

MINUTES
REGULAR MEETING
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

October 12, 1983

City Council Chambers

7:30 PM

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

Staff Present: Michael Warren, Executive Director
 Clay Moorhead, Executive Secretary
 Arvilla Page, City Recorder/Finance Officer
 Richard Faus, City Attorney

Others Present: Jim Snell, Newberg Area Chamber of Commerce
 Don Tarlow, Local Businessman
 Dee Dee Harrington, Reporter

The meeting was called to order by Chair LeRoy Benham.

Chair Benham stated that he would have to leave early to attend another meeting and would at that time turn the Chair over to the Vice-Chair.

Motion: Breitling-Probst to approve the minutes of the September 14, 1983 meeting as written. Carried unanimously by those present.

Motion: Probst-Breitling to approve the minutes of the September 30, 1983 meeting as mailed. Carried unanimously.

Resolution No. 83-1 setting out the method of repayment of the loan from the City was presented.

Motion: Rementeria-Halstead to adopt the Resolution No. 83-1. Carried unanimously.

Resolution No. 83-2 authorizing an application process and the borrowing of funds from the Redevelopment Commission was presented.

Motion: Rementeria-Hall to adopt Resolution No. 83-2. Carried unanimously.

Mr. Warren asked that Jim Snell be heard early in the agenda regarding coordination of the Chamber meeting on November 14.

Mr. Snell stated that Mr. Raglan will make a presentation to the merchants. Mr. Moorhead stated that Mr. Raglan's presentation would possibly be slides and a presentation of possible cumulative changes that would occur in the community. He added that other speakers may be available; Joe Valasek on signs, Ruth Gonzales on downtown redevelopment and Mike Boyes and Peggy Campbell who were sent to the redevelopment seminar by the Commission. Mr. Snell stated the presentations would total about four hours which would be difficult to present to the merchants at one time.

Page 2
NCRC Minutes
October 12, 1983

The Commission members, staff and Mr. Snell discussed dividing the presentations into separate meetings, breakfast, lunch or after hours presentation and targeting the discussion to the professional or general retailer. Considerable discussion was held regarding Mr. Raglan's presentation(s).

Mr. Breitling pointed out that the Chamber had invited the Commission to put on a presentation. He stated he did not feel the Commission should bring in a bunch of outside professionals. Mr. Snell agreed that the Chamber would like an update on the activities of the Newberg Centennial Redevelopment Commission.

Chair Benham directed the staff to prepare the Commission's own presentation. Peggy Campbell and Mike Boyes could make a presentation at the "After Hours" meeting. A breakfast meeting, the Chamber Forum on November 14 and meetings later in November are possible times for presentations.

Mr. Benham left the meeting and Vice-Chair Alan Halstead assumed the Chair.

Mr. Warren informed the Commission that Art Shew would make a presentation on the economic possibilities of Newberg on October 27 at 7:00 PM at the Hoover Auditorium.

Rick Faus, City Attorney, addressed the question of confidentiality of loan applications for redevelopment funds. He stated the rules of ORS 192 would apply as the Commission is a public body. Exclusions from the public records rules are possible in four areas: (1) Trade secrets; (2) Real estate appraisal prior to purchase; (3) Personal privacy exemption that applies to individuals but not corporations; and (4) Permission of disclosure "in confidence" if the public body agrees to hold in confidence. Mr. Faus stated it was his opinion that loan applications could be held in confidence with proper processing. He suggested that two stamps be used: "Provided In Confidence" and "Accepted In Confidence".

Staff was directed to obtain appropriate stamps to process confidential loan applications.

Mr. Warren presented the NCRC Newsletter. The layout and printing are being done by Roger Gano. Articles for the first newsletter have been written and are ready for final revisions.

Under old business, Mr. Halstead asked who would do the work on the project from the flag pole to the log. Mr. Warren responded that an architect has been hired to prepare plans. Some of the work will be donated and the City crews will do as much as possible. The Highway Department will be asked to move the sidewalk back to permit planting between the sidewalk and roadway.

Motion: Rementeria-Halstead to adjourn. Carried unanimously.