



NOTICE OF PUBLIC MEETING

HISTORIC PROPERTIES AD HOC WORK GROUP

City Hall, Santiam Room

Monday, April 10, 2017

12:00 p.m.

AGENDA

1. CALL TO ORDER
2. ROLL CALL

3. APPROVAL OF MINUTES
 - March 27, 2017. [Pages 2-5]
 - Action: _____
4. SCHEDULED BUSINESS
 - a. Work Group discussion regarding Main Street church.
 1. Review top three potential relocation sites. [Verbal] (Jorge)
 2. Potential uses including size requirements and estimated rental income. [Pages 6-7] (Ed)
 3. Potential challenges with moving the church to designated park property. [Verbal] (Ed)
 4. Determine whether City should issue another Request for Proposals. [Verbal] (Sharon/Jorge)
 Action: _____
 - b. Post Office property history and current value. [Pages 8-10] (Sharon/Jorge)
 Action: _____
 - c. Evaluate renovation and relocation possibilities for the Post Office. [Verbal] (Sharon/Jorge)
 Action: _____
5. NEXT MEETING DATE: Monday, April 24, 2017; 12:00 p.m.; Santiam Room, Albany City Hall
6. ADJOURNMENT

*Edison is a grant funded site
 perpetual requirement. If making Ed must go through creation of a
 - Ask Ed@regisforus.com
 Property location - warehouse / see Shwab storage
 Natanni Church - still used as a church*

City of Albany Website: www.cityofalbany.net

The location of the meeting/hearing is accessible to the disabled. If you have a disability that requires accommodation, advance notice is requested by notifying the City Manager's Office at 541-917-7508, 541-704-2307, or 541-917-7519.



DATE APPROVED: DRAFT

HISTORIC PROPERTIES AD HOC WORK GROUP
Santiam Room, City Hall
Monday, March 27, 2017
12:00 p.m.

MINUTES

Work Group Members present: Mayor Sharon Konopa; City Councilors Dick Olsen and Mike Sykes; CARA Advisory Board Member Rich Catlin; Landmarks Advisory Board Member Kerry McQuillin (via video conference); and Parks & Recreation Commission Member Russ Allen.

~~Work Group Members absent: Landmarks Advisory Board Members Larry Preston (excused) and Bill Ryals (unexcused); CARA Advisory Board Member Mark Spence (excused); and Parks & Recreation Commission Member Will Sheppy (unexcused).~~

Staff present: Parks & Recreation Director and Interim Urban Renewal Director Ed Hodney; Assistant City Manager/Chief Information Officer and Interim Economic Development Director Jorge Salinas; and Urban Renewal Officer Nathan Reid.

Others present: Matthew Fitchett, owner of 3Lifestyle Homes

CALL TO ORDER

Mayor Sharon Konopa called the meeting to order at 12:06 p.m.

APPROVAL OF MINUTES

MOTION: Member Mike Sykes moved to approve the minutes as presented. Member Rich Catlin seconded the motion, which passed 6-0.

SCHEDULED BUSINESS

Potential relocation sites for the Main Street church

Salinas provided a handout of possible relocation sites for the Main Street church (see agenda file). He explained that staff took the seven locations discussed at the March 13, 2017, meeting and placed an outline of the church structure, including the middle section, on an aerial map of each location.

Member Sharon Konopa mentioned that for the ODOT-owned property at the base of the Pacific Boulevard off-ramp going into downtown, she initially thought the property might be a good location for a visitor's center; but she then realized that the property could face significant parking challenges because of the Eighth Avenue canal. She no longer feels that it would be a viable option.

Review each location's zoning and potential uses

The handout Salinas provided also includes zoning information, proposed uses, restoration costs, and potential relocation costs for each site. Salinas reviewed the information with the group. He pointed out that the relocation costs are based on a per 0.1 mile figure that was calculated from the original relocation bid. The figures are just a starting point; once the group decides on a location, they will need to get actual bids. Sykes asked whether the restoration costs would be \$300,000 for a full restoration plus \$300,000 for site prep, for a total of \$600,000.

Salinas explained that there are duplicate costs in those figures. Staff has reviewed the estimates and determined that the project could run between \$450,000 and \$675,000 for both relocation and restoration, depending on the final product desired. Also, the relocation estimate is for the entire structure including the middle addition, not just the outer original sections.

Salinas provided a memo from Architect Robert Dortignacq (see agenda file), which outlines the restoration and repairs needed and provides a cost estimate. Catlin questioned the significant difference between the \$300,000 restoration figure that's being discussed now and the \$175,000 project total provided by Dortignacq. Salinas pointed out that there are two figures provided by Dortignacq, one at \$175,000 and a second at \$277,000. Two figures are provided for two very different uses. The \$300,000 being discussed now is for a full historic restoration with upgrades to meet current code. Konopa also commented that Dortignacq's figures are from nearly four years ago.

Salinas provided copies of the most recent tax statements from Linn County (see agenda file) and reviewed current property and building values for the church.

Parks & Recreation Director and Interim Urban Renewal Director Ed Hodney explained that four of the properties proposed for relocation are at least partly funded by federal grants. While the federal funding wouldn't necessarily prevent the City from moving the church to one of those parks, it does complicate the process. Ultimately, the City would have to secure permission from the Department of Agriculture's Secretary of the Interior in order to convert the property for use as a building site. It doesn't necessarily rule out the possibility, but it may add costs to the project. Hodney noted that the property adjacent to the Skate Park is City-owned property that wasn't acquired using federal grant funds, so those restrictions would not apply.

Konopa stated that eliminating the parks would leave three options, Edgewater Village, the Skate Park, and the ODOT-owned property. She feels the ODOT property is probably off the table because of the parking limitations. Member Russ Allen asked about Timber-Linn Memorial Park. Hodney stated that the same federal grant issues would apply to Timber-Linn, and Matthew Fitchett added that moving the church that far would be significantly more expensive.

Member Kerry McQuillin asked who owns the property between the City-owned parcel at Edgewater Village and the Willamette River. Konopa explained that the lots are privately owned and will have homes built on them eventually. She noted that the church could be located on the Hill Street side of the Edgewater Village property, which would give direct public access all the way to the river.

Catlin declared a conflict of interest. He works for a company that represents the developer of Edgewater Village. He said that to some extent he won't be able to participate in discussion about the Edgewater Village site, but he can answer questions.

Hodney reviewed the option to move and restore only the original outer portions of the structure and construct an architecturally-compatible addition to contain the bathrooms and kitchen. He said it would certainly extend the serviceability of the structure. Discussion followed. McQuillin said she'd even wondered whether the need to construct bathrooms could be eliminated if the church were relocated to a park with existing restroom facilities. Hodney noted that in the case of the property next to the Skate Park, the closest restrooms would be across the street at Eleanor Hackleman Park, which could be problematic.

Sykes advocated moving the church to the property next to the Skate Park since it is closer and won't be as costly to move. He suggested that the entire property be developed to include paths, picnic tables, and landscaping to make it more inviting. He feels that at the Edgewater Village location, it would be out of sight and out of mind; but across the street from Eleanor Hackleman Park, it would be in a high-traffic, high-visibility location. Discussion followed. In response to a question from Konopa, Hodney explained that there were plans to develop the property next to the Skate Park for pickleball courts, but he has other options for those.

Hodney explained that in addition to the benefits the group has already recognized, something favorable with the property next to the Skate Park is that additional development in that area and the positive traffic it would draw could help with some of the Skate Park issues from a policing standpoint. An increase in positive public presence would be good for the area. Parks staff could also use the church structure during non-rental times as a base for staff to monitor activities. Hodney feels that with the size of the property, it could really be turned into an amenity beyond just a site for the historic church. Konopa also noted that the site is in the CARA district. Discussion followed.

Konopa asked whether the group would like staff to bring back more information specific to Edgewater Village and the City-owned property next to the Skate Park. Member Dick Olsen said he'd also like to explore Swanson Park as a relocation site since the church would fit in with the neighborhood setting. He added that he has concerns about the property next to the Skate Park and whether the Skate Park activities would actually detour people from using the church. Discussion followed related to ways to minimize the impact of Skate Park activities on the neighboring property through landscape design, lighting, etc.

Konopa stated that development of the Edgewater Village site could help businesses by providing much-needed parking in that part of downtown. The vision is to redo all of Water Avenue eventually, and locating the church on that site would help frame in the street. McQuillin said she was initially leaning toward the Edgewater Village site because it would help draw people downtown. Allen pointed out that the process so far has circled around itself in that they're talking about location and use at the same time. Generally, you would have a location first and determine best use, or you would have a desired use and determine the best location, not try to do both together. He said he struggles with seeing a use for the Edgewater Village site. He doesn't see it being used for rentals or weddings; it doesn't have a large park area next to it. He feels the only viable option identified so far is to locate the church somewhere on the property next to the Skate Park and develop the whole property as an amenity. It could be used for meetings or gatherings, and it could spill over into Eleanor Hackleman Park across the street. He said it's the only suggestion he's heard where they could both save the historic church and there's an actual productive use for the location. Sykes said he would have to agree with Allen about the limited use at Edgewater Village; the property next to the Skate Park seems like a much better option.

Catlin said he also thinks they need to consider the option to leave the structure in place and see if there's any interest by a private party. Konopa said the last Request for Proposals (RFP) that was issued by the City was nearly two years ago. The Council has spent about four years trying to find a use for this property. Catlin noted that the economy is better now, and he'd like to see the building up for sale and see what interest that may generate. Discussion followed.

Fitchett asked whether Hodney could provide information about potential income from renting the structure as a Parks' asset. He said that to Catlin's point, one of the reasons the property hasn't been developed by a private party is that the return on investment isn't there. Konopa asked how much time should be dedicated to having staff look into another RFP. Catlin said he would like to see another RFP issued; but if no one else is interested, he's okay with moving on. Konopa said the question of an RFP would be brought back to the next meeting when more of the members are present.

Konopa asked staff to bring back more information on potential uses for Edgewater Village, the property next to the Skate Park, and Swanson Park. Hodney will also provide specifics of what is involved with Swanson Park since federal grant funding restrictions would apply.

Konopa asked the group whether they felt that the figures presented today made the project more feasible. Sykes pointed out that they can't rely on the figures provided. Until they've chosen a site, a use for the building, and an overall plan for the property, the figures are useless. Konopa noted that fund-raising might be an option to secure private dollars. Sykes said that for Albany, this is a fairly small project. Looking at projects like the Boys & Girls Club of Albany, the Young Men's Christian Association (YMCA) of Albany, the Historic Carousel & Museum, all total about \$100 million in investment into the community; he doesn't think it will be an issue to find the money for this project.

Historic Properties Ad Hoc Work Group

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March 27, 2017

NEXT MEETING DATE

Monday, April 10, 2017; 12:00 p.m.; Santiam Room, Albany City Hall

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:08 p.m.

Respectfully submitted,

Reviewed by,

Holly Roten
Administrative Assistant I

Jorge Salinas
Assistant City Manager/Chief Information Officer
and Interim Economic Development Director

Potential Use of Main Street Church for Recreation Site

Overview: At 1200 square feet (approximately the size of 1 and 1/3 bays at the Senior Center), the church has the potential to provide much needed recreation programming space. The Recreation team determined three key considerations that must be addressed in order for the Main Street church to function as a viable recreation facility. These include:

- Perceived customer safety
- Handicapped accessibility
- Quality, attractiveness, and amenities of facility

Potential Uses:

Children, Youth, and Family Classes and Activities: There is a noted need for space for classes specific to children ages 0-5 based on requests we have received from parents. There is also a need for family based programming space. There is also a need for small event space for family workshops and activities such as Friday night karaoke for kids. Potential class uses include: Play date inside fun classes, dance classes, music classes, ballet classes, technology classes, family workshops, movement classes for kids, kids' yoga, and arts and craft classes.

Adult/Senior Classes and Activities: There is a need for spaces for adult classes that can be offered for up to ten weeks at a time without interruption in the schedule. Although the space is small for large-scale dance classes or exercise classes, patterned dances or smaller movement classes could be programmed in the space. Potential class uses include: Yoga classes, bridge classes, country dance or line dance classes, music classes, art classes, language classes, technology classes, and health/wellness workshops.

Social Services: There are a limited number of social services currently provided at the Senior Center that do not require a great deal of space but encumber a full-sized room in the facility that could be "freed up" if the services were relocated to other areas. These include: SHIBA meetings and flu shots.

Rentals: If the location is perceived as attractive, accessible, and safe, we believe the facility could be rented at least one time per weekend spring through fall. Potential rentals include: Small weddings, small community group meetings, bridge clubs, service organizations, groups such as the Steelheaders, memorial services, and commercial rentals (health insurance providers, hearing aid test companies).

Amenities Needed in Order to Maximize Use of Space:

- Handicapped accessible restrooms
- Handicapped accessible entry
- Handicapped accessible interior doorways
- Parking
- HVAC system able to regulate temperature for diverse activity levels (bridge vs. movement)
- Outdoor lighting
- Door code security and alarm system
- Sound controlled (no noise interruption from the outside, ex., trains)
- Wood floor with smooth/flat surface
- Supply storage

- Fold and roll tables
- Stack and roll chairs
- Sink
- Fencing
- Landscaping, shrubbery, and lawn area
- Sound system
- Projector/laptop/screen
- Wi-fi availability providing quality internet access
- Interior lighting system adequate for craft classes
- Facility branding
- Electrical system capable of handling several plug-in appliances at one time
- Regular cleaning and maintenance

Amenities Desired but Not Viewed as Essential:

- Wall mirrors for exercise classes
- Curtains to cover mirrors for non-exercise classes
- Ballet bar
- Gazebo
- Kitchenette

Revenue Potential:

Rental Revenue: We believe the location, attractiveness of the outdoor space, and perceived customer safety will be key to successfully generating rental revenue. We believe if customers identify the location as safe and attractive, we could rent the facility a minimum of one time per week in spring, summer, and fall. Assuming those concerns are addressed, we would anticipate 8 months of 1 x per week rental revenue (32 weeks) at 4 hours per rental for a total of 128 rental hours during year one. At \$40 per hour, projected gross rental revenue: \$5,120

Class and Activity Revenue: We anticipate year one being at 50% capacity from 10 a.m. until 8 p.m. on Mondays through Saturdays. We anticipate year one being able to generate \$30,000 gross revenue (note classes net approximately 30% of all generated revenue). We anticipate this increasing in subsequent years. Projected gross class revenue: \$30,000.

Total projected revenue year one: \$35,120.

Notes: We realize availability of location and cost of the move will be key considerations in site selection. We also believe location will be key to determining the viability and success. Staff was easily able to envision a cultural arts center like the one in Benton County, an interpretive/classroom center in Simpson Park, or a center at East Thornton Lake. Staff understands that there are advantages to the area adjacent to the Skate Park but are also concerned about potential issues with the perception of safety and attractiveness of the area.

LINN County Assessor's Summary Report
Real Property Assessment Report
 FOR ASSESSMENT YEAR 2015

March 30, 2017 9:16:18 am

Account # 130159 Map # 11S04W01-DD-00600 Code - Tax # 00846-130159 Legal Descr ALBANY, PLAN OF Block - 11 Lot - 1 8 Mailing Name UNITED STATES POSTAL SERVICE Agent In Care Of C/O WESTERN FACILITIES SERVICE ONLINE Mailing Address 106 INVERNESS DR W STE 400 ENGLEWOOD, CO 80112-5005 Prop Class 971 MA SA NH Unit RMV Class 201 01 01 002 12272-1	Tax Status NONASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # 2010-19495 Sales Date/Price 11-12-2010 / \$34,065.00 Appraiser ROBEBY, KAREN
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Situs Address(s)	Situs City
ID# 1 525 2ND AVE SW	ALBANY
ID# 527 2ND AVE SW	ALBANY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
00846	Land 727,910 Impr. 391,860			Land 0 Impr. 0	
Code Area Total	1,119,770	756,090	756,090	0	
Grand Total	1,119,770	756,090	756,090	0	

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Irr Class	Irr Size
00846	1	R			Market	100	A	0.00			
Grand Total								0.00			0.00

Improvement Breakdown										
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV	
00846	100	1963	520	Office -general	100	0			391,860	
Grand Total								0	391,860	

Comments: ***** CAP NOTE - Type C *****
 5/05 Change LSN to LSI if not already done. ML
 MX06: Done 12-05kr.

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214
 300 4th Ave SW, PO Box 100
 Albany, Oregon 97321-8600
 (541) 967-3808

[Click here to make a credit card or e-check payment](#)

30-Mar-2017

UNITED STATES POSTAL SERVICE
 C/O WESTERN FACILITIES SERVICE ONLINE
 106 INVERNESS DR W STE 400
 ENGLEWOOD, CO 80112-5005

Tax Account # 130159	Lender Name
Account Status A	Loan Number
Roll Type Real	Property ID 00846
Situs Address 525 2ND AVE SW ALBANY, OR 97321	Interest To Apr 15, 2017

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2010	ADVALOREM	\$15,371.16	\$7,819.97	\$7,551.19	\$0.00	\$12,338.43	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,964.11	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,557.40	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,264.27	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,013.42	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,781.12	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,575.45	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,982.62	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,429.19	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,741.87	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,458.06	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,089.04	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,548.46	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,179.53	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,138.04	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,924.98	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,557.34	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,050.49	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,573.67	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,110.29	Nov 15, 1991
Total		\$15,371.16	\$7,819.97	\$7,551.19	\$0.00	\$186,277.78	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
EXEMPT	30-Jun-2014	

