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ARMORY

Continued from page 1A

that indoor water damage has been exacerbated by the lack of heat in the building, damage she said wouldn't happen if an occupant or occupants had a more regular presence there.

The City hopes to hire an architect to prepare drawings and get a more firm cost estimate for rehabilitating the Armory, and to that end it recently put out a call for proposals from three grant writers to execute a fundraising campaign. Two firms responded that they were unable to take on the project; the third, Christina Lund Consulting, has hired a team of seven to write no less than 80 grants in hopes of se-

FLOOD

Continued from page 3A

City Planner Amanda Ferguson said that the City's new draft code has been updated in an effort to ensure that Cottage Grove be included in FEMA's community rating system, which provides federal flood insurance for those structures required to carry it, and so that local flood insurance policy holders can receive discounts with regard to the stringency of the City's code.

curing the funds. The contract, which began on July 1, specifies a term of 30 months.

Lund, of Cottage Grove, boasts fundraising successes including those necessary to develop much of Bohemia Park in the midst of the economic crisis, though she has also executed capital campaigns for CASA of Lane County and the Southwest Oregon Chapter of the Red Cross.

Lund said she expects her team to continue to work on behalf of Bohemia Park for some projects, including the construction of an overflow parking lot, additional lighting and tree plantings. But she's also excited

to take on the Armory project, which will involve the planning of several donor events and tours in addition to grant writing.

Ferguson pointed out that the Armory's many potential uses make it an appealing target for grants, and Lund agrees.

"The Armory truly could offer something for everybody," she said. "We're not asking for a bond levy, and most of the money will be raised outside Cottage Grove. We're not in competition with other local fundraising efforts because the City was very clear that it did not want to cannibalize the efforts of other non-profits."

Lund said that the specifics of

the contract mean that the City will be paying about 18 cents per dollar it hopes to raise for the Armory renovation, which she pointed out is lower than the typical 23-25 cents per dollar needed for such efforts.

As per the contract, the City will pay \$100,000 from its general fund at the outset with nine quarterly payments made thereafter. Funds secured will be placed in an Armory Reserve Fund.

"We have designs in hand and are well positioned to start fundraising," Ferguson said. "The Armory has been vacant for too long."

stricter federal codes, though he added that the changes "definitely don't go as far" in limiting floodplain development as will likely be required in the future.

The City has also endeavored to map its own floodplains using LiDAR (Light Detection and Ranging) technology so that its maps can be compared with those expected to be drawn by FEMA and the City can use its maps to object to the requirement of more property owners to carry flood insurance.

Cottage Grove's Planning Commission held a public hearing on the proposed flood code changes in May; the City Council will host another public hearing on Monday, July 25.



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