

MINUTES OF
A REGULAR MEETING OF THE
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

Thursday, February 9, 1984 7:30 PM City Council Chambers

The meeting was called to order by Chair LeRoy Benham.

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

Staff Present: Michael Warren, Executive Director
 Clay Moorhead, Executive Secretary
 Richard Faus, City Attorney
 Arvilla Page, City Recorder
 Brenda Stroud, City Finance Director
 Greg DiLoreto, City Engineer

Others Present: Wayne Beckwith

Motion: Moffat-Rementeria to approve the minutes of the January 12, 1984 meeting as presented. Carried unanimously.

Motion: Rementeria-Hall to approve the minutes of the January 31, 1984 meeting as presented. Carried unanimously.

Review of applications for rehabilitation loan funds:

A. Stan Bunn: Mr. Moorhead stated that Mr. Bunn has asked for several exceptions as outlined in his letter of January 20. The project amount has been increased from \$15,000 to \$26,000. There is an existing mortgage on the property and the NCRC would need to take a subordinate position. Mr. Breitling reported that the Finance Committee received a request from Mr. Bunn to allow for a lot book search in place of title insurance. The recommendation of the Committee is to require title insurance. There is no insurance to the Commission with the lot book search.

Motion: Moffat-Hall to accept only title insurance. Carried unanimously.

Mr. Breitling stated that Mr. Bunn also requested that an "after value appraisal" be waived and that an assessors office appraisal be accepted. Mr. Breitling indicated that the cost of an after value appraisal is not significant compared to the benefits received from a Rehabilitation Loan. He further stated that the goal of the NCRC is to place increased values on the tax rolls and that an after value appraisal will verify these values.

Motion: Breitling-Probst to deny the request to waive the after value appraisal. Carried unanimously.

Motion: Breitling-Hall to give final approval of a loan of 50% up to a maximum NCRC loan of \$13,000 to Stan Bunn. Carried unanimously. The Commission indicated that the staff and the Finance Committee will coordinate the closing of the loan.

B. Allyn Brown/Don Tarlow: Mr. Breitling reported that Brown and Tarlow have obtained a loan commitment and are now getting construction bids. The NCRC has been requested to loan up to \$65,000 on a rehabilitation project for a building identified as 501 E. First Street.

Motion: Breitling-Hall to give tentative approval on the project of Brown and Tarlow. Motion Amendment: Breitling-Hall to allow the applicants up to 60 days to complete and submit the material necessary to receive final approval. Amendment carried unanimously. Main motion as amended carried unanimously.

Mr. Breitling stated that joint title insurance policies should not be accepted by the NCRC as only one of the parties would actually be covered. Mr. Faus recommended that Section 280, #16 be rewritten to insure a separate title report to the Commission.

Staff was directed to prepare a rewrite of Section 280 for the Commission's next meeting. It was also recommended that when a land sales contract is part of a project, the Commission should follow Section 150 of the Rehabilitation Loan Program.

Library street improvement project: Doreen Turpen, Librarian; Leonard Attrell, Library Board member; and Dick Danielson, architect were now present.

Mr. Warren stated that the Library Board has requested a \$75,000 grant from NCRC for the North Howard Street improvement part of the library expansion. He stated he would recommend the Commission consider the request at the next goal setting meeting and not make a decision at this time.

Mr. DiLoreto presented a site plan showing parking spaces, lighting, plantings, etc. He stated he felt the project met a number of the goals of the Commission's plan. Mr. DiLoreto and Mr. Danielson answered a number of questions from the Commission members.

New Business:

Mr. Warren reported that he and Mr. Moorhead went to a workshop on Wednesday on community development. Funds are available on a competition basis for rehabilitation and public facilities. There are also available funds up to \$500,000 for economic development. These funds are available on a first come-first served basis. The most important objective of the economic development program is to develop jobs in Oregon. Funds are given to cities to loan to industries with a certain pay back period. The cities can reloan the funds as the pay back is

made. A meeting was held with three industries that have shown interest and two of them are ready to make a commitment. With the assistance of Art Shew, the City did make a preapplication for the economic development funds. Newberg's application was reported to be the third application submitted from throughout the state.

Mr. Warren reported the City Council, at their February 6 meeting, designated the Mayor and himself to attend two conferences in Washington, D.C. at the end of the month. One is the Downtown Redevelopment Conference. The question is whether the Commission would be interested in sending anyone or assisting with expenses of the Mayor and himself.

Motion: Halstead-Rementeria to express the support of the NCRC for attendance at the conference and to consider financial support at the Wednesday workshop meeting. Carried unanimously.

Motion: Breitling-Rementeria to adjourn at 8:48 PM. Carried unanimously.