

MINUTES

SPECIAL MEETING OF
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

October 27, 1982

7:30 PM

City Council Chambers

Members Present:

LeRoy Benham, Chair
Alan Halstead

Quentin Probst
Bruce Breitling

Members Absent:

Art Moffat
Tommy Tucker

Hal Grobey

Staff Present:

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

Chair Benham called the meeting to order. A motion was made by Director Breitling and seconded by Director Probst to approve the minutes as distributed for the October 13, 1982 meeting of the NCRC. The motion carried by a unanimous vote of the members present.

Chair Benham recommended the appointment of two committees, the first committee being the Finance Committee, which would oversee and provide recommendations back to the Redevelopment Commission on all fiscal matters. The second committee would be the Project Committee which would review all projects undertaken or proposed pursuant to the Redevelopment Plan. Chair Benham recommended that Bruce Breitling be the Chairperson for the Finance Committee and that Director Probst and Director Halstead also sit on that committee. He recommended that Hal Grobey act as Chairperson for the Projects Committee and that Director Moffat and Director Tucker sit on that committee. A motion was made by Director Halstead and seconded by Director Probst to adopt the committee appointments as presented by Chair Benham. Motion carried by a unanimous vote of the members present.

Chair Benham then addressed the audience and invited their participation throughout discussions of any agenda item to be discussed by the Redevelopment Commission.

Executive Director Mike Warren indicated to the Redevelopment Commission that the Planning Commission had concluded their review of the Newberg Centennial Redevelopment Plan and he indicated that they determined the Redevelopment Plan does not conflict with the Newberg Comprehensive Plan. Executive Secretary Clay Moorhead presented the actual motion, together with 6 recommendations

for amending the language of the text of the Urban Renewal Plan by the Planning Commission. The Urban Renewal Agency reviewed each of the 6 recommendations of the Planning Commission. Director Halstead indicated that where the Planning Commission recommended a change to Section 400 A-1, c ...

"a variety of retail sources to meet the community's total shopping needs"

could be interpreted to require objectionable retail sources to be located within the Uptown Area. Because of this, he suggested that the word "*total*" within that statement be stricken. A motion was made by Director Halstead and seconded by Director Breitling to amend Draft V to include all of the recommendations of the Newberg Planning Commission with the exception of the word "*total*" which would be stricken from Section 400 A-1, c. Motion carried by a unanimous vote of those members present.

Chair Benham conveyed his thanks to the Planning Commission for the time, effort and review of the Redevelopment Plan.

Executive Secretary Clay Moorhead recommended some Redevelopment Plan text clarifications to Section 600 regarding property disposition, redeveloper obligations and owner participation. Chair Benham asked the staff if these clarifications were substitutive or minor changes. Lyle Stewart indicated that they were minor clarifications of the Plan. Motion was made by Director Halstead and seconded by Director Probst that the Newberg Centennial Redevelopment Plan be amended to include the clarifications of Section 600 D as presented by staff. Motion carried unanimously.

Discussion then centered around Section 400-A-5 of the Redevelopment Plan 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."

Lyle Stewart, consultant, indicated that standards could be designed and imposed upon any redeveloper within the project area or any person making improvements to a structure within the project area. These processes and standards would be created at a later date. Mr. Stewart indicated that, since the City presently has a method of design review in place, the Redevelopment Agency could use the same process and form to review projects within the project area.

Fran Yackey commented on the theme design used at Levenworth WA. She stated at least one businessman did not believe the investment in the theme has increased business, and asked the Redevelopment Commission how long the idea of a theme had been a part of the process of creating a redevelopment plan. Chair Benham indicated that a theme was not specifically stated as a requirement within the Redevelopment Plan but that interest of a theme for the Uptown Area had been discussed by business people and the community since the first Task Force meeting approximately two years ago.

He indicated that a theme could be established within the project area if there was further interest in creating one by the business people or the Redevelopment Agency.

Additional project costs were proposed to be placed as part of the shopping list of projects which would be reviewed by the Redevelopment Agency for prioritization within the Redevelopment Report. Lyle Stewart indicated that the administrative costs for operating the Agency would not exceed 10% of the overall project costs. Other proposed project costs would include capital equipment, a market study, marketing seminars, exterior designing, consulting, the establishment of a new fire station, parking within the uptown area, and sidewalks along Highway 99W from River Street to Springbrook Street.

Chair Benham indicated that the additional project costs will be appended to the laundry list already presented. Executive Director Mike Warren indicated that, simply because these projects have been proposed, it does not mean that the Agency will do all the projects, especially with tax increment financing dollars. Chair Benham indicated to the Staff to prepare a brief statement of explanation relating to each of the additional proposed project costs. He indicated that the sub-committees will meet and review the project costs together with other material presented by the consultant to establish priorities and cost evaluations prior to the joint meeting of the Redevelopment Commission and the City Council on November 10, 1982. Chair Benham indicated that the Committees should discuss and make priority recommendations for a presentation back to the Redevelopment Commission on November 3, 1982. The purpose of the November 10 joint meeting of the Redevelopment Commission and the City Council is to provide open discussion relating to the preparation and adoption of the Redevelopment Plan.

Discussion then occurred relating to additional meeting schedules for the Redevelopment Commission. It was determined that the Newberg Centennial Redevelopment Commission would hold an additional meeting on November 17, 1982.

Meeting was then adjourned.