

MINUTES
ORGANIZATIONAL MEETING
OF THE

NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

September 1, 1982 City Council Chambers

7:30 PM

Members Present:

Hal Grobey
Art Moffitt
LeRoy Benham
Bruce Breitling

Members Absent:

Quentin Probst
Alan Halstead
Tommy Tucker

Staff Present:

Michael Warren, Executive Director
Clay Moorhead, Executive Secretary
Richard Faus, Newberg City Attorney
Arvilla Page, Newberg City Finance Officer/City Recorder

Newberg Mayor Elvern Hall opened the organizational meeting of the Newberg Centennial Redevelopment Commission and presented introductions and an opening statement to the Directors of the Agency.

The second item on the agenda was the election of officers. A motion was made by Director Hal Grobey and seconded by Director Art Moffitt to nominate LeRoy Benham as Chairman. No other nominations were made. Nominations for Chair were closed and LeRoy Benham was unanimously selected to chair the Newberg Redevelopment Commission. Nominations were then open for the position of Vice-Chair. A motion was made by Director Art Moffitt and seconded by Director Bruce Breitling to nominate Hal Grobey as Vice-Chair. No other nominations were made. Nominations for Vice-Chair were closed and Director Hal Grobey was unanimously selected by the members present for the position of Vice-Chair.

The third item on the agenda was review and adoption of By-Laws which set forth the term of office, powers and duties of the Urban Renewal Agency. Chair LeRoy Benham suggested that the Agency directors review and go through the By-Laws with a general consensus on amendments, to be followed up by a formal motion to adopt the By-Laws as amended. Following this format the following amendments were suggested.

1. Remove all sexist language identified in the By-Laws.
2. All section numbers, regardless of their location in the five articles, shall be numbered in consecutive order.
3. The revised section 7 entitled "Executive Secretary" line 10 is amended as follows. "The Executive Secretary or a *substitute designated by the Executive Director* shall keep the record of the Commission, shall act as secretary of the meetings of the Commission and record all votes, and shall keep a record of the proceedings of the Commission in a

journal of proceedings to be kept for such purpose, ~~and~~
The Executive Secretary shall perform all duties incident
to ~~the~~ the office.

4. Revised section 11 entitled "Regular Meetings" last sentence revised as follows: In the event ~~a~~ *the* day of a regular meeting ~~shall be~~ *falls on* a legal holiday, said meeting shall be held on the next succeeding secular day.
5. Revised section 13 entitled "Quroum" last sentence revised as follows: Action may be taken by the Commission upon a vote of a majority of the membership of the ~~Commission~~ *Commission*.
~~present/and/for/and/~~

Director Art Moffitt suggested that an additional amendment be made relating to the attendance of the meeting by the Agency members. Richard Faus, Newberg City Attorney, suggested that the Agency could adopt an additional internal policy relating to matters such as attendance rather than specifically amending the By-Laws for such purpose. Chair LeRoy Benham asked Richard Faus, Newberg City Attorney whether public testimony should be taken by the Agency on the By-Laws. Mr. Faus indicated that the Agency is not obligated to take public input. Director Hal Grobey suggested to the Agency members that "We (the agency) should take any fertile ideas that may exist". Chair LeRoy Benham opened the matter to public testimony. John Cach, Newberg Planning Commission Chairman, Rt. 2, Box 99B, Newberg, suggested two amendments. They are as follows:

- A. Revised section 6, entitled "Executive Director" paragraph 2, line 5 should have a semi-colon added, replacing the period between the words Commission. Except as otherwise...
- B. Mr. Cach's second suggestion related to how the By-Laws could be modified to remove the sexist language by simply deleting the last three letters of the title of offices, to read "Chair" instead of Chairman or "Vice-Chair" instead of Vice-Chairman.

Director Bruce Breitling made a motion to adopt the By-Laws with only those number amendments as listed above. Director Art Moffitt seconded the motion which carried by a unanimous vote of the members present.

Lyle Stewart of Patterson, Stewart and Associates, acting as a consultant to the City of Newberg relating to the adoption of an urban renewal plan, gave an overview of the creation of the urban renewal law and the powers of the Agency. Mr. Stewart indicated that he will provide the Agency with an analysis of the Urban Renewal Plan based upon standard land assessment projections and a second analysis based upon assessments, presuming the passage of Ballot Measure 3 (the 1½% tax limitation measure). Mr. Stewart indicated that, of the 19 operative urban renewal plans in Oregon, he or his firm has worked on 16 of them. Further, Mr. Stewart suggested that a time schedule be established in order to complete the Urban Renewal Plan prior to December 31, 1982. It was suggested that the Planning Commission review of the Urban Renewal Plan be completed no later than November 1. It was the consensus of the Directors of the Agency to have the Executive Director recommend to the Newberg

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City Council that the Council adopt a schedule for review and presentation of the Urban Renewal Plan to the City Council no later than mid-November.

Some general discussion occurred relating to the powers of the Agency and an explanation of the proposed renewal boundary was presented to the Directors of the Agency.

The meeting was then adjourned by Chair LeRoy Benham.