

MINUTES OF
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

August 9, 1984

7:30 PM

City Council Chambers

The meeting was called to order by Chair LeRoy Benham.

Members Present:

LeRoy Benham
Bruce Breitling
Elvern Hall
Art Moffat
Quentin Probst
Richard Rementeria

Members Absent:

Alan Halstead

Staff Present:

Mike Warren, Executive Director
Clay Moorhead, Executive Secretary
Arvilla Page, City Recorder

Others Present:

Charles Kupper
Art Shew
Linda Warren

Motion: Breitling-Probst to approve the minutes of the July 18, 1984 meeting as presented. Carried unanimously by those present.

Executive Director Reports:

A. Technical Assistance

Mr. Warren summarized the goals that the Commission adopted through their 1984-85 budget. The three primary goals of the Commission this year were to include the hiring of a full-time director, to prepare a market study for the urban renewal area, and to develop a traffic study/uptown development plan. He commented that if ballot measure 2 passes (the 1½% property tax limitation), tax increment revenues will be reduced by approximately \$85,000. Mr. Warren indicated that the Commission determined it was necessary to delay implementing the goals and projects budgeted this year until after the election in November; however, there was interest on the part of the Commission in hiring part-time staff to work on redevelopment issues. Mr. Kupper and Mr. Shew were invited to present their qualifications and ideas on local redevelopment issues.

Charles Kupper stated that he worked for Wilsey & Ham which is a planning and engineering firm having offices in several states. Mr. Kupper indicated that his previous experience included being Director of the Eugene Redevelopment Program and being Director of the Philadelphia Redevelopment Program. Mr. Kupper indicated that he has reviewed the Newberg Centennial Redevelopment Plan and he stated that it was difficult for him to determine a focus or strategy for immediate redevelopment projects. He indicated that it appears NCRC has two

potential alternatives which are dependant upon funding. If the tax limitation does not pass, then he suggested that the Commission needs to further define the goals within the plan and that the Commission should develop an overall development plan which would include additional financial planning as well as detailed downtown development planning. The second alternative would be to assist in filling empty store fronts and to participate with the downtown business association to help strengthen and market the area.

Mr. Warren then introduced Art Shew to the Redevelopment Commission. Mr. Shew, of AcroLogic Research, provided an overview of his qualifications. Mr. Shew indicated that he did not see the need to develop a sophisticated market study, indicating that the people locally can best make the judgment of what is needed in town. He commented that the City or the Redevelopment Commission should follow up on the need for a motel. He also commented that the Redevelopment Loan Program could be developed to allow smaller loans, which would enable more people to participate.

The Commissioners then discussed the comments made by Mr. Kupper and Mr. Shew and how each could fill the short-term needs of the Commission.

Motion: Rementeria-Moffat to hire Art Shew for 2-3 days per week during those weeks that he is available up through November. Motion carried unanimously by those members present.

Mr. Warren stated that it would be appropriate to have a work session to identify the specific goals or projects that Mr. Shew should work on. Mr. Benham suggested that Mr. Shew be contacted and asked to list specific projects or programs that he felt would be appropriate.

B. Update on Rehabilitation Loan Program Projects

Mr. Moorhead reported that the Stan Bunn project has now requested the third drawdown. He indicated that the project is now essentially complete. The Brown & Tarlow project is approximately 40-50% complete. Mr. Moorhead identified to the Commission that an unscheduled draw is expected on the Brown & Tarlow project in that a COD order would be arriving this next Tuesday, containing all the door jambs and hardware. He recommended that the Commission provide an exception to authorize the payment of the COD order.

Motion: Hall-Probst to approve a loan disbursement to cover the COD order expected on the Brown & Tarlow project. Carried unanimously.

C. 1983-84 Annual Fiscal Year Report

Mr. Moorhead presented the year end financial report and a report from the Yamhill County Tax Assessor on the affect that the Redevelopment District had on other taxing districts. He indicated that this report would be published in the newspaper, pursuant to State statute requirements.

Motion: Breitling-Probst to adjourn. Carried unanimously.