

MINUTES OF
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

October 11, 1984

7:30 PM

City Council Chambers

Members Present:

LeRoy Benham
Bruce Breitling
Elvern Hall
Art Moffat
Richard Rementería

Members Absent:

Alan Halstead
Quentin Probst

Staff Present:

Mike Warren, Executive Director
Clay Moorhead, Executive Secretary
Rick Faus, NCRC Attorney
Greg DiLoreto, City Engineer

Others Present:

Approximately 9 Citizens

The meeting was called to order by Chair LeRoy Benham.

Elvern Hall indicated that a correction needs to be made to the regular minutes of the NCRC from September. He indicated that there was no reference within the Minutes of a motion made by Bruce Breitling and seconded by Elvern Hall to authorize the borrowing of funds from the City of Newberg over a short period of time until tax increment monies are received in December. With this correction, the minutes were approved by unanimous vote of the members present.

Peggy Campbell then provided a presentation to the Commission regarding a seminar she and several other persons attended regarding "Designing Downtown" which was sponsored by the Oregon Downtown Development Association. She indicated that the seminar was very worthwhile, commenting that there appears to be a definite way to bring the downtown area back to life. She stated that there is a primary need to develop a plan that people can get behind, and that the community needs to deal with the traffic problems on First Street. She commented that there are many historic buildings within the downtown area and that through developing a historic district there would be several tax incentives available to local property owners. She indicated that the City should promote the creation of a historic preservation group to help assist in identifying historic buildings and financial incentives. Mrs. Campbell indicated that the business merchants need to be motivated to upgrade their buildings and that making money is the prime incentive. She commented that if no one makes money, there is no way to even start the project.

Dave Daniels, Chairman of the Newberg Uptown Business Association, commented that Newberg is not the only city that has downtown problems. He indicated that through one of the seminars he attended at the conference, a slide show was presented of before and after shots showing buildings with varying degrees of facelifting. He indicated that in

many instances the front of the building could be renovated for under \$2,000.

Members of the Commission then discussed the possibilities of setting up the slide show presented through the conference to be shown locally for Newberg area merchants and business property owners. The Commission appointed a committee composed of Peggy Campbell, Dave Daniels, Art Moffat and Bob Quanstrom, whose task was to determine a time and place for a representative from the Oregon Downtown Development Association to present the slide show in Newberg.

Executive Director Reports:

Mike Warren then presented a progress report written by Art Shew on the short range goals of the Commission. Mr. Warren indicated that Mr. Shew was able to coordinate with three local downtown property owners to utilize the empty store windows for placement of window displays for the Redevelopment Commission, Chamber of Commerce and George Fox College. It was suggested that the location selected for the Chamber be changed with the location for the Redevelopment Commission. Staff was to work out further details on this item. Mr. Warren also indicated that an economic profile on the City of Newberg had been completed and printed and was being distributed to people involved with development within the community, as well as the State Economic Development Department.

Update on Rehabilitation Loan Program Projects:

Clay Moorhead presented an update on the two rehabilitation projects which are now nearing completion. He indicated that the Stan Bunn rehabilitation project was essentially complete with the exception of a sign which needs to be installed on the front of the building. The Brown and Tarlow project will still need to complete exterior painting, stuccoing and the placement of awnings on the lower level windows.

Greg DiLoreto, City Engineer, provided the Commission with an update on the progress of the Carnegie Library Expansion.

New Business:

Bruce Breitling indicated that there was a possibility of creating a loan pool program by local financial institutions in cooperation with the Newberg Centennial Redevelopment Commission. He indicated he is currently discussing the details of the program with the City Attorney. It was commented by the Commission that the Commission and staff should pursue this proposal further.

There being no further business, the meeting was then adjourned.