MINUTES
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

November 9, 1983 Council Chambers 7:30 PM

Members Present:	LeRoy Benham Bruce Breitling Elvern Hall Alan Halstead Art Moffat Quentin Probst Richard Rementeria
Others Present:	Mike Warren, Excecutive Director Clay Moorhead, Executive Secretary Arvilla Page, City Recorder Rick Faus, NCRC Attorney Kim Worrell, Yamhill Co. Assessor

The meeting was called to order by Chair LeRoy Benham.

Motion: Rementeria-Probst to approve the minutes of the previous meeting as submitted. Motion carried by unanimous vote.

Mr. Warren introduced Kim Worrell, Yamhill County Tax Assessor. Mr. Worrell indicated that he has followed the process which created the Newberg Centennial Redevelopment Commission and the Centennial Plan. He indicated to the Commission that he agreed that it is necessary to upgrade the uptown area of the Newberg commercial districts. He commented on the recent articles that appeared in the Oregonian relating to the Newberg Centennial Redevelopment Plan's impact on taxes within Yamhill County. He indicated that, in providing this information to the newspapers, he was attempting to inform the general taxpayers of the effects that the Redevelopment Plan will have as well as to identify how tax increment monies are received. The intent of the newspaper articles were to inform the general public and not to criticize the programs or the benefits provided through the Redevelopment Plan.

Mr. Benham indicated that there was a strong effort to inform the general public about the Redevelopment Plan as it was being created. Mr. Warren stated that there were at least 32 hearings relating to the topic of the Redevelopment Plan through its creation. He also commented that there were many additional meetings that were provided outside the public hearing forum to help inform individuals about tax increment and the Redevelopment Plan.

Mr. Worrell complemented the NCRC on the quality of the assessed value projections within the Redevelopment Plan. He indicated that the Newberg area was reappraised by the Assessor's office this last year and that the reappraisal figures were very close to those figures projected within the Redevelopment Plan. He indicated that the area will not be physically reappraised for another six years. Changes in values during this next six year period will be based upon sales of property and adjustments will be made area wide rather than individually. The Redevelopment Commission thanked Mr. Worrell for coming and providing a discussion on tax increment.

Mr. Warren informed the Commission that they have been asked to make a presentation at the Chamber luncheon on November 14. He stated he would come back to town to do the presentation, but would like some assistance and ideas on topics to present. Mr. Breitling stated he would assist Mr. Warren. It was suggested that the plan for beautifying the fill area could be the topic. It was also suggested that the plan for the fill area be presented to some members of the Chamber prior to the luncheon so that it would not come as a complete surprise.

Motion: Hall-Halstead that a letter of appreciation be sent to Mr. Yamada for the work on the fill design. Carried unanimously.

The Commission and staff reviewed a list of projects gleaned from Art Shew's report to determine the agency, organization or group best suited for each project or area of attention.

Motion: Halstead-Rementeria to authorize up to $2,500, with a portion to reimburse the City for secretarial work, for a hotel/motel feasability study to be done by Art Shew. Motion carried with 2 nays, Moffat and Rementeria.

Mr. Rementeria stated that he did not believe the economic conditions had changed much since the last study. Mr. Moffat agreed with Mr. Rementeria and had concerns that the Commission may be taking on too many projects.

Mr. Rementeria asked that Mr. Warren prepare an outline of the discussions to this point on Mr. Shew's recommendations for presentation for continued discussion at the next meeting.

Mr. Moorhead presented an updated estimate of revenues and expenditures for the 1983-84 fiscal year. Money would need to be borrowed to fund the initial projects. Mr. Warren recommended that $100,000 be borrowed.

Motion: Rementeria-Halstead to authorize the borrowing of up to $100,000, to be drawn as necessary and a resolution to that effect be prepared for adoption at the next meeting. Carried unanimously.

Meeting adjourned at 9:15 PM.