

MINUTES  
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION  
Wednesday, September 29, 1982, 7:30 PM  
City Council Chambers

Members Present:

LeRoy Benham, Chair	Hal Grobey, Vice-Chair
Quentin Probst	Art Moffat
Alan Halstead	Bruce Breitling

Members Absent:

Tom Tucker

Staff Present:

Mike Warren, Executive Director  
Clay Moorhead, Executive Secretary  
Arvilla Page, City Recorder/Finance Officer  
Lyle Stewart, Consultant  
Vicki Pflaumer, Consultant

Chair LeRoy Benham opened the meeting. Director Grobey made a motion to accept the minutes from the September 22, 1982 special meeting of NCRC. The motion was seconded by Director Probst and was passed by a unanimous vote of the members present.

The Executive Secretary presented a report and the minutes from the Traffic Rerouting Committee which held a meeting on September 28, 1982 at 7:30 in the Council Chambers to discuss prioritization of traffic rerouting options and goal and objective statements proposed within the Newberg Centennial Redevelopment Plan. The Executive Secretary identified that the Traffic Re-Routing Committee selected alternative B as drawn by Patterson, Stewart and Associates which reroutes Highway 99W traffic down Grant Street to Second Street as the first priority location for a traffic couplet. Director Grobey stated that he serves as a committee member on the Traffic Re-Routing Committee and indicated the Committee's desire to arrange for a joint meeting of the Citizen Involvement Advisory Committee with the Traffic Committee to discuss the long-range needs for an overall bypass of the community. Mr. Stewart indicated that a specific finding should be made at the time of adoption of the Newberg Centennial Redevelopment Plan stating that the Redevelopment Plan is not in conflict with the Newberg Comprehensive Plan policies relating to establishment of a southern bypass. Director Grobey made a motion to approve the proposed amendments to Section 400 - B - 1 and - 3 as recommended by the Traffic Re-Routing Committee. Director Moffat seconded the motion but indicated that the Redevelopment Plan was not the appropriate location to specifically identify the need for an east-west bicycle pedestrian route. Addressing this matter within the "Report" would be more appropriate. The motion was withdrawn and a new motion was made by Director Grobey

to accept the recommendations from the Traffic Re-Routing Committee for Section 400 - B - 1 only, which recommends that an additional objective be placed within the Plan indicating the need for a traffic study. The motion was seconded by Director Moffat and passed by a majority vote of the members present. LeRoy Benham, Hal Grobey, Quentin Probst, Art Moffat and Bruce Breitling voted in favor and Alan Halstead voted in opposition.

A motion was then made by Director Halstead and seconded by Director Moffat to consider the prioritization of rerouting locations within the "Report". Motion carried by a unanimous vote of the members present.

Chair Benham then opened discussion relating to the adoption of an Urban Renewal Boundary. Director Moffat made a motion to accept the boundary as proposed to be established as the boundary for the Newberg Centennial Redevelopment Program to serve as the Urban Renewal Area. The motion was seconded by Director Grobey. Discussion then arose relating to increasing the boundary to include additional industrial lands. Mr. Stewart indicated that the idea has merit, although the boundary can be amended once the Plan is adopted. Mr. Stewart indicated that the boundary could be increased by as much as 20% at a later date. To alter the boundary to any significant degree at this point would also require an amendment to the fee schedule accepted by the consultants and may affect the timing for adoption of the proposed plan to take advantage of the re-appraisal which is being completed by the Assessor's Office at this time. Mr. Stewart also advised that if amendments are made to the boundary, one or two properties should not be selected and incorporated into the Plan as islands but that a larger area should be incorporated which would include the specific blighted property. The Executive Director indicated that a lot of input was received and taken into consideration in establishing the proposed boundary. He indicated that the main emphasis as concluded by the Mayor's Task Force was not the revitalization or rehabilitation of housing and industry but rather the Task Force specifically identified the necessity to revitalize the Business District. The Executive Director made a recommendation to the Agency that the proposed boundary be adopted and that the effects of solving problems in other areas could be reviewed more fully at a later date. Mr. Badertscher, from the audience, questioned why the area between Third and Fourth Streets and College to River Streets was included within the boundary. In responding to the question it was indicated that there is need for some rehabilitation of structures and infrastructures within the area and that the line corresponds with a truck route which may need improvements over the life of the Plan.

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A motion to accept the proposed boundary as presented carried by a unanimous vote of the members present. Mr. Stewart then presented an example and explanation of tax increment assessments based upon certain values within the Redevelopment Boundary. Mr. Stewart then presented an overview of Sections 600 and 700 of the Newberg Centennial Redevelopment Plan and suggested three additional modifications to be added into the Plan relating to procedural matters. A motion was then made by Director Halstead and seconded by Director Moffat to adjourn the meeting. The motion carried by a unanimous vote of the members present.