MINUTES
REGULAR MEETING
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

June 8, 1983 — City Council Chambers — 7:30 PM

Members Present:	LeRoy Benham, Chair Bruce Breitling Elvern Hall Alan Halstead Quentin Probst
Members Absent:	Rick Rementeria
Staff Present:	Mike Warren, Executive Administrator Clay Moorhead, Executive Secretary Arvilla Page, City Recorder/Finance Officer
Others Present:	None

The meeting was called to order by Chair LeRoy Benham.

Motion: Moffat-Probst to approve the minutes of the previous meeting. Carried unanimously by those present.

Mr. Warren reviewed the past activities of the City in behalf of redevelopment. He stated that the steps up to the present have been slow but correct. The next step is to get the community involved with a visible program. The Commission will need to know the revenues available before applying for a loan. The Commission's job tonight is to review the documents for the loan program. The two documents are the Rehabilitation Loan Program and the Application Criteria. The pilot project will be critical to the success of redevelopment.

The Commission members then reviewed the Application Criteria document. The document was presented in two parts, an eleven page detailed document and a two page summary of the details. The summary will be used for general information to the public. The detail will be used for actual applicants.

It was established that the documents presented are for the initial project(s) and will be amended and revised for later projects. It was the consensus of the Commission that this fact should be reflected in the title or introduction.

Sections 1 through 4 of the summary were approved without change. The Commission, after discussion, agreed that #5-c be deleted removing historical from the criteria.

The Commission then discussed in detail the effects of different limitations on the maximum loan amount contained in Sections 6 and 7 (later renumbered).

Hypothetical cases were tested on the blackboard and different criteria were discussed.

It was the concensus of the Commission to revise Section 7 (renumbered) as follows:

a. No change.
b. Correct spelling 'established'.
c. To read 'The interest rate under this direct loan option will be 4%'.
d. Delete 'personal'.
e. To read '---requested loan. All other indebtedness on the property must be identified'.
f. Delete entire section. (motion by Moffat-Probst carried unanimously)
g. No change. Redesignate as 'f'.

It was the concensus of the Commission that the first rehabilitation project and process be termed the Initial Centennial Project rather than the Pilot Project.

Motion: Breitling-Moffat that the draft loan program review be continued at the next meeting. Carried unanimously.

Motion: Hall-Halstead that review of the Loan Application be continued to the next meeting. Carried unanimously.

Friday, June 17, 7AM at the Almond Tree Restaurant was set as the next meeting of the Finance Committee of NCRC.

Motion: Hall-Moffat to accept the 1983-84 budget as presented. Carried unanimously.

Under New Business, Mr. Moorhead named several property owners that have indicated interest in the redevelopment loan program.

Motion: Breitling-Probst to adjourn. Carried unanimously.