

MINUTES
REGULAR MEETING
NEWBERG CENTNNIAL REDEVELOPMENT COMMISSION
City Council Chambers

September 14, 1983

7:30 PM

Members Present: LeRoy Benham, Chair
 Bruce Breitling
 Alan Halstead
 Quentin Probst
 Rick Rementeria
 Elvern Hall

Members Absent: Art Moffat

Staff Present: Michael Warren, Executive Director
 Arvilla Page, City Recorder/Finance Officer

Motion: Halstead-Hall to approve the minutes of the July 13, 1983 NCRC meeting as submitted. Motion carried unanimously by those present.

Mr. Warren submitted the report from the Yamhill County Tax Assessor's Office. The report gives base year tax assessed value at \$46,771,505 and an estimated 1983 assessed value of \$51,441,514. Tax increment proceeds will vary from \$102,740 to \$121,420 based on the tax rate/thousand of the taxing district.

Mr. Warren pointed out that the Commission is in debt to the City approximately \$50,000. This loan must be repaid but it can be repaid out of the first proceeds or over a period of several years. The Commission will need to decide how the tax increments will be expended and projects funded. All increments could be spent on projects as received or the Commission could borrow against future increments. A possible small first project which would have visual impact could be landscaping of the area at the fill north of Hoover Park. Total cost of the project would be no higher than \$5000.

Motion: Hall-Rementeria to assist with completion of the flag and landscaping of the fill area in an amount not to exceed \$3500 which includes \$500 for completion of the flag pole project. Carried unanimously.

The Commission discussed the loan from the City and how the rate of interest would be determined. Mr. Warren recommended that the loan be paid in no more than 3 years and no less than 2 years.

Motion: Breitling-Probst that the loan from the City be repaid over a 2 year period with the interest rate at the average rate earned by the investments of the City for that period. Carried unanimously.

The Commission discussed uses of the tax increment revenues on some of the projects that have already been proposed. Mr. Breitling described the two separate loan programs. The first program funds up to \$50,000 of 50% of remodeling costs at an interest rate of 3% and the second program funds up to 100% of a project when no other financing is available but the project is of value to the redevelopment plan and the after-improvement value of the project is greater than the loan amount. The rate of interest to be charged would be determined by a formula. Mr. Breitling

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also asked that the City Attorney determine the confidentiality of the loan applications and also under what methods the Commission can borrow money.

The Commission then moved to Item No. 6 on the agenda, NCRC Initial Project.

Motion: Halstead-Hall that the Finance and Project Committees will meet in November to begin review of loan applications under the rehabilitation program. Carried unanimously.

The Commission discussed the procedure for review and processing the applications with the following motion.

Motion: Breitling-Halstead that the Executive Director draft a procedural statement on how an application is routed through design review, the Project Committee, the Finance Committee and the Redevelopment Agency. Carried unanimously.

A document outlining the initial project, "Application Criteria, Initial Centennial Project" was reviewed by the Commission and the following changes were made:

Section 6 to become Section 6-A, subsections numbered 1, 2 and 3 and Section 7 to become Section 6-B, subsections 1-6, Section 8 to become Section 7.

Section 6-B, subsection 5--insert "including" between "loan...all other"; strike the words "must be identified".

On every subsection of Section 6-B insert after the semicolon the word "and".

Motion: Halstead-Hall to adopt the Initial Project Criteria as amended. Carried unanimously.

The Commission then reviewed the "Rehabilitation Loan Program" document and made the following changes:

On page 5, Section 230 delete the word "or" from "and/or" in the last sentence of the paragraph.

On page 10, Section 290, Item 7, correct typo "incongregate" to read "in congregate".

On page 11, Section 290, Item 15, add "s" to "unit".

Motion: Rementeria-Halstead to adopt the "Rehabilitation Loan Program" document with changes as noted. Carried unanimously.

The Commission then reviewed the loan application document. Throughout the loan application document form MF-118 is referenced. The reference is to the final page of the document, which has lost the form number in the photocopying process. This needs to be corrected. The Commission members recommended that each page of the document contain the name "Newberg Centennial Redevelopment Commission" and a date space. It was recommended that in the section regarding race, marital status, etc., a line be inserted stating that answering this information is voluntary.

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It was recommended that the pages be renumbered, in the upper right hand corner. On page 10 under the question "Have you ever borrowed from any other branch of this bank?" a change should be made to state "Have you ever borrowed from any other redevelopment commission?" Any other similar references to "other branches of this bank" should also be corrected to read "redevelopment commission".

Motion: Halstead-Probst to adopt the loan application package as amended.
Carried unanimously.

Mr. Warren reported that membership has been obtained in the Oregon Downtown Development Association and a seminar is being offered. He recommends that the Commission send a representative to the seminar.

Motion: Halstead-Rementeria that 2 people representing the retail community attend the Downtown Workshop October 4, with expenses being paid by the Commission.
Carried unanimously.

The Commission then discussed some questions that have arisen from people who want to do minor fixups within the theme of the Redevelopment Plan. It was recommended that the Oregon Downtown Development Association be asked to send a consultant to answer questions on colors and propose some ideas.

Motion: Hall-Probst to adjourn. Carried unanimously.