633,207</b>    | <b>6,028,490</b>    | <b>12,672,900</b>    | <b>12,672,900</b>    | <b>10,290,200</b>    | <b>(18.80)%</b>     |
| <b>EXPENDITURES</b>        |                     |                     |                      |                      |                      |                     |
| Materials & Services       | 1,477,579           | 949,528             | 2,507,300            | 2,154,300            | 1,743,000            | (411,300)           |
| Capital                    | 38,868              | 1,964,821           | 7,559,900            | 7,912,900            | 5,970,600            | (1,942,300)         |
| Transfers Out              | 1,584,700           | 259,900             | 260,000              | 260,000              | 231,600              | (28,400)            |
| Debt Service               | 463,756             | 463,381             | 2,345,700            | 2,345,700            | 2,345,000            | (700)               |
| <b>TOTAL EXPENDITURES</b>  | <b>3,564,903</b>    | <b>3,637,630</b>    | <b>12,672,900</b>    | <b>12,672,900</b>    | <b>10,290,200</b>    | <b>(18.80)%</b>     |
| <b>Prog 1102: CARA</b>     |                     |                     |                      |                      |                      |                     |
| Revenues less Expenditures | 3,068,304           | 2,390,860           | -                    | -                    | -                    | -                   |



\*\*\* Proof of Publication \*\*\*

State of Oregon )  
ss  
County of Linn

City of Albany/City Managers Office

PO Box 490  
Albany, OR 97321

ORDER NUMBER 93306

I, Pam Burright, being first duly sworn depose and say, that I am the Legal Clerk of the Democrat-Herald, a newspaper of general circulation, as defined by section 193.010 O.R.S., published at 600 Lyon St S, Albany, OR, in the aforesaid county and state; that a copy is hereto Annexed, was published in the entire issue of said newspaper.

NOTICE OF ALBANY REVITALIZATION AGENCY HEARING

The Albany Revitalization Agency (ARA) will hold a PUBLIC HEARING on June 20, 2018, immediately following the CARA Advisory Board meeting that begins at 5:15 p.m. in the Albany City Hall Council Chambers, 333 Broadalbin SW, Albany. The purpose of this meeting is to discuss the ARA Budget for Fiscal Year beginning July 1, 2018, as approved by the ARA Budget Committee on May 10, 2018. The public is invited to present any written or oral testimony at that time. A summary of the approved budget is presented below.

The ARA Approved Budget document is on the City of Albany website at [www.cityofalbany.net/departments/finance/budget-information](http://www.cityofalbany.net/departments/finance/budget-information); or a copy may be inspected at City Hall, 333 Broadalbin Street SW, Albany, between the hours of 8:00 a.m. and 5:00 p.m.

The ARA Budget is for Fiscal Year 2018-2019 and was prepared on a basis of accounting that is the same as the preceding year.

FINANCIAL SUMMARY - RESOURCES

|                              | 2016-17      | 2017-18       | 2018-19       |
|------------------------------|--------------|---------------|---------------|
|                              | Actual       | Adopted       | Approved      |
| Revenue from division of tax | \$ 2,785,690 | \$ 2,798,200  | \$ 3,359,500  |
| From proceeds                |              | 7,500,000     | 3,300,000     |
| Other resources              | 186,582      | 117,200       | 130,300       |
| Total Current Resources      | \$ 2,966,272 | \$ 10,415,400 | \$ 6,790,200  |
| Beginning balance            | \$ 3,002,717 | \$ 2,257,500  | \$ 3,500,000  |
| Total Resources              | \$ 6,028,489 | \$ 12,672,900 | \$ 10,290,200 |

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION

|                        | 2016-17      | 2017-18       | 2018-19       |
|------------------------|--------------|---------------|---------------|
|                        | Actual       | Adopted       | Approved      |
| Materials and Services | \$ 919,528   | \$ 2,154,300  | \$ 1,743,000  |
| Capital Projects       | 1,964,821    | 7,912,900     | 5,930,000     |
| Transfers Out          | 259,500      | 260,000       | 231,600       |
| Debt Service           | 463,381      | 2,345,700     | 2,345,000     |
| Total Requirements     | \$ 3,637,630 | \$ 12,672,900 | \$ 10,290,200 |

FINANCIAL SUMMARY - REQUIREMENTS BY ORGANIZATIONAL UNIT

|                   | 2016-17      | 2017-18       | 2018-19       |
|-------------------|--------------|---------------|---------------|
|                   | Actual       | Adopted       | Approved      |
| 11 - City Manager | \$ 3,637,630 | \$ 12,672,900 | \$ 10,290,200 |
| FTT               |              |               |               |

If you have questions about the meeting or need more information, please contact Jeanna Yeager, City of Albany Finance Director, at (541) 917-7521.

This notice is given in accordance with provisions of the Oregon Revised Statutes, Chapter 294.426.

DATED THIS 7th DAY OF JUNE 2018.

Jeanna Yeager  
Finance Director

PUBLISH: 06/07/2018

#93306

TOTAL AD COST: 402.00

FILED ON: 6/11/2018

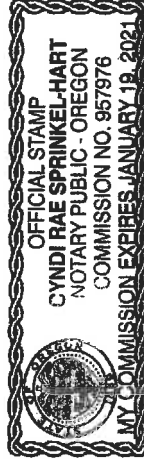
*Pam Burright*  
Pam Burright  
Legal Clerk

*Cyndi Rae Sprinkel-Hart*  
Subscribed and sworn to before me on June 11, 2018  
Cyndi Rae Sprinkel-Hart, Notary

RECEIVED

JUN 14 2018

CITY OF ALBANY  
FINANCE DEPARTMENT





RESOLUTION NO. 2018-07

A RESOLUTION ADOPTING THE ALBANY REVITALIZATION AGENCY (ARA) BUDGET FOR FISCAL YEAR 2018-2019

WHEREAS the ARA Budget Committee held a public meeting on the proposed Fiscal Year 2018-2019 ARA Budget on May 10, 2018, and

WHEREAS the ARA Budget Committee approved the Fiscal Year 2018-2019 ARA Budget on May 10, 2018, with the passage of Resolution No. ARA B2018, and

WHEREAS the ARA held a public hearing to receive any additional input on the approved Fiscal Year 2018-2019 ARA Budget on June 20, 2018,

NOW THEREFORE BE IT RESOLVED that the Albany Revitalization Agency hereby adopts the Fiscal Year 2018-2019 ARA Budget in the amount of \$10,290,200

BE IT FURTHER RESOLVED that the amounts for the fiscal year beginning July 1, 2018, and for the purposes shown below are hereby appropriated as follows.

**ALBANY REVITALIZATION AGENCY**

|                         |              |
|-------------------------|--------------|
| CARA Urban Renewal Area | \$10,058,600 |
| Transfers Out           | 231,600      |

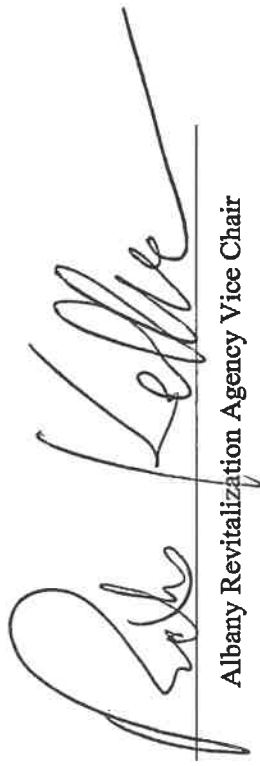
BE IT FURTHER RESOLVED that the ARA hereby approves certification to the County Assessors (Linn and Benton Counties) a request for the CARA Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457

DATED AND EFFECTIVE THIS 20TH DAY OF JUNE 2018

ATTEST



Adrian P. DeBelle  
City of Albany, Oregon  
City Clerk



Albany Revitalization Agency Vice Chair

RESOLUTION NO ARA B2018

A RESOLUTION APPROVING THE ALBANY REVITALIZATION AGENCY (ARA) BUDGET FOR FISCAL YEAR 2018-2019 BY THE ARA BUDGET COMMITTEE AND RECOMMENDING TO THE ARA CERTIFICATION TO LINN AND BENTON COUNTIES.

WHEREAS, the Fiscal Year 2018-2019 ARA Budget consists of funding and expenditures for the Central Albany Revitalization Area (CARA); and

WHEREAS, the ARA Budget Committee conducted a public meeting on May 10, 2018, after proper notice and opportunity for the public to comment.

NOW THEREFORE BE IT RESOLVED that the Albany Revitalization Agency Budget Committee hereby approves the FY 2018-2019 Budget in the amount of \$10,290,200

BE IT FURTHER RESOLVED that the amounts for the fiscal year beginning July 1, 2018, and for the purposes shown below are hereby appropriated as follows.

|                         |               |
|-------------------------|---------------|
| CARA Urban Renewal Area | \$ 10,058,600 |
| Transfers Out           | 231,600       |
| Total                   | \$10,290,200  |

BE IT FURTHER RESOLVED that the ARA Budget Committee hereby recommends to the ARA Agency certification to the County Assessors (Linn and Benton Counties) a request for the ARA Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457

DATED AND EFFECTIVE THIS 10<sup>TH</sup> DAY OF MAY 2018.

  
\_\_\_\_\_  
ARA Budget Committee Chair

ATTEST

  
\_\_\_\_\_  
ARA Budget Committee Vice-Chair