MINUTES OF A REGULAR MEETING
OF THE
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

Thursday, 7:30 p.m. — Council Chambers — June 13, 1985

The meeting was called to order by Chair LeRoy Benham.

ROLL CALL:

Present:	LeRoy Benham	Alan Halstead
	Harold Grobey	Art Moffat
	Elvern Hall	Quentin Probst
Absent:	Bruce Breitling	

Staff Present: Michael Warren, Executive Director
Clay Moorhead, Executive Secretary
Richard Faus, City Attorney
Arvilla Page, City Recorder
Brenda Stroud, City Finance Director

Others Present: 9 Citizens and 2 members of the Press.

Approval of Minutes: Motion: Halstead-Probst to approve the minutes of the April 11, 1985 meeting which was the last regular meeting. Carried unanimously.

Communications from the Floor:

Elvern Hall stepped down from the Commission stating he has a conflict of interest with the next subject to be brought from the floor.

Don Laas of Newberg Honda stated he wished to address the Commission on the subject of the parking lot located adjacent to Inner Man Music on the North side of E. First Street in the 700 block. The merchants are paying the owner for use of the lot. Some of the original merchants paying for the lot have dropped out placing the burden on only a few. Parking is necessary to the downtown area. These parking spaces may be lost if the few merchants cannot continue the lease. Maybe the City or the NCRC could purchase the lot to save these spaces.

Larry Jacobs, Newberg Fitness Center, stated his customers use the lot as well as on-street parking. The rent for the lot is $300 per month with six merchants participating. He stated the parking availability was a major factor in the location of his business. If the parking spaces are lost, he will have to consider relocating.

The Commission members asked questions on the amount of use and who is using the lot. Commissioner Grobey asked Peggy Campbell, Interim Downtown Coordinator, whether her work has shown a relationship between empty buildings and parking availability. She responded that empty buildings were more common where no parking is available.

Chair Benham noted that parking is recognized by the Commission as a severe problem. The marketing and traffic study will emphasize parking. NCRC does not have the funds or a parking plan at this time.

Motion: Moffat-Halstead to refer the question to the Project Committee for a recommendation. Motion carried with one abstention (Hall).

Mr. Warren stated that NCRC is the right place to bring the problem. The Traffic/Market study will be completed in October.

Mr. Hall noted that he was a member of the Project Committee and asked that another member of the Commission be appointed to review this question. Commissioner Grobey volunteered to sit on the Project Committee to review and recommend on the parking lot question.

Budget Report from Budget Committee:

The Chair of the Budget Committee was not present. Mr. Warren noted the Budget Committee is composed of seven lay people and the members of the Commission. There are only six expenditure items in the budget and the Committee recommends adoption of the budget for 1985-1986. He noted that the amount budgeted for the Traffic/Market Study may not be enough at $40,000 and a transfer from the Contingency Account may be required. Under Professional Services, NDA will probably need all of the $20,000.

Motion: Grobey-Moffat to approve the 1985-1986 budget.

Chair Benham opened the public hearing on the proposed budget.

Don Laas asked whether the parking lot could be funded for a short term. Commissioner Moffat responded that the Project Committee will consider that option and recommend to the Commission. No others wished to be heard.

Motion: Hall-Halstead to close the public hearing. Carried unanimously.

Vote on the motion to approve the 1985-1986 budget carried unanimously.

Motion: Halstead-Hall to adopt Resolution #85-1 adopting the 1985-1986 budget for Newberg Centennial Redevelopment Commission. Carried unanimously.

Motion: Hall-Grobey to adopt Resolution #85-2 creating a Bond Reserve Fund. Carried unanimously.

Oral Report on Traffic/Downtown Development Plan Committee:

Commissioner Moffat reported the applicants have been narrowed down to two consultants in the selection.

Mr. Warren described the importance of the Traffic/Marketing Study. The consultants interviewed stated they need to identify the market first.

Report on NCRC Initiative Petition:

Mr. Faus referenced the Memorandum included in the Commission's Information Packet. The required number of signatures have now been validated by the County Clerk and the petition will be presented to the Council on July 1, 1985.

Oral Report by NDA RE: Main Street Program:

Peggy Campbell stated her last report was in April. All of the groups concerned with the downtown area are now meeting together regularly and there is much better communication. The Downtown Manager's work will not conflict with the work of the Chamber of Commerce based on interviews with Downtown and Chamber managers in other cities. The Newberg Graphic has been very supportive with special sections devoted to the downtown area, plus articles and contests.

Newberg has now been accepted as a Main Street City. The final newsletter has just been put out. Ms. Campbell then reviewed the results of the customer survey which was published in the Newberg Graphic.

Commissioner Hall stated that he felt the NCRC got their monies worth from Peggy Campbell's efforts. The other Commissioners concured.

Sam Zanghi of NDA stated Newberg was one of the three new Main Street cities named. Dallas and Forest Grove were the other two. We will have our first official meeting with ODDA next Monday evening. NDA now has $17,190 pledged with over $4,000 collected. NDA has previously petitioned NCRC for matching funds up to $25,000. The Main Street dues are $10,000 the first year and $5,000 thereafter. The dues are to be paid 90 days after acceptance as a Main Street city.

Brad Barry stated that NDA is asking for more applications for the position of manager. He went on to describe how valuable the ODDA meeting at The Dalles was to the people who attended.

Communication from Chamber of Commerce:

There was no one present to speak for the Chamber of Commerce.

Review of Redevelopment Fact Sheet:

Mr. Warren presented the revised Fact Sheet. He stated the Fact Sheet will be available, but will not be distributed except on request. Commissioner Grobey stated he would like the Fact Sheet to emphasize the goals of the Commission. Commissioner Hall noted that the goals of the Commission are reaffirmed in the Budget Message and in the Plan. Chair Benham noted that the Commission is now on the verge of doing something very constructive.

There was no old business nor new business

Motion: Halstead-Grobey to adjourn. Carried unanimously.