

MINUTES
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

July 11, 1985

7:30 PM

City Council Chambers

NCRC Members Present:

LeRoy Benham
Bruce Breitling
Hal Grobey
Elvern Hall
Alan Halstead
Art Moffat

Members Absent:

Quentin Probst

Staff Present:

Clay Moorhead, Executive Secretary
Rick Faus, City Attorney
Greg DiLoreto, City Public Works Director

The meeting was called to order by Chair LeRoy Benham.

Motion: Halstead-Grobey to approve the June 13, 1985 and June 24, 1985 minutes.

Under discussion, staff noted that the minutes of the June 24, 1985 meeting need to be corrected to indicated that the meeting was opened at 7:00 AM rather than PM on that date. Elvern Hall also indicated that Gary Baldwin needed to be identified as being present at that meeting. With those amendments, the minutes were approved by a unanimous vote of the members present.

Greg DiLoreto then provided an update on the selection of a consultant and the development of a traffic/downtown development plan. He indicated that the Traffic/Downtown Development Committee met 14 times to review various proposals by consultants to develop the plan. After interviewing the consultants, the Committee selected the Carl Buttke team and a contract was signed July 9, 1985 for the consultants to begin work. He indicated that the consultants will attend every NCRC meeting until the Plan is completed and suggested that NCRC establish the first two meetings as town hall meetings, in order to gather and present information to the community. The date of August 8 was suggested for the first meeting with a second town hall meeting to be tentatively scheduled for September 5.

Motion: Moffat-Grobey to establish August 8 as a town hall meeting for the purpose of gathering ideas and presenting information on the development of a downtown plan. Motion carried by a unanimous vote of members present.

Staff indicated that a special notice would be mailed to most of the business people and that most of the organized civic groups would be notified of the meeting in order to encourage a large attendance. Art Moffat indicated that he would volunteer to work with Peggy Campbell and the Newberg Area Chamber of Commerce in order to have a lot of people attend the town hall meetings.

LeRoy Benham indicated that he is anticipating a crowd of at least 200 people at the town hall meetings.

The Executive Secretary then discussed the possibility of creating a rendering of the downtown Newberg area that could be displayed in various places, in order to encourage more participation at the meetings, and to present ideas of some possible changes that could occur downtown.

Members of the Commission questioned whether the rendering may crystallize the ideas too early, and secondly, that ODDA (Main Street) may be developing renderings for building facades. Other members of the Committee indicated that it is important to provide some visual material to the public to help encourage attendance, identify alternatives and to help generate a better discussion on the topic.

Motion: Grobey-Halstead to authorize up to \$1,200 to be used as a graphic tool for the purpose of encouraging greater attendance and promoting better discussion. The Traffic/Downtown Development Committee is commissioned to determine what types of graphic tools should be used and to make the appropriate expenditures, not to exceed \$1,200. Motion carried unanimously.

Hal Grobey commented that he was very pleased with the amount of work that took place by the Traffic/Downtown Committee and the staff on the consultant selection process.

Communications from the Chamber:

Gary Baldwin, Vice-President, Chamber of Commerce, was present to speak with the Commission. He indicated that the Chamber is moving to a new building (the old Layman Building). He commented that the building better represents the image of Newberg than their existing location, as the building is considered to be older and moving forward into the mainstream. Mr. Baldwin indicated that the Chamber is soliciting comments from its constituents in order to take a position on the upcoming vote scheduled for September 17, 1985. (In following up on this further, the Chamber corrected this statement by indicating that they will provide educational materials on the issues of redevelopment, but not to take a specific position on the vote.)

Mr. Baldwin was pleased to announce that Newberg was selected as a site for a regional wrestling tournament in which over 3,000 people are expected to attend. He credits this achievement to Janet Ker, who is the new Chamber Director. He commented that it would be better if a new motel were built prior to the tournament, in order to house the people coming in, but that other arrangements could be made if a motel facility is not available. The people that chose Newberg for the site of a

regional wrestling tournament indicated that they were very interested in Newberg because the area can draw a large crowd. Mr. Baldwin personally commented that sales within his business double during these types of events, and further commented that business is better than ever.

Communications from Newberg Downtown Association:

Peggy Campbell was present to represent NDA. She commented that \$17,600 have currently been pledged for the Main Street Program. The applications for the Main Street Manager are scheduled to close July 12, 1985. She indicated that at least 60-70 applications have been submitted so far, and that the NDA expects to hire a manager by mid-August. Ms. Campbell said that NDA will move with the Newberg Area Chamber of Commerce into the Layman Building. Ms. Campbell requested that NCRC deposit funds equal to the amount of pledge (\$17,600) into an account for use under the Main Street Project. She commented that \$5,000 will need to be expended to initiate the project by the end of the month.

Motion: Grobey-Halstead to allocate \$17,600 into a Newberg Downtown Association account subject to NDA supplying an auditable report on the amount of pledges submitted.

During discussion on the motion, Art Moffat indicated that he was concerned about tracking the Main Street Program. Bruce Breitling concurred, and suggested that funds be issued to NDA as a dollar for dollar match as they actually become available.

Amendment to Main Motion: Moffat-Grobey to amend original motion that NCRC will match dollar for dollar the amount of funds received by NDA, and will authorize the expenditure of \$5,000 as an immediate deposit to an NDA account. NCRC will also offer a letter of guarantee for the balance of the \$20,000 originally authorized by NCRC subject to the submission of a auditable report on the pledges and donations that have been submitted. Amended motion carried unanimously.

Ms. Campbell indicated that NDA will now initiate a billing process with those people that have given pledges to establish a fund accounting system.

Old Business: Art Moffat indicated that he is still working with Don Laas and others relating to the parking lot located between Inner Man Music and Young's House of Beauty.

LeRoy Benham indicated that August 2 has been established as the date to visit the Seaside Urban Renewal Project. He indicated that any person that is interested in this field trip should watch for further announcements.

There being no further business, the meeting was then adjourned.