



## NOTICE OF PUBLIC MEETING

CENTRAL ALBANY REVITALIZATION AREA ADVISORY BOARD  
City Hall Council Chambers  
Wednesday, January 17, 2018  
5:15 p.m.

### AGENDA

1. CALL TO ORDER (Chair Rich Catlin)
2. ROLL CALL
3. INTRODUCTION OF NEW MEMBER/REAPPOINTMENTS
4. APPROVAL OF MINUTES  
➤ December 13, 2017. [Pages 2-5]  
Action: \_\_\_\_\_
5. SCHEDULED BUSINESS
  - a. Business from the Public
  - b. CARA Policy Reviews: Grants and Loans. [Pages 6-8] (Hodney)  
*Action Requested: Discussion.*  
Action: \_\_\_\_\_
  - c. Review Status of 2001 CARA Plan projects and programs. [Pages 9-13] (Hodney)  
*Action Requested: Discussion.*  
Action: \_\_\_\_\_
  - d. Staff updates and issues. [Verbal] (Hodney)  
Action: \_\_\_\_\_
6. BUSINESS FROM THE BOARD
7. NEXT MEETING DATE: *Wednesday, February 21, 2018*
7. ADJOURNMENT

City of Albany website: [www.cityofalbany.net](http://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.*



**CITY OF ALBANY**  
**Central Albany Revitalization Area Advisory Board**  
**City Hall Council Chambers, 333 Broadalbin Street SW**  
**Wednesday, December 13, 2017**

**MINUTES**

Advisory Board Members present: Russ Allen, Bill Coburn, James Dufour, Rich Kellum, Ray Kopczynski, Dick Olsen, Mark Spence, Mike Sykes

Advisory Board Members absent: David Abarr (excused), Rich Catlin (excused), Bessie Johnson (excused), Sharon Konopa (excused), Mitch Langjahr (unexcused), and Maura Wilson (excused)

**CALL TO ORDER**

Vice Chair Mark Spence called the meeting to order at 5:22 p.m.

**APPROVAL OF MINUTES**

September 20, 2017

MOTION: Member Ray Kopczynski moved to approve the minutes as presented. Member Mike Sykes seconded the motion, and it passed 8-0.

**SCHEDULED BUSINESS**

Business from the Public

Lise Grato, Albany Downtown Association (ADA) Executive Director, said that the ADA is in favor of Natural Sprinkles Co. Bakery joining the Albany downtown area.

Member Russ Allen asked whether there is a concern on the part of the ADA that CARA could subsidize a business that would compete with an existing similar business. Grato said that the ADA has not had that conversation; but the organization generally believes that more business downtown is better for everyone and that businesses typically find ways to provide distinct opportunities.

Repayable Loan request (\$50,000) from Jolene Wilson, 202 Second Avenue SW

Urban Renewal Officer Nathan Reid reviewed the request from Jolene Wilson, owner of Natural Sprinkles Co. Bakery, for a repayable loan to renovate the building at 202 Second Avenue SW known as the Tripp & Tripp Building. The \$148,000 project is proposed to be funded by building owner Seth Fortier (\$30,000), the applicants (\$68,000), and CARA (\$50,000). The Advisory Board has supported this type of loan in the past, most recently with the Signs of Victory project. The building is a historic building in a gateway to downtown. The applicants estimate the project will increase the building's taxable value by 50 percent. The proposed terms of the loan include five years of interest payments at 2.5 percent and a balloon payment at the end of five years.

Member Rich Kellum said that most businesses fail within the first months or years. He expressed concern that if the business failed with an unsecured loan, the building owner would benefit from the improvements, but CARA funds would not be repaid. He also expressed concern about the idea of picking winners and losers, noting that there are at least two downtown businesses that provide bakery items.

Reid commented that the applicant has been in business for more than three years and has been successful in the community. He noted that the increased taxable value of the building would remain regardless of who occupies the building.

Jolene Wilson, owner of Natural Sprinkles Co. Bakery, said that she is on good terms with the other bakery on Second Avenue and she believes they offer different things. Her bakery uses natural ingredients, supports the Farmers' Market, and wants to benefit Albany and provide good community service. In response to questions from the Advisory Board, Wilson further described her products and business plans.

Member Bill Coburn noted that the applicant withdrew a previous application and worked with staff on a reduced request, and he asked what changed. Wilson said that she was able to pull in more private funds and that she took time to carefully review the request to see where it could be improved.

Coburn noted that the breakout of expenses didn't match up with quotes in the application. Reid explained that, as proposed, the applicant would be reimbursed for the first \$50,000 of expenses for contractor, electricity, and plumbing.

Coburn noted that if improvements are made such that the taxable valuation increases, then CARA would receive benefit regardless of whether the applicant is successful. He said that information about the current valuation and estimated new valuation would be helpful with this request as well as future applications. Interim Urban Renewal Director Ed Hodney provided information about the property valuation from the Linn County Assessor's Office.

Kopczynski commended the applicant for expanding her business from home and asked whether she planned to take a salary during the first year or two. Wilson said that her main goal is to repay the loan and that is where the revenue will go first.

In response to further questions from Kopczynski, Wilson said that she is obligated to her five-year lease regardless of whether she receives the requested loan. She said her personal guarantee is based on good faith and who she is as a person. She projects that she will make all required payments based on current cash flow and she is working on a line of credit that can be used if needed.

Allen said that he does not think it is CARA's role to pick winners and losers or provide seed money for businesses; however, if the \$50,000 loan is used for improvements to the building that would live beyond the current tenant, he is more likely to be favorable to the request. Reid said staff believes that the improvements would increase the value of the property and the viability of downtown.

Sykes asked how the estimates were arrived at and whether detailed plans are available. Wilson said that she has had multiple drawings prepared and she believes the quotes are accurate. Hodney added that the Building Division has reviewed a set of drawings for the project. Sykes said he would prefer to see actual bids as opposed to budgetary numbers.

In response to questions, Hodney said the Advisory Board has requested a deed of trust as security for repayable loans for owner-occupied buildings; however, the policy does not require that and the most recent loan to a lessee, Signs of Victory, did not require a deed of trust. Reid added that the owner of the subject building declined to sign a deed of trust.

Spence said that this is a gateway building and that the proposed business type would drive more foot traffic than a business office; however, he is uncomfortable that the applicant is taking all the risk while the building owner would benefit with a rewired, replumbed building. Wilson said that the building owner kept the rent low because she was going to take on this project. She considers this an opportunity because the rent is so economical.

There was discussion about the request and potential actions.

Kellum said that he would support the request if the property owner would sign a deed of trust. Coburn said that having the applicant sign a promissory note would be another option. Sykes suggested that equipment purchased by the applicants could be used as collateral if a reasonable estimate of value could be provided.

MOTION: Kopczynski moved to table a decision until the Advisory Board receives additional information. The motion died for lack of a second.

Member Dick Olsen said that this seems to be a modest request which follows existing policy and he would prefer not to hold the applicant to more meetings. He thinks the business will be good for the downtown and an excellent use of the building. He would like to approve the request.

Brian Orr, a local realtor, was recognized by the Chair. Orr said it is his opinion that the proposed improvements would increase the taxable value of the property. He understands that the building owner plans to apply for CARA funds for exterior improvements to the building, as well as another downtown building. He understands the Board's concerns; but the applicant has worked with staff and followed existing policy. He thinks that the process was misleading to the applicant and that she is being given undue scrutiny. The building owner is working with the applicant by providing a reduced rental rate and the applicant has an established business. He believes this is a good use of the building and he supports the request. Brief discussion followed.

MOTION: Allen moved to approve the request with a UCC lien for the business equipment. Olsen seconded the motion.

Coburn said that a promissory note for the full amount may not be necessary, but he would like to see some security and he would like to hear from the City Attorney before making a decision. Wilson commented that she has had the lease since September and she needs to proceed so she can begin to make revenue.

Olsen suggested that the City Attorney could be asked to look at the agreement before it goes to the Albany Revitalization Agency for final approval.

Allen clarified that the motion does not include a promissory note and does not assume that the UCC will cover the full \$50,000.

The motion passed 8-0.

#### Staff updates and issues

##### *Signs of Victory*

Hodney reviewed a potential loan modification agreement with Signs of Victory. The modification would reduce the total loan amount from \$130,000 to \$100,000. A total of \$100,000 has been allocated and the project is complete. Signs of Victory has the resources to pay off their contractor and supports the proposed modification.

MOTION: Kellum moved to approve the loan modification agreement. Kopczynski seconded the motion, and it passed 8-0.

## BUSINESS FROM THE BOARD

The Advisory Board had a brief discussion about potential policy changes and the possibility of reviewing all program policies after the new urban renewal staff person is on board. There was general agreement that, as a first step, staff will bring back for review the policy that was used to analyze the application considered tonight.

NEXT MEETING DATE: Wednesday, January 17, 2018

## ADJOURNMENT

Hearing no further business, Vice Chair Spence adjourned the meeting at 6:52 p.m.

Submitted by,

Reviewed by,

Teresa Nix  
Recorder

Ed Hodney  
Parks & Recreation Director/  
Interim Urban Renewal Director



TO: CARA Advisory Board  
FROM: Ed Hodney, Interim Urban Renewal Director  
DATE: January 12, 2018, for the January 17, 2018, CARA Advisory Board Meeting  
SUBJECT: Initiation of Review of Existing CARA Program Policies and Guidelines

The staff work and the CARA Advisory Board's subsequent review of the Natural Sprinkles loan application in December 2017 brought a number of policy level questions and concerns to the surface. Initially, staff scheduled a review of a larger loan request, then second-guessed our decision and withdrew the item after receiving emailed concerns from some Board members. There was some concern whether the loan application was properly vetted by staff. Some of you expressed your opinion that the project shouldn't have been eligible for CARA assistance based on the level of investment by the building owner, insufficient collateral pledged by the applicant, the nature of work to be funded by the loan, and other factors.

As you know, these concerns were addressed through further negotiation; and the loan was ultimately approved by the Albany Revitalization Agency. However, the Board expressed a desire to review the policy that guided our consideration of this particular application. The attached Resolution 2006-5 provides guidance regarding staff review and Board decisions on grant and loan requests.

Specific words and phrases in this resolution created some uncertainty as we reviewed the application. The word "may" is used in several clauses (see items 3, 6, and 7c). The broadest statement of authority is in item 9 on page 2 of the resolution: "In its oversight capacity, the CARA Agency may make exceptions to these policies and procedures." The intent is to provide the Board flexibility when deciding the merits and worthiness of a request. It also gives staff this same latitude (for better or worse) in deciding whether to move a request to the Board for your consideration. Another clause, 7a, establishes a maximum loan amount of \$125,000 per tax lot with no more than a five-year payback, while your 2009 loan to CADD Connection was for \$320,000 with a 30-year amortization schedule. My point is that a staff decision to withhold support or even scheduling of an application can potentially foreclose on the Board's exercise of your policy-based discretion.

I am using this particular policy to make two points: 1) our existing policies have been around for awhile and probably need to be updated, and 2) the imminent arrival of your new Economic Development Manager presents a good opportunity to review all of your program policies and adjust as necessary to achieve your collective purposes.

EH:hr

Attachment: CARA Resolution 2006-5, Grants and Loans

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## **CARA AGENCY RESOLUTION NO. 2006-5**

### A RESOLUTION OF THE CENTRAL ALBANY REVITALIZATION AGENCY ESTABLISHING A POLICY FOR CARA GRANTS AND LOANS

WHEREAS, from time to time applicants request grant and/or loan funding from CARA; and

WHEREAS, this policy insures that the CARA Agency is the granting/lending agency for financing of urban renewal projects.

NOW, THEREFORE, BE IT RESOLVED by the Central Albany Revitalization Agency that:

1. The Matching Grant requirement of a 50 percent match must be funded from the recipient's own funding sources. The recipient must demonstrate the total cost of the project(s) is equal to or in excess of any loan, grant funding, and matching requirement. CARA loan funds may not be used to pay for matching requirements. An exception to this policy is when the applicant owns the building and CARA will be in first position on the trust deed.
2. Credit Worthiness Review: All property owners must participate in a credit review before finalization for funding. This review will include an authorized credit report and title search for real property to be pledged as security for a CARA loan.
3. Leasehold Property Owners may be required to sign as a loan guarantor on all loan documents.
4. Grant/Loan Application and Approval Process
  - a. Prospective funding recipient submits application with a detailed inventory on funding requests. This application process may start at the CARA Downtown Building Revitalization Review Subcommittee level or CARA Advisory Board level.
  - b. Staff or the CARA Downtown Building Revitalization Review Subcommittee brings funding recommendations and research to CARA Advisory Board meeting in a timely manner.
  - c. The CARA Advisory Board will make a recommendation to the CARA Agency to authorize tentative approval pending staff review of the project, prepare staff recommendations, obtain legal review, and negotiate funding contracts.
  - d. Staff reports to CARA Advisory Board and receives final CARA Agency decision on funding award and contract execution.
5. Supporting Documentation for Grant/Loan Funding Arrangements
  - a. Application – Exhibit A to Contract
  - b. Architect Design Detail - Exhibit B to Contract
  - c. Grant Funding Contract and/or Loan Funding Contract
6. All CARA Agency loans will be secured with personal guarantees from the applicants including shareholders or members if applicant is a corporation or LLC. Trust deeds may also be required to provide adequate security to the CARA Agency.
7. Loan Program
  - a. The CARA Loan Program provides for a maximum \$125,000 loan per tax lot at the interest rate incurred on the most recently issued note, bond, revenue bond, or short-term financing mechanism, whether or not that debt instrument has been repaid with a five-year term. Principal and interest are payable at the end of the five-year term.

- b. Payment of CARA loans up to \$25,000 are due and payable at the end of the term, five years from the loan date, with accrued interest to the date paid.
  - c. CARA loans in excess of \$25,000 may be extended up to an additional five years for a total term of ten years. Notification of term extension needs to be in writing by the applicant, attached to the initial application, and approved by the CARA Agency at the time of the initial application.  
  
Loans over \$25,000 with a total term of up to ten years will begin making annual payments at the end of year five. Interest begins accruing with the loan execution date.
  - d. All costs associated with the loan will be paid by the borrower, including credit reports, title search, title insurance, and all recording costs including trust deeds. The method of payment will be by deduction from the initial loan payment(s) made by the City. Any costs not recovered initially will be added to the principal amount of the loan. Closeout loan costs, including reconveyance, must be paid prior to change of ownership.
- 8. Consider that time and term extensions to loan term shall have CARA Agency approval.
  - 9. In its oversight capacity, the CARA Agency may make exceptions to these policies and procedures.
  - 10. Staff will document routine physical examinations of project progress to support adherence with contractual performance measurements. Written progress reports should be routine given at monthly CARA Agency meetings.
  - 11. No cash payments will be made until authority is given by the CARA Agency.
  - 12. Annually, accounting staff will issue a Du Jour Bond to encumber the amount of tax revenue received as per ORS.
  - 13. Payment on any loan or matching grant will be on a reimbursement-basis only.
  - 14. The CARA Agency will not agree to subordination clauses. While the Agency may accept a second position on the initial loan owner/borrower trust deeds, ANY change to the initial financing instrument or any refinancing of the initial project MUST satisfy the CARA loan position in total.
  - 15. All applicants are required to be current in all tax payments.

DATED AND EFFECTIVE THIS 18TH DAY OF OCTOBER 2006.

  
\_\_\_\_\_  
CARA Agency Chair

ATTEST:

  
\_\_\_\_\_  
City Clerk



TO: CARA Advisory Board  
FROM: Ed Hodney, Interim Urban Renewal Director  
DATE: January 12, 2018, for the January 17, 2018, CARA Advisory Board Meeting  
SUBJECT: Review Status of 2001 CARA Plan Projects and Programs

The CARA Advisory Board had previously requested a review of the status of projects and programs listed in the 2001 Urban Renewal Plan. The attached spreadsheet is for your review and discussion.

A couple caveats:

Given that your current staff wasn't involved with the development and launch of the Plan, we may not have a clear understanding of the objectives behind some of the projects and programs. Consequently, we may have the status or the progress entered incorrectly on the document. Additionally, while some initiatives are noted as "not started" (example, #16 Albany Square), concept plans may have been completed and related policies adopted (example, #7 Water Avenue Improvements). Finally, we have made no attempt to prioritize the list, but simply captured them by category.

My purpose is not to conduct the review, but to provide you a launch pad for your discussion. I know your new Economic Development Manager, Seth Sherry, is looking forward to working with you to establish the direction you wish to take our highly successful CARA district and determine the next set of investments.

EH:hr

Attachment: Spreadsheet of 2001 Urban Renewal Plan listed projects and programs

*G:\Economic Development\CARA\CARA Advisory Board\2018\Staff Reports\01.17.2018 Meeting\CARA Staff Report 2001 Plan Review of Projects and Programs.docx*

## Urban Renewal Plan Identified Projects - 2001

<i>Development Partnerships</i>		Not Started	In Progress	Complete	Notes
1	<b>Property Acquisition &amp; Assembly</b> Acquire land and buildings for public and private development purposes and assemble sites as required to implement Urban Renewal objectives.		x		
2	<b>Commercial Building Rehabilitation</b> Provide technical assistance and financing &/or grants for the redevelopment of commercial structures, including focus on allowing active re-use of Downtown upper floors and structural issues.		x		
3	<b>Storefront Revitalization Program</b> Multi-year program to provide design, financing &/or grants to renovate commercial facades in HD, CD, LE, MS zones including awnings and signage.		x		
4	<b>Property Redevelopment Assistance</b> Provide assistance & support to developers including technical assistance, financing &/or grants of joint-venture efforts outside of the Downtown area.		x		
5	<b>Paint Program</b> Provide a free paint or similar program to incite sprucing up of residences and commercial properties.	x			
6	<b>Albany Square Development</b> Address development issues/opportunities, developer recruitment, & partnership with developers on mixed use infill along Water between Broadalbin & Ferry. Requires Water Ave. Improvements.	x			
7	<b>Water Avenue Improvements</b> Realign & reconstruct portions of Water generally between Washington & Montgomery including moving overhead utilities, infrastructure, sidewalks, trees with walkable grates, Victorian style lighting, & other pedestrian amenities. May require acquisition of ROW. Needed for Albany Square & Water Avenue Parking Structure.	x			
8	<b>Riverfront Housing Infrastructure</b> In partnership as needed for housing projects extend/reconstruct streets, sidewalks, water, sewer, storm Montgomery through Main north of 1st.		x		Edgewater
9	<b>Transition Areas Redevelopment</b> Address development issues/opportunities to allow areas to transition to planned land uses including developer recruitment, assistance to owners, & partnership with developers in areas such as Pacific Blvd. corridor, LE zone, MS zone, Water Avenue MUI zone, CD zone.		x		Business Ready Task Force
10	<b>Housing Demonstration</b> Development of, &/or financing for, affordable home ownership including first time homebuyer support. Partnership opportunity.	x			
11	<b>Housing Development</b> Pre-development, property acquisition &/or development in partnership for affordable housing &/or mixed use. May include St. Francis redevelopment. Partnership opportunity.		x		Land acquisition from RR
12	<b>Housing Rehabilitation</b> Financing of renovation & rehabilitation of owner & renter occupied housing, including upper floor housing, consistent with Historic Preservation standards.		x		

## Urban Renewal Plan Identified Projects - 2001

<i>Public Space Improvements</i>			Not Started	In Progress	Complete	Notes
13	<b>Gateways to Central Albany</b>	Gateway amenities near Pacific & Santiam, & along Pacific near Queen.		x		Is this the Wayfinding signs project?
14	<b>Gateways to Downtown</b>	Gateway amenities along Lyon near 8th, at Ellsworth near 1st, on 1st near Thurston.		x		Streetscape & Wayfinding
15	<b>Broadalbin Promenade</b>	Pedestrian way improvement to Broadalbin from 4th to Water Avenues including pedestrian crossings, sidewalk repairs, moving overhead utilities, trees, benches, lighting, public art, information signage & other pedestrian amenities.		x		
16	<b>Albany Square</b>	Create a plaza at Willamette River on end of Broadalbin including art, benches, potential Heritage Center with tower or water feature, River Terrace overlook & related amenities.	x			
17	<b>Albany Landing</b>	Pier and dock on Willamette River at Albany Square.	x			
18	<b>Downtown Streetscape</b>	Pedestrian amenities including trees with walkable grates, benches, public art, curb bulbouts, landscaping, Victorian style lighting, garbage receptacles, information kiosks, moving overhead utilities, with oases and piazza areas for rest and gathering such as Burkhart Square.		x		Under construction
19	<b>Downtown Beautification</b>	Create year-round light and color in Downtown through placement of holiday lighting, hanging baskets, flowers, banners, flags and other seasonal displays. Multi-year program. Partnership potential.		x		ADA Partnership
20	<b>Awning Program</b>	Establish a program for design and placement of pedestrian-oriented awnings covering public sidewalks in the Downtown.		x		
21	<b>Riverfront Housing Area Streetscape</b>	Provide street trees and pedestrian enhancements along Water Avenue from Jackson through Main to create identity & improve redevelopment opportunity.	x			
22	<b>Main Street Area Streetscape</b>	Provide traffic calming and pedestrian enhancements as the MS zone redevelops.		x		Round-about
23	<b>Sidewalk Program</b>	Financing program for sidewalk repair / replacement.	x			
24	<b>Street Tree Planting</b>	Provide technical & financial support for planting of street trees.				
25	<b>Historic Districts Signage</b>	Improve & provide public signage for Historic Districts including sign posts, directional signage, information kiosks & interpretive signage.		x		Is this the Wayfinding signs project?
26	<b>Downtown Parking Areas</b>	Improve existing public parking areas including pavement repair/repave, landscaping, shade trees, retaining walls, striping, signage & lighting.	x			
27	<b>Government Center Parking Structure</b>	Construct parking structure with ground floor retail and/or office in the vicinity of City Hall and the Courthouse. Partnership potential.	x			
28	<b>Water Avenue Area Parking Structure</b>	Construct multi-floor-parking structure in the general area south of Water & east of Lyon. May be developed as public-private partnership.	x			

## Urban Renewal Plan Identified Projects - 2001

<i>Infrastructure</i>			Not Started	In Progress	Complete	Notes
29	<b>Communications Infrastructure</b>	Plan and develop fiber optic, phone & other communication linkages into & around Central Albany.	x			
30	<b>Overhead Utilities</b>	Where feasible, place all currently overhead utilities underground. In all areas, reduce clutter of overhead lines by coordinating drops, etc.	x			
31	<b>Roads, Water, Sewer, Storm Sewer, Rail Crossing</b>	Repair/replace/construct water, sewer, storm sewer, & roadways including rail crossings and bridges, in connection to other projects & to allow development.		x		
32	<b>Street Redevelopment</b>	Bring City streets into current public standards throughout the URD.		x		
33	<b>Alley Redevelopment</b>	Improve drainage and pavement in Downtown alleys and establish an alley maintenance program.	x			
34	<b>Downtown Grid System</b>	Consider re-implementing 2-way traffic on 1st & 2nd Avenues &/or diagonal parking.		x		Diagonal parking for Carousel
35	<b>Traffic Calming</b>	Provide traffic calming improvements throughout the area.		x		
36	<b>Queen Avenue Rail Crossing</b>	Plan and provide improvements to reduce/eliminate conflict between rail switching & public crossing at Queen. Includes Pacific warning signal.		x		ODOT project in STIP
37	<b>1st Avenue Undercrossing</b>	Modify 1st Avenue rail undercrossing at Lafayette.			x	Added lights and signs
<i>Pedestrian/Bike Connectivity - Also see "Public Space Improvement"</i>			Not Started	In Progress	Complete	Notes
38	<b>Willamette Riverfront Path</b>	Create bike/pedestrian path along Willamette River connecting Bryant, Monteith & Bowman Parks including land acquisition, Calapooia River bridge, interpretive signage, lighting, benches, art & other pedestrian amenities.		x		Lighting installed
39	<b>Willamette Riverwalk</b>	Widen and provide pedestrian amenities along Willamette Riverfront Trail in the general area between Ferry and Lyon.		x		Lighting installed
40	<b>Calapooia Riverwalk</b>	Pedestrian/bike way connecting Santiam Canal Esplanade to Willamette Riverwalk including overlook & interpretive signage.	x			
41	<b>Santiam Canal Esplanade</b>	Pedestrian/bike way connecting Downtown and riverfront along Vine Street with plantings, trees, benches, lighting, interpretive signage & related amenities.	x			
42	<b>8th Avenue Canal Esplanade</b>	Pedestrian oriented connection of Santiam & Thurston Canals including Ellsworth & Lyon crossings, path east of Lyon, Victorian Garden & Gazebo improvement, pedestrian amenities, etc.		x		Path connection to Train Station
43	<b>Thurston Canal Esplanade</b>	Develop a pedestrian/bike way along Thurston Canal with increased water flow, reopen canal, riparian filtration, pocket parks & pedestrian amenities.	x			

## Urban Renewal Plan Identified Projects - 2001

<i>Watershed Health and Education</i>			Not Started	In Progress	Complete	Notes
44	<b>Watershed Health</b>	Establish & implement programs for monitoring & enhancing watershed health of area waterways.		x		Bioswales installed Main, Broadalbin
45	<b>Riparian Restoration</b>	Restore and protect riparian habitat along rivers & streams in the area.		x		Bryant Park project only
<i>Community Facilities</i>			Not Started	In Progress	Complete	Notes
46	<b>Public Facilities</b>	Establish and enhance public facilities such as libraries, museums, performance areas, parks and the arts.		x		Carousel, Dave Clark Path lights funded by CARA
<i>Technical Support</i>			Not Started	In Progress	Complete	Notes
47	<b>Plan Administration</b>	Administration of Plan such as indebtedness from Plan preparation; design, land use, engineering, market and other technical studies and plans; auditing; insurance; marketing materials and programs; personnel; other management costs.		x		
48	<b>Plan Refinement</b>	Professional consulting services to refine urban design concepts, provide engineering, conduct environmental analyses, prepare financial plans, etc. for UR projects.		x		Central Albany Code Amendments
49	<b>Business Retention &amp; Recruitment</b>	Commercial business development, retention and location assistance program focused on Downtown core. Multi-year program.		x		via grants and loans program
50	<b>Promotion of Downtown</b>	Foster image of Downtown as a destination through support services, promotion, events & hospitality training. Multi-year program.		x		ADA and other efforts