

MINUTES
REGULAR MEETING OF THE
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

March 8, 1984
City Council Chambers

7:30 PM

Members Present:

LeRoy Benham, Chair
Bruce Breitling
Richard Rementeria
Quentin Probst
Alan Halstead
Art Moffat

Others Present:

Mike Warren, Executive Director
Clay Moorhead, Executive Secretary
Brenda Stroud, Finance Director
Arvilla Page, City Recorder
Alan Hershey, Facilitator

LeRoy Benham convened the regular meeting of the Newberg Centennial Redevelopment Commission.

Motion: Breitling-Probst to approve the minutes of February 9 and 15, 1984. Motion carried by a unanimous vote of those members present.

Mr. Benham requested staff to identify the top choices for projects and programs as has been previously listed by the Agency through their workshop sessions. Clay Moorhead listed off the items as follows:

1. Traffic flow study and uptown layout plan.
2. Market analysis.
3. Staff.
4. Traffic rerouting.
5. Bond reserve.
6. Library street improvements.
7. Rehabilitation loan competitions.
8. Industrial spec building.
9. Municipal parking lot.

Motion: Halstead-Hall to eliminate the Library street improvement project from the list of projects and programs as there appear to be other possible sources of funding which could be used for this project. Before voting on this matter, the Commission indicated that they are interested in the design of the library and street area as to how it relates to the Redevelopment Plan. The Commission also emphasized the possibility of bringing the Library Street Project back should all other sources of funding fail.

Mr. Warren indicated that he would request that the architects for the Library Project present an overall plan and conceptual drawings of the Library and street area to the Redevelopment Commission at their next regular meeting for their review.

Motion: Hall-Halstead to identify and prioritize the top three projects and needs as follows:

- No. 1 Priority: A full-time staff member.
- No. 2 Priority: Traffic flow study and an uptown layout plan.
- No. 3 Priority: Market analysis.

Motion carried by a unanimous vote.

Clay Moorhead presented several financial scenarios for programming projects and activities by the Redevelopment Agency over the next five year period. The financial scenarios assume that the Redevelopment Agency would borrow from \$100,000 - \$300,000 over a short term to help implement the priorities identified by the Commission. Each of the scenarios varied in terms of the priority of projects and their timing. Members of the Commission indicated that it is more practical to begin the traffic flow study and uptown development plan as well as the market study as soon as possible in order to help promote development and redevelopment within the area. A full-time staff member would be needed to help develop and oversee these two programs as well as other activities of the Agency.

After discussion on these topics, a motion was made.

Motion: Probst-Halstead to approve a financial program whereby the Agency would borrow \$100,000, hire a full-time staff member and initiate the traffic flow study, uptown area plan and market study as the top 1984 priorities. Motion carried by a unanimous vote of the Commission members.

Motion: Breitling-Rementeria requesting staff to prepare a resolution authorizing the Agency to borrow \$100,000. Motion carried by a unanimous vote.

Clay Moorhead presented a resolution to the Commission which would amend the Rehabilitation Loan Program regulations to require that title insurance be given to the Agency to secure all loan costs. The previous language allowed title insurance to be issued jointly to the participating lender and the Commission.

Motion: Halstead-Probst to adopt the resolution as proposed. Motion carried by a unanimous vote.

The Commission then discussed issues relating to personal liability in being a public officer. Mr. Moorhead explained that the Redevelopment Agency Directors would be treated like other commission and committee members under the City's liability policy.

Motion: Rementeria-Breitling to instruct the staff to place the Agency members on the City of Newberg liability policy. This motion carried by a unanimous vote.

Rick Rementeria indicated that it may be appropriate to sponsor additional Rehabilitation Loan competitions in 1986 or 1987. The Commission members discussed the need to review and update their projects and priority lists approximately every 6 months.

There being no further business the meeting was then adjourned.