

MINUTES
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

7:30 PM, December 14, 1983

City Council Chambers

The meeting was called to order by Chair LeRoy Benham.

Present:	LeRoy Benham	Alan Halstead
	Bruce Breitling	Art Moffat
	Elvern Hall	Quentin Probst
		Rick Rementeria

Staff Present:

Mike Warren, Executive Director
Clay Moorhead, Executive Secretary
Richard Faus, Agency Attorney
Greg DiLoreto, City Engineer
Arvilla Page, City Recorder
Brenda Stroud, City Finance Director

Motion: Rementeria-Hall to approve the minutes of the November 9, 1983 meeting as presented. Carried unanimously.

Motion: Breitling-Rementeria to adjourn by 9:00 PM. Carried unanimously.

Mr. Benham asked that the Commission consider changing the regular meeting time to either the second Tuesday or Thursday of each month as he has several conflicts with Wednesday meetings. After discussion among the members the following motion was made.

Motion: Probst-Halstead to change the regular meeting date of the Newberg Centennial Redevelopment Commission to the second Thursday of each month. Carried unanimously.

Mr. Warren introduced and gave background to the Commissioners of two new members of the City staff. Brenda Stroud is the new Finance Director. Greg DiLoreto is the new City Engineer.

Mr. Warren also reported that the State Highway Department has notified the City that the Villa Road extension will be completed next year. The intersection has been designated as a hazard and the project has received a higher priority for this reason.

Dennis Hagen introduced Martin Heydel who presented a slide presentation of Levenworth, Washington. Levenworth has been redeveloped with an Austrian Mountain Town theme which is very appropriate because Levenworth is located in the mountains. The merchants have followed the theme by painting features on their buildings, adding second stories in some cases and renaming their businesses to reflect the theme.

A report from Mr. Ragland was reviewed by the Commission. Mr. Moorhead stated that Mr. Ragland had met with 8 business people and 3 more have indicated they would like to talk with him.

Mr. Ragland's 9 recommendations were discussed by the Commission. Considerable discussion was held on the need for guidelines and the need for a definition of "turn of the century" design.

Mr. Benham stated he would like to see a 4 or 5 page treatise of architecture that existed on First Street at the turn of the century. There was a lot of diversity with lots of brick and lots of wood.

Mr. Rementeria stated he felt that the Commission could do it themselves as they have a good idea of what is wanted. There is not a need for professional guidelines at this time. Mr. Moffat agreed with Mr. Rementeria's thoughts.

Mr. Breitling suggested that the Commission could contact the University of Oregon Architectural School for a treatise. He stated that the Commission should also develop a do and don't list.

Mr. Moffat stated that an ordinance is needed to enforce the wishes of the Commission.

Mr. Faus stated that before an ordinance could be drafted, there would need to be a general statement of the theme. The Commission needs to narrow down the definition.

The Commission went on to discuss other recommendations of Mr. Ragland. The consensus of the Commission was that there should be a display window in one of the vacant businesses with pictures of restored downtowns and pictures of downtown Newberg taken at the turn of the century. Also, the Newsletter of the Commission could provide the history of some selected buildings in the redevelopment area.

Mr. Moorhead provided an update to the Commission on the Brown and Tarlow project and financing of the project by the applicants was discussed by the Commission.

Motion: Moffat-Halstead to refer the Brown and Tarlow project to the Finance Committee for further study. Carried unanimously.

The interpretation of sections 130, 140 and 150 of the Rehabilitation Loan Program were discussed. Of particular concern was the mortgage position of the NCRC on any projects. Mr. Breitling stated that the Commission will need to deal with the issue case by case but there needs to be some sort of limits set. The Commission went on to discuss questions that have arisen during the processing of the initial projects. Mr. Breitling stated that he will make recommendations to clarify the loan program.

The Commission then discussed in particular the 2 loan applications that had been received. Mr. Halstead disclosed that he had given bids on one of the proposed projects.

Motion: Halstead-Breitling to provide an initial approval of the two rehabilitation loan applications for the purpose of continuing the development and processing of the applications; and to agree in principle that those two applicants will be approved by the Commission. Carried unanimously.

The intent of the motion is to indicate that the Agency can accommodate the financing requests and that the project design complies with the loan guidelines. Any changes made to either the amount of money being requested or the project design and materials proposed would need to be reapproved through the Finance and Project Committees and the Commission.

Motion: Rementeria-Breitling to postpone until the next regular meeting discussion on the project list from the Art Shew economic report. Carried unanimously.

Mrs. Stroud gave a financial report to the Commission and also stated that she would need to have signature cards completed for the bank account. She suggested that staff be allowed to be the two signers on any checks under a certain amount and that a member of the Commission be required to sign over that amount.

Motion: Moffat-Breitling that staff be allowed to sign checks up to \$100.00 and that a Commission member would be required to be one of the signers on any amount over \$100.00. Carried uannimously.

New Business: Election of Officers for 1984.

Motion: Probst-Rementeria to cast a unanimous ballot to retain the present officers.
Vote on the motion: Carried with one nay - Halstead.

Motion: Moffat-Probst to adjourn at 9:00 PM. Carried unanimously.