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NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION
FINANCE COMMITTEE

MINUTES

Monday, April 9, 1984

7:00 AM

Almond Tree Restaurant

Members Present:

Bruce Breitling
Quentin Probst
Alan Halstead

Others Present:

Clay Moorhead, Executive Secretary
Allyn Brown
Don Tarlow

Bruce Breitling opened the meeting.

Alan Halstead indicated to the Committee that they had completed their final construction drawings for the rehabilitation project for the building identified as 501 E. First Street. He indicated that the plans were now out for bid and that the first bids for the project should be completed and available by the NCRC regular meeting scheduled for April 12, 1984. Mr. Brown presented an overview, summarizing the proposed changes which are planned in the rehabilitation project. He indicated that no changes would take place on the inside of the second floor. Currently this area is being used as four apartments. Substantial changes would be made to the lower floor and the exterior of the building. Mr. Brown commented that he had a concern over the initial 60 day time limitation set for turning in the final loan application material. He indicated that, although the initial bids should be returned within this time period, it would be necessary to refine the project and coordinate the bids after they have been initially reviewed. Don Tarlow indicated that it could take up to an additional three weeks to complete the process of refinement.

Mr. Brown indicated that, as of this point, he and Don Tarlow are very committed to the construction of the rehabilitation project and that they are fully committed to begin construction in a short time period. Bruce Breitling indicated that the 60 day time period was intended to establish target dates for completion of the rehabilitation loan and that it does appear that the work now completed by the applicants does comply with the intent of that time period. Alan Halstead provided a general disclosure to those present indicating that he may be bidding on certain portions of the project. Quentin Probst indicated that if the bids could be submitted together with the construction drawings before the regular meeting of the NCRC on April 12, it may be possible to receive a final go-ahead by the whole Commission at that time, subject to minor revisions which could be authorized through the two committees.

Mr. Tarlow indicated that he would submit the construction bids and the construction drawings by Thursday, April 12.

Mr. Moorhead indicated that the loan process for the Bunn rehabilitation application had closed through escrow on April 6, 1984. He indicated that Mr. Bunn has deviated from the approved plans and the construction project. Mr. Moorhead indicated he did advise Mr. Bunn that any changes that are proposed must first be authorized through the Commission before the construction took place. He indicated that Mr. Bunn did change the three windows which were initially approved for the rear of the building and constructed two instead; and that the partition wall which separated the lobby area from the clerical stations has been constructed differently than the approved drawings. He indicated that as of Friday, April 6, additional changes may be proposed for the project.

Bruce Breitling indicated that these changes should be identified to the entire Commission at their next regular meeting and that a discussion should take place to establish a procedure for change orders. He indicated that any request for a change order should include what the cost difference is in making the request together with an identification of what aesthetic changes would take place.

Mr. Moorhead indicated that he would notify Mr. Bunn that this issue would be scheduled for the regular meeting of the Commission.

There being no further business, the meeting was adjourned.