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NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION
REGULAR MEETING
MINUTES

7:30 PM City Council Chambers September 13, 1984

The meeting was called to order by Chair LeRoy Benham.

Members Present:

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

Members Absent:

Alan Halstead

Staff Present:

Mike Warren, Executive Director
Clay Moorhead, Executive Secretary
Rick Faus, NCRC Attorney
Art Shew
Greg DiLoreto, City Engineer
Brenda Stroud, City Finance Officer

Others Present:

Peggy Campbell
Mike Boyes

Motion: Hall-Rementeria to approve the minutes of August 9, 1984 as presented. Motion carried by unanimous vote of those present.

Update on Ballot Measure 2:

A presentation was given to the Commission from Rick Faus. Mr. Faus summarized what the probable effects of ballot measure 2 would be upon the revenues of the NCRC. He indicated that he has received an extensive Attorney General's opinion on the measure. He indicated that the previous report on this issue which was submitted and conducted by Moore and Brighthop remained accurate. It is expected that the revenues of the NCRC will decrease approximately $100,000 in annual revenues received through tax increment to approximately $15-20,000 in that the measure will roll back the values of land to 1981.

Change Order Request/Stan Bunn:

Clay Moorhead presented a letter from Stan Bunn requesting that he be allowed a change order to eliminate the need to install a metal flashing along the top of the roof line and some bullet lights which were proposed to eliminate the sign, be eliminated. Mr. Bunn indicated through his letter that the flashing could cover up some of the brick detail on the front of the building; and, therefore, it is his preference that this flashing not be installed. Mr. Moorhead indicated that he had verbally requested that the bullet lights not be required to eliminate the sign. Members of the Commission responded by stating that Mr. Bunn should put this request in writing.

Motion: Moffat-Hall to approve the two change orders which would eliminate the requirement of installing a metal flashing on the front of the building and the bullet lights. Motion carried by a unanimous vote of those present.

Short Term Priority Goals and Projects:

Mike Warren submitted a memo to the NCRC which included a statement from Art Shew of AcroLogic Research, which identified 14 potential short term goals and priorities. Mr. Warren indicated that this list would be used by Art Shew to prioritize the work that he will conduct for the NCRC. Art Shew provided an update to the Commission on his negotiations with three motel firms to locate a new motel within the city. He also indicated that he is attempting to fill some of the vacant First Street window space with displays. Mr. Shew said he is now printing a two page economic profile of the City of Newberg which is designed to answer about 90% of the questions normally asked through industrial site surveys. Copies of this profile would be distributed to commercial and industrial businesses who might be interested in locating in Newberg. This profile would also be distributed to those who are actively engaged in development within the community. Mr. Shew also gave a short presentation on establishing a "farmers market" within the city during the summer of 1985.

A short discussion then followed in which the Commission and staff discussed the ranking of the activities listed within staff memorandums and whether special emphasis or priorities should be made on certain items. It was generally concluded by the Commission that the list appeared to be adequate and should be used as a work program for Mr. Shew over the coming months.

Old Business:

Mr. Warren gave an update on the grant process for the sewer treatment plant, indicating that the City will probably receive $4.5 million this fiscal year with a strong likelihood that the balance of the grant request would be provided this next coming year. Mr. Warren also indicated that the construction of the library is coming along on schedule.

Clay Moorhead gave an update of the two rehabilitation projects for Brown & Tarlow and Stan Bunn. He indicated that Stan Bunn's project is essentially complete with the exception of some roof repairs and a front sign, and that the Brown & Tarlow project was approximately 50% done.

New Business:

Brenda Stroud indicated that the staff has reviewed the NCRC budget revenue and expenditures and has determined that the agency should borrow approximately $35,000 rather than the $100,000 that was previously authorized by the Commission. These funds would be used to complete projects and tasks currently budgeted by the Commission and will be paid from revenues received in late November.

Mike Warren indicated that Peggy Campbell and Mike Boyes were attending to discuss with the Agency the possibility of sponsoring several people to attend the Oregon Downtown Development Association Conference entitled "Designing Downtown". The Commission had a short discussion on this matter.

Motion: Hall-Probst to send up to four people to the conference.

Motion: Breitling-Probst to adjourn. Motion carried by a unanimous vote of those members present.