MINUTES
REGULAR MEETING
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

7:30 PM City Council Chamber April 13, 1983

Members Present: Bruce Breitling
Elvern Hall
Alan Halstead
Art Moffat
Richard Rementeria

Staff Present: Clay Moorhead, Executive Secretary
Arvilla Page, City Finance Officer

The meeting was called to order by vice-chair Alan Halstead.

Motion: Hall-Moffat to approve the minutes of March 9, 1983 meeting as presented. Motion carried unanimously.

Mr. Breitling reported on the meeting of the Finance Committee held March 31. He stated the Committee needs to have more information on the Commission's authority to borrow money. Also, the Commission needs to have a budget. He asked that information be provided to the Commission on their need to comply with Oregon Budget Law and the Council needs to give the Commission direction.

Mr. Moorhead reported he is continuing his attempts to get the frozen base figures from the County. They now state it will be 6 weeks to 2 months before they are available.

Mr. Breitling continued his report on the Finance Committee meeting. The Committee has reviewed Portland Development Commission's operations. The Portland Commission has a limit up to $50,000 and 50% of the project on commercial rehabilitation. At present there is no limit on the amount for remodel of residential units. They are looking at a limit of so much per living unit. Rehabilitation of a project such as the Imperial Hotel would require more than the Portland Development Commission commercial limits. There is a need to survey all of the properties in the project area and have an estimate of the amount needed to rehabilitate each property.

Mr. Moorhead pointed out that Portland has more sources of financing than Newberg and is better able to leverage.

The Commission and staff discussed briefly press coverage of the Commission's activities.

Mr. Moffat reported on the Project Committee activities. Some property owners have already expressed an interest in any future plans of the Commission. The Project Committee plans to have a meeting with all owners on First Street. The Committee would like to present pictures of properties in the project area and hope to find a graphic artist to draw possible facades on the pictures to indicate what individual properties might look like with rehabilitation according to the theme. The meeting would be open to the public. Mr. Moffat stated there is a need to educate property owners regarding the extent of the Commission's powers.

Mr. Moorhead reported on the Main Street Program. He stated that grants will be given to 5 cities in Oregon. The primary emphasis of the grants will be toward what the Newberg Centennial Redevelopment Commission is doing. Applications are due in June and will be awarded in July. The initial grant is for $5000 and after 6 months an additional $3000. The grant recipients must be prepared with a budget for a separate downtown manager. Mr. Moorhead stated it may be premature for the Commission to look at this grant. They would need to budget about $30,000 with $20,000 for staff and $10,000 for incidentals. Media coverage of the grant would be of considerable value.

The Commission discussed the pros and cons of the Main Street Grant and how it might be implemented if received. Concern was expressed that the downtown manager might be in conflict with the desires of the Redevelopment Commission.

Motion: Moffat-Rementeria to monitor the Main Street Grant Program but not apply at the present time. Carried unanimously.

Mr. Moorhead reported on a meeting of the Libertarians that was attended by LeRoy Benham and himself. They explained the development of the Newberg Centennial Redevelopment Commission and detailed efforts of the Commission to inform the public of their goals. Mr. Moorhead read a letter he received thanking Mr. Benham and himself for presenting the information to the Libertarians.

Mr. Moorhead reminded the members of the Commission of the April 15 deadline for submitting their Oregon Government Ethics Commission report.

The Commission discussed items needed for their budget.

Motion: Moffat-Hall that a budget be prepared that includes items for materials and services. Carried unanimously.

Motion: Hall-Moffat to adjourn. Carried unanimously.