MINUTES OF A REGULAR MEETING OF THE
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

Wednesday, July 18, 1984 7:30 PM City Council Chambers

The meeting was called to order by Chair LeRoy Benham.

Present: LeRoy Benham
Bruce Breitling
Elvern Hall
Richard Rementeria
Quentin Probst

Absent: Alan Halstead
Art Moffat

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

Motion: Rementeria-Hall to approve the minutes of the June 14, 1984 meeting as presented. Carried unanimously by those present.

Reports From Executive Director:

A. Applications for Urban Renewal Manager Position:

Mr. Warren reported the subcommittee that was comprised for the purpose of reviewing the job description and applications for the Renewal Manager position has decided to recruit and leave the responsibilities of the position open at this time. A letter has been received from Moore, Breithaupt and Associates, bond and finance consultants, addressing the likely effects that the property tax limitation referendum would have on tax increment revenues. The referendum will be listed as Ballot Measure #2 at the General Election in November, 1984. It was the general consensus of the NCRC to not make any substantial financial commitments until after the election.

B. Revenue Projections:

Ms. Stroud stated that approval of Ballot Measure #2 could reduce the Commission's projected tax revenues by approximately 80%, with 1985-1986 being the first year affected. If none of the projected plans are implemented, there would be about a $40-50,000 carryover at the end of 1984-1985. Mr. Hall asked if there would be enough money to do one of the projects this year. Mr. Warren responded there could be enough money for one of the budgeted projects, but not to also hire a manager.

Mr. Warren recommended that NCRC invite some of the candidates and other experts on marketing to appear at the next meeting of the Commission to discuss alternatives should Measure #2 pass.

Motion: Hall-Probst to invite some of the candidates for the urban renewal manager position and other marketing experts to speak at the next meeting of the Commission in August. Carried unanimously.

The Commission and Staff discussed the short and long term effects of Measure #2 on the plans of the Commission.

Motion: Breitling-Hall that the Commission continue working on the items as adopted through the 1984-1985 budget by the Commission, but providing delay of formally employing individuals or firms and implementing the full plan until the results of the election in November, 1984 are known. Carried unanimously.

C. Motel Study:

Mr. Warren reported the motel study done by Art Shew indicates conditions are favorable for a motel. He added that he had already contacted a major motel chain regarding the study. He asked whether the Commission wanted the study to be made public. It was the general consensus of the Commission that the study should be used by NCRC to solicit a specific type of motel facility, and should not be distributed to the general public at this time.

Request from Mikki Miller to stripe private parking lot.

After a brief discussion on the cost of the request and whether striping a private parking lot was an appropriate project for the Commission, the following motion was made.

Motion: Hall-Rementeria that the Commission does not feel this is an appropriate expenditure. Carried unanimously.

Old Business:

Change Order Policy.

Motion: Hall-Rementeria to adopt Resolution No. 84-4, amending the "Rehabilitation Loan Program of the Newberg Centennial Redevelopment Commission" by adding a new Subsection 27 to Section 280 and amending Section 290 "Definitions" to establish a change order policy. Carried unanimously.

Motion: Breitling Probst to adjourn at 8:25 PM. Carried unanimously.