

MINUTES

NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION
SPECIAL MEETING

7:30 PM

November 3, 1982

Council Chambers

Members Present:

LeRoy Benham, Chair
Art Moffat
Bruce Breitling

Quentin Probst
Alan Halstead
Hal Grobey

Members Absent:

Tommy Tucker

Staff Present:

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

A motion was made by Director Halstead and seconded by Director Probst to approve the minutes as presented from the previous meeting. Motion carried unanimously by those members present. Executive Secretary Clay Moorhead read a letter into the record submitted from Doreen Turpen on behalf of the Newberg Public Library. Executive Director Mike Warren indicated that tax increment monies cannot be used to construct a Civic Center. He indicated that the cost for expanding the Library should also come from the community. Director Grobey stated that the Carnegie Building should be considered as a historic building. Chair Benham indicated that the building would serve as a good museum if the Library were to find an alternative site. The Redevelopment Commission noted their appreciation to Doreen Turpen and the Library Board for providing input and that through Doreen Turpen's letter, the Library would be considered in any further dealings affecting this topic.

Executive Director Mike Warren read a letter from William Jackson into the record.

Chair Benham invited citizen participation relating to any matter on the agenda. He further indicated that November 10, 1982 will be a joint meeting of the Redevelopment Commission and the Newberg City Council. Director Grobey summarized the discussions that occurred at the Project Committee meeting on Monday, November 1, 1982 at 12:00 PM in the Sage Restaurant. He indicated that the Project Committee had reviewed the project list and had prioritized all projects to make sure that all underground works are completed first, then surface improvements. He commented that some noticable and outward project would need to be initiated from the onset to maintain the momentum of the Redevelopment Commission.

Staff presented the project priority list to the Redevelopment Commission along with an alternative list which identified some minor modifications relating to the first projects to be undertaken. Executive Director Mike Warren indicated that a parking lot currently owned by the City of Newberg and situated on Second Street between Howard and College Streets could be easily rehabilitated for a small amount of money. He further indicated that exterior building designs could be prepared and used together with an interest subsidy program. Executive Director Mike Warren indicated that administration costs are expected to occur throughout the life of the program at various levels and therefore, was not indicated as a single, specific project cost within the priority list. Some discussion took place relating to a concern over preparing a market study early on in the program. Staff commented that the market study would be used for the bond prospectus and promotions. Director Moffat indicated that in preparing exterior designs for the uptown buildings, there should be some sort of uniformity or theme. Executive Director Mike Warren indicated that the ideas associated specifically with a theme do not need to be decided tonight but would be necessary prior to preparing the exterior designs. Motion was made by Director Moffat and seconded by Director Grobey to recommend that the Newberg Centennial Redevelopment Commission adopt the priority list and projects as submitted by Staff and submit it to the Newberg City Council for review. They noted that rehabilitation on the list was placed in the wrong location and should be identified as priority number three (3) within the list.

Mr. & Mrs. Edwards, 112 S. Main, asked where the money would come from to complete the projects and whether or not the money used to complete the projects would increase their individual taxes. Director Grobey provided an explanation of tax increment financing. Chair Benham indicated that the Plan is an investment that the community would be making, and once made, the projects would go back on the tax role to help decrease taxes overall. Executive Director Mike Warren offered to personally discuss the issues associated with tax increment financing with Mr. & Mrs. Edwards at their convenience. Dick Mayer, 200 W. 2nd St. asked whether there would be a vote of the people on the Newberg Centennial Redevelopment Plan or whether the City Council would make the decision. Chair Benham indicated that the City Council would most likely make the decision. Director Grobey made a motion which was seconded by Director Breitling to amend the original motion to include: acquisition for parking as a priority and add the associated project costs as identified in the priority listing to the Redevelopment Report. Director Grobey indicated that this would be a substantial tool to get the Plan accomplished. Director Breitling indicated that the Redevelopment Commission should be able to plan the parking where it is needed. Question was called on the amendment to the motion and the main motion as presented to the Redevelopment Commission which passed by a unanimous decision of the members present.

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Executive Director Mike Warren presented material relating to projected incremental money to be received by the Redevelopment Agency and the assessed value projections for the life of the project.

Meeting was then adjourned.