

MINUTES
SPECIAL MEETING
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION
Council Chambers

November 3, 1983

7:30 PM

Members Present:

LeRoy Benham
Bruce Breitling
Elvern Hall
Quentin Probst
Richard Rementería

Staff Present:

Mike Warren, Executive Director
Clay Moorhead, Executive Secretary
Arvilla Page, City Recorder

Also Present:

Art Shew, Arco Logic Research

The meeting was called to order by Chair LeRoy Benham.

Chair Benham stated that since there was no agenda for this meeting, the focus should be on Mr. Shew's report.

Mr. Warren read a letter from Stan Bunn stating that he wished to apply for a redevelopment loan to refurbish the property at 408 E. First Street. Mr. Bunn stated in the letter that he had just heard of the deadline for the initial applications and asked that he be given an extension beyond that date in order to submit a formal application.

Mr. Moorhead stated the Commission could advise Mr. Bunn to wait for the next competition or they could give him the time now. Mr. Moorhead stated that two completed applications have been received: Drabkin & Corrigan and Brown & Tarlow.

Mr. Breitling advised the Commission that the financial statements of Drabkin & Corrigan were submitted personally to him rather than the Redevelopment Commission. The financial statement was accompanied by a request that the information be held confidential and only Mr. Breitling review the statements and that he report his findings to the Commission. The Commission discussed the matter of confidentiality and reviewed the advise from the City Attorney given at the previous meeting of the Commission. The conclusion of the discussion was that the Finance Committee of the NCRC has the right to review the financial statement of any applicants and the Drabkin & Corrigan statement should be returned to them. Only the Finance Committee will see any financial statements and summarized to the full NCRC. If there is a need for review by the full NCRC, it will be done in closed session.

Motion: Breitling-Probst that all applications must be submitted in the course laid out in the last meeting. Carried unanimously by those present.

Mr. Hall asked for the total dollar needs for the proposed projects. Mr. Moorhead reported one project is approximately \$130,000 and the other is approximately \$50,000. The program could provide up to 50% of the funding at 3% interest. The other 50% would have to be obtained from a standard commercial bank.

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Motion: Hall-Rementeria to allow Stan Bunn until December 1, 1983 to submit his application.

Amendment to Motion: Breitling-Probst that no additional applications be accepted.
Carried unanimously.

Amended motion carried unanimously.

Mr. Benham asked how long the Commission should wait to approve the projects. It was the conclusion of the Commission that there is a need to move ahead with the projects and December 2nd should be the approval date.

Motion: Breitling-Rementeria that the staff provide a recommendation regarding the possibility of funding all three projects under the program. Carried unanimously.

Mr. Art Shew of Arco Logic Research elaborated on various parts of the report "An Outsiders View of Newberg" prepared at the request of the NCRC. Items discussed in more detail by the Commission and Mr. Shew were: traffic, specific eyesores, signs, inoperative vehicles, building of a spec building to attract industry, signs directing tourists to attractions and creating a tourist and industrial site brochure. Mr. Shew distributed several samples of industrial brochures from other cities.

Motion: Breitling-Hall to thank Art Shew for his candid observations. Carried unanimously.

Motion: Rementeria-Hall to adjourn at 8:40 PM. Carried unanimously.