



MINUTES
SPECIAL MEETING

NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

September 30, 1983

Climax Manufacturing

7:00 AM

Members Present:

LeRoy Benham, Chair
Bruce Breitling
Elvern Hall
Alan Halstead
Art Moffat
Quentin Probst
Rick Rementería

Staff Present:

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

Others Present:

Mike Boyes
Allyn Brown
Mike Fagan
Jim Snell
Don Tarlow

The meeting was called to order by Chair LeRoy Benham.

Chairman Benham stated the meeting was called to consider several matters and to get things moving.

The Executive Director advised the Commission of the Tigard Redevelopment Commission situation. The Newberg Centennial Redevelopment Commission needs to do some things very quickly that the people can see. The Commission can consider hiring a consultant to work with the merchants at no charge to improve their image and fix up their businesses.

Mr. Breitling stated that the highway rerouting has been presented to the State Highway Department.

The Executive Director stated that the State most likely will look at rerouting on Second Street. They do not have money committed to any rerouting and in all probability nothing is likely to happen for at least two years.

Mr. Breitling pointed out that rerouting is the most controversial thing that has happened to this point relating to redevelopment but needs to be done if redevelopment is to succeed.

Mr. Warren pointed out that someone will have to take the bull by the horns. Strong leadership is needed.

Mr. Moffat noted that moving over to Second Street may be necessary; however, the decision to go to a bypass has complicated that move. Only a small minority actually oppose the bypass idea.

Motion: Hall-Halstead that staff be authorized to advertise for a consultant for a traffic study and its economic impact on a change of traffic off of First Street to Second Street, and an eventual bypass of the City.

Commission members discussed in more detail what kind of consultant would be needed and whether the focus should be on economic or redevelopment matters. Also discussed were the parameters of the study and the need to include pedestrian traffic and parking. Mr. Warren stated that the need is for two separate consultants; redevelopment and economic. Economic impact is a good first choice for a consultant.

Vote on the Motion: Carried with one nay: Moffat.

Mr. Warren presented qualifications and recommendations on Art Shew, who would do a different kind of a survey for the City. His survey would last between 5-10 days and would be a general overview of the City and how more jobs can be created through economic development. He is trained in economic development and planning. Mr. Shew will work for a fee of \$20/hr. plus expenses. He lives in Salem so the expenses would not be excessive.

Motion: Halstead-Moffat that the NCRC retain Art Shew not more than 10 days as an economic development consultant. Carried unanimously.

Mr. Moffat reported that the Chamber Industrial Committee is meeting this day and will talk about an industrial corporation for Newberg. He suggested that the Chamber sponsor a public meeting for the report of Art Shew. The meeting could be a joint Chamber and NCRC Town Hall format type meeting. It was the consensus of the Commission that Mr. Moffat's suggestion would be a good idea.

The Commission then discussed a revitalization consultant. The revitalization consultant would be a resource person for the merchants. Mr. Snell stated that the Commission needs to check with the uptown group and that any presentation to the group should be a dynamic presentation to obtain the enthusiasm of the uptown group. Mr. Brown stated that the proposal is similar to what has been done before and the previous result was that little enthusiasm was shown. There needs to be something concrete for the citizens to see as the result of the Commission's efforts.

Mr. Benham stated that the Commission has gone on record and is now in the process of initiating the first project.

Mr. Boyes stated that he has talked to many business people and they want the guidelines for improvements. The consultant is a very good idea.

Mr. Breitling stated the Commission needs to give the people a better idea of what is meant by the early 1900's theme.

After further discussion it was suggested that November 14, 1983 would be a possible date for a Quorum meeting and the presentation should be in the evening.

Mr. Boyes stated that he has a list of over 500 business people in Newberg. This is much greater than the membership of the Chamber of Commerce and could be used to keep the business people advised of actions of the Commission.

Mr. Benham suggested that the Commission have an advertising coordinator and also suggested a newsletter. After further discussion regarding the newsletter, a motion was made.

Page 3
NCRC Minutes
September 30, 1983

Motion: Breitling-Hall that a newsletter be published at least quarterly to be distributed to Mr. Boyes' list of businesses plus an additional printing for handout with a total of approximately 1000 copies. Carried unanimously.

The Commission then spent some time discussing the contents of the first issue of the newsletter and who would write the newsletter. Mr. Warren stated he would write the letter with assistance from the members whom he would contact.

Mr. Tarlow stated the Commission needs to let the people know the timetable for applications for projects.

Mr. Benham stated that the timetable was set in motion at the September Commission meeting after receipt of tax increment figures from the County. The tentative time limit for applications is November 1, 1983.

Mr. Warren urged the Commission members to visit Boise, Idaho as an example of redevelopment, if at all possible. Future arrangements and discussion will be presented by Mr. Warren.

Motion: Halstead-Probst to adjourn at 8:43 AM. Carried unanimously.