

MINUTES
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION
SPECIAL MEETING
Wednesday, September 22, 1982, 7:30 PM
City Council Chambers

Members Present:

LeRoy Benham, Chair	Quentin Probst
Art Moffat	Hal Grobey
Alan Halstead	Bruce Breitling
Tom Tucker	

Staff Present:

Clay Moorhead, Executive Secretary
Arvilla Page, City Recorder/Finance Officer

Director Probst moved to accept the minutes from September 14, 1982 as submitted. The motion was seconded by Director Moffat and was approved by a unanimous vote of the members. The Executive Secretary presented a report prepared by the Civic Center Committee which prioritized two locations for siting a Civic Center. The two locations are prioritized and identified as follows:

1. That property located between River and Center Streets and Hancock and Second Streets
2. That property located between Second Street and Memorial Park, being between Howard and Blaine Streets.

The Committee report also suggested certain changes relating to Section 400-C of the Newberg Centennial Redevelopment Plan Draft. A motion was made by Director Tucker to accept the Civic Center report. The motion was seconded by Director Grobey and was passed by a unanimous vote. Chair Leroy Benham requested Mikki Snell to summarize the discussions which occurred at the citizen meeting at Al's Drive-in on Tuesday, September 21, 1982. Mrs. Snell identified that approximately 25 people showed up. She reported that most every business within the Uptown Area received personal notice of the meeting which was held at Al's Drive-in. She stated that questions did arise relating to the powers of the agency, tax increment financing and the projects contemplated. She commented that there appeared to be a lot of misinformation relating to how the general citizenry perceives what is happening relating to the development of a redevelopment plan. She indicated that most people that had a lot of questions will receive further information from staff in an attempt to satisfy the question.

Chair Leroy Benham then directed the meeting toward the review of Draft III of the Newberg Centennial Redevelopment Plan specifically as it related to Section 400 "Goals and Objectives". He commented that a statement should be included modifying Section 400 - A - 5 to include review of signs with certain criteria. Chair Benham then addressed the staff as to whether an overall theme relating to styles of construction could be imposed as a possibility under the policy identified as Section 400 - A - 5 which states...

Establish a process and standards of design review including sign criteria which will be consistent with overall, agreed upon, design guidelines within the Project Area.

The Executive Secretary identified that the incorporation of a theme could be required as a possibility to implement this particular objective. Director Bruce Breitling indicated that, if a theme is contemplated, then it should be spelled out specifically within the Redevelopment Plan. Chair Leroy Benham indicated that, since a theme may only be a possibility or option rather than a mandate, this matter should be addressed further in the "Report" which will accompany the Plan.

A question was asked relating to how the Commission should deal with the Civic Center recommendation relating to prioritizing sites for a Civic Center. General response of the Commission was that the prioritizing of the sites will be discussed as options within the "Report" which will accompany the Plan.

Jim Badertscher asked whether or not this plan would change any zoning provisions now existing within the City. The Executive Secretary responded that the Plan would not change any zoning or comprehensive plan provisions. The Commission moved on to review other sections within the Redevelopment Plan and suggested that the City Attorney and the consultant review Section 800 - A relating to citizen participation and what constitutes standing and Section 900 - B which identifies what constitutes substantial changes within the Redevelopment Plan.

The Executive Secretary then provided a general explanation relating to the location of boundary lines which have been proposed for the establishment of an Urban Renewal Area. Director Grobey asked whether or not islands of non-urban renewal area could be located within the total project boundaries. The Executive Secretary responded that is a possibility under Oregon Statutes. No determinations were made by the Commission relating to the establishment of a boundary and the matter was continued to the September 29, 1982 meeting of the NCRC. A motion was then made by Director Tucker and seconded by Director Halstead to adjourn the meeting which carried by a unanimous vote of the members present.