

MINUTES

NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION  
REGULAR MEETING

7:30 PM

March 9, 1983

Council Chambers

Members Present:

LeRoy Benham, Chair  
Bruce Breitling  
Quentin Probst

Elvern Hall, Mayor  
Art Moffat  
Rick Rementeria

Members Absent:

Alan Halstead

Staff Present:

Michael Warren, Executive Director  
Clay Moorhead, Executive Secretary  
Arvilla Page, City Finance Officer

Others Present:

Gus Lehman  
Linda Magtoto  
Bob Quanstrom

The meeting was called to order by Chair LeRoy Benham.

Motion: Rementeria Probst to approve the minutes of the February 9, 1983 minutes as presented. Carried unanimously.

Chair Benham stated the Commission needs to plan activities for the near term and for the future. They need to get a project underway as soon as possible as a showpiece.

Mr. Moorhead reported that a preliminary application for a grant from Main Street USA Program has been applied for. The grant would be to hire someone full-time to work on the redevelopment. The grants will be awarded in June, 1983. They are looking for 5 pilot cities; 35 cities have applied. Newberg has a good chance to receive a grant because we have the redevelopment plan in place.

Mr. Moorhead stated there would be up to \$106,000 tax increment fund received in 1983-1984. The money would not be received until November when taxes are paid. The county tax office is totaling figures now to determine the "frozen base" value of the project area.

The Commissioners discussed various possible demonstration projects. Mentioned were the Imperial Hotel building that is now Wilson's Furniture, encouraging the auto dealers to move their businesses out of the core area, and improvements that could be made to the City parking lot on Second Street.

The Commissioners and staff discussed procedures for reviewing planned projects as they may relate to the theme of the overall project. Diversity within a framework should be allowed. Mr. Moorhead stated the City Design Review Board consists of staff. The Commission could set criteria for the Board's review of affected projects. The Commission also discussed the need to set a date for a hearing on the theme and the boundaries of the theme area.

Motion: Probst-Breitling that the theme apply to the "Uptown Area" as defined in the Plan (being West of River Street).  
Carried unanimously

Motion: Moffat-Probst that staff prepare within 60 days options regarding styles, construction materials, etc. for the theme area.  
Carried unanimously.

Chair Benham stated that a statement needs to be made that the Commission does not intend to create another layer of red tape. The design review process of the City and NCRC will be consolidated for those projects which receive funds from NCRC.

Motion: Moffat-Probst that interim financing be used for a demo project to be centrally located on First Street. Carried unanimously.

Chair Benham appointed to the Project Committee the following members: Rick Rementeria, Elvern Hall, Art Moffat.

Chair Benham appointed to the Finance Committee the following members: Quentin Probst, Alan Halstead, Bruce Breitling.

The All America Cities Award was discussed. Mr. Warren described projects for which San Pablo received the award. He stated he would get more information on it. Mayor Hall asked that the Award be placed on the April 4 Council agenda for discussion.

There was no old business to be addressed.

Under new business, the Liberterian Party of Yamhill County has asked for someone to address the group on redevelopment. The date would be March 16. Chair Benham stated he would probably be able to do it.

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Motion: Moffat-Rementeria that the Commission become an Associate Member for \$15 to be on the mailing list of the Council for Economic Development in Oregon. Carried unanimously.

Mr. Warren asked for any feedback received on the newsletter that went out through the Chamber of Commerce.

The next Commission meeting was set for April 13, 1983.

Motion: Breitling-Probst to adjourn. Carried unanimously.