

NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION
MINUTES

OCTOBER 13, 1982

7:30 PM

City Council Chambers

Members Present:

LeRoy Benham, Chair
Quentin Probst
Art Moffat

Hal Grobey, Vice-Chair
Alan Halstead
Bruce Breitling

Absent:

Tommy Tucker

Staff Present:

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

The meeting was called to order by Chair LeRoy Benham.

Mr. Grobey asked that the minutes of the October 6 meeting be changed in the first paragraph to reflect the request of the Traffic ReRouting Committee that a meeting between that committee and the CIAC be scheduled to start the process of identifying a Southern ByPass Route in the comprehensive plan. A motion was made by Art Moffat and seconded by Quentin Probst to approve the minutes of the October 6 meeting with the addition of the wording in the first paragraph as proposed by Mr. Grobey. Motion carried unanimously by those present.

Vicki Pflaumer, consultant, presented a report on responses to the survey of businesses she has conducted. 200 survey forms were distributed by hand and picked up by hand. 32% of the businesses surveyed responded. The single most mentioned item was dissatisfaction with existing business conditions. The second greatest response was nearly one-half of the respondents approved the tax increment financing approach. Some of the conditions noted were:

- Improve inside and upgrade fronts of businesses;
- Traffic flow;
- Parking, especially east of College Street;
- Pedestrians;
- Landscaping;
- Improve appearance of rear of buildings.

The responses were overall supportive of NCRC actions. 49% approved tax increment financing. Disapproval centered on potential long term tax impact and inability to see potential improvements.

Mike Warren, Executive Director, asked Ms. Pflaumer to express her feelings which would not be reflected in the figures. He stated that since she had gone into every business in town, she must have some feeling of how business people feel in general.

Ms. Pflaumer responded that the majority of people were supportive of getting something going and see the need of coordination between all concerned. Mr. Warren asked what the numbers mean compared to other cities. Ms. Pflaumer responded that the central uptown area is more supportive. Lyle Stewart, consultant, responded there is more up-front support than usual. The negative comments related to using tax increment to finance a civic center and disagreement on the location of rerouting traffic.

Chair Benham noted there has been a lot of public input at Town Hall meetings, Mayor's Task Force meetings, etc.

Ms. Pflaumer noted there were quite a few business people who lease or rent that indicated interest in interior remodeling. Director Moffat stated there is need for more input from landlords. Chair Benham noted that absentee ownership (out of state) is very low.

George Alexander, Rt. 2, Box 260B, owner of a local business, but not a business located in the redevelopment area, stated he has lived in several places where by-passes have been built and they were very successful. Everyone would benefit from upgrading the central business area. A true by-pass is a minimum of 10 years away.

Mel Lehmann, a local businessman since 1949, stated he did not believe the survey was accurate. He stated First Street should be left as is and the City should work to attract tourists. We should build a new community by expanding the area with multi-story apartment buildings, etc. Traffic through the area is too fast and should be slowed down. There should be no parking on Hancock St.

Chair Benham responded that 32% response to a survey is a very good response. Mr. Stewart stated that the ideas under consideration were not conceived by this committee but have had years of input to the City.

Chair Benham asked whether such things as design assistance, market studies and merchandising assistance be included in the redevelopment. Mr. Stewart responded that they could and that he would prepare some cost estimates.

The Commission then reviewed working paper #7, Potential Rehabilitation Loan Program. Director Moffat moved and Director Grobey seconded that the Commission go on record accepting the report on the building rehabilitation loan program. Carried unanimously by those present.

The time being 10 PM, the Commission decided to not review the projects list. The list was published in the Graphic this date and postponing this discussion until the next meeting would allow the public more time to comment on this issue.

Additional meetings of the Commission were scheduled for October 27, November 3 and a joint meeting with City Council on November 10.

Chair Benham stated that as required by a Resolution of the Commission, he must ask the Council to replace Director Tucker and appoint a new member to the Commission as Director Tucker has been absent three consecutive meetings.

Mr. Moorhead reported that the Planning Commission met and spent most of their meeting discussing tax increment financing.

Probst-Grobey to adjourn.