MINUTES OF
SPECIAL MEETING
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

December 13, 1984 7:30 PM City Council Chambers

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
Greg DiLoreto, City Engineer
Rick Faus, City Attorney
Arvilla Page, City Recorder
Brenda Stroud, City Finance Director

Others Present:
Approximately 12 Citizens

The meeting was called to order by Chair LeRoy Benham.

Election for the position of Chair and Vice-Chair. Mr. Warren recommended that this item on the agenda be postponed until the January meeting of the Commission. There are two positions to be appointed or reappointed. The positions are Rick Rementeria and Quentin Probst. Both are Council member positions. Mr. Rementeria will not be a Council member after December 31, 1984. The Council will make the appointments to the Commission. The election for Chair and Vice-Chair of the Commission can then be made from the Commission as constituted for the year 1985.

Motion: Breitling-Rementeria to postpone the election for Chair and Vice-Chair to the January, 1985 meeting of the Commission. Motion carried unanimously by those present.

Approval of Minutes:
Motion: Moffat-Hall to approve the minutes of the meetings on November 13 and November 28. Carried unanimously.

"News Release" Chair Benham introduced for consideration by the Commission the draft of a News Release. It was read into the minutes and is made part of these minutes as Exhibit I. The document addressed the need for a redevelopment agency.

Motion: Rementeria-Probst to adopt the statement.

Mr. Breitling proposed the following rewrite of the last paragraph of the statement. "Those who are at this late date stepping forward and questioning the plans and methods should understand that although there has been four years of discussion, debate and planning put into redevelopment, it is still in its formative stage. Your participation is and always has been desired. It is not difficult to find fault and it takes no creative spark and little commitment of energy. What Newberg needs at this time is people who will commit their time, energy and creativity to developing viable solutions to identified problems."

Motion: Benham-Rementeria to amend the motion to rewrite the last paragraph as proposed. Carried unanimously.

Main motion as amended carried unanimously.

Executive Director Reports:

Mr. Warren gave an update on the "Main Street" program activities discussed at the previous meeting. The requirements are difficult to accomplish within the time limit. He submitted a proposed job description for the position of INterim Downtown Coordinator.

Motion: Moffat-Rementeria to approve the draft of the job description.

The Commission then discussed the proposed salary, duties and required time commitment for the position and accepted comments from the audience.

Cal Hamner, Beaverton, stated that he did not believe the 25 hours per month would not be enough to do the job. Mr. Breitling noted that the position is an attempt to get something going by getting someone to work with the uptown merchants.

Motion: Hall-Moffat to amend the job description to have a closing date of January 4, 1985. Interviews for the position to be the week of January 7, 1985. Carried unanimously.

Main motion as amended carried unanimously.

Allyn Brown, local attorney, stated that he supports the proposed job. It is necessary that we have a vital downtown. We need to have a focal point to get it going.

Joe Young, local realtor, voiced support for the proposed job, but questioned whether there is incentive enough in the job description. $500 per month is not enough.

Mr. Warren suggested the Commission could change the job description by putting in a range of hours or time and the salary could be DOQ.

Motion: Moffat-Rementeria to amend the job description by removing the salary range. Carried unanimously.

The Commission then revoted on the main motion to adopt the job description as twice amended. Carried unanimously.

Update on NCRC priorities: Mr. Warren reported that Art Shew was unable to attend this meeting. He then reviewed the priorities that were set by the COmmission and what has been done on each. Several of the priorities have been completed. Priority #9, the creation of a revolving economic development fund is completed. An application for a grant of $170,000 has been submitted for the latest round of funding. We should know something in January.

Chair Benham asked when Art Shew's employment terminates. Mr. Moorhead reported that he was contracted to work on a part-time, interim basis. He is still working one or two days a week. Mr. Warren noted that Mr. Shew is also working with the Planning Director on grants. The reason he was contracted for part-time, was the concern about Ballot Measure 2 and its effect on the funding for NCRC.

Motion: Rementeria-Hall to extend the contractual agreement with Art Shew through January, 1985. Carried unanimously.

Budget and cash flow projection: Mr. Breitling suggested that it might be appropriate to postpone this item until next month so that new members will be involved.

Motion: Postpone the budget and cash flow report to January 10, 1985 when new members will be present. Carried unanimously.

Old Business:

There was no old business to discuss.

New Business:

Mr. Warren recommended that members of the Commission should visit the library project if they have not done so recently. They should investigate how the Commission's ideas on the project are being implemented. The brickwork and lights really set it off.

Chair Benham asked the City Attorney whether it would be proper to disclose the contents of his memo to the City Manager responding to four questions asked about the formation of NCRC and redevelopment agencies. Mr. Faus responded that disclosure would be up to the recipient of the memo. Mr. Warren agreed to the disclosure.

The Commission then reviewed the questions and answers in the memo which is made part of these minutes as Exhibit II.

Other New Business and Comments from the Audience:

Don Holbrook asked whether the list of priorities is being implemented. Chair Benham responded that Art Shew is working on all of them, some faster than others. The use of three vacant store fronts for displays has been arranged. Mr. Benham also pointed out the new directional signs directing people to points of interest or services.

Bill Gorham asked when the Commission would address the overall problem of uptown Newberg, rather than piecemeal. Chair Benham responded there is a tentative project schedule in the Plan. There are more aggressive plans for coming years. Funds have to be accumulated in order to move forward.

Mr. Breitling noted that the traffic study will be done in cooperation with the City.

Gary Baldwin complemented the Commission for at least addressing the problems. Because of the sewage treatment plant and the library, taxes will stay high so money should be directed at going after industry.

Sam Zanghi, recent purchaser of Dent's Stationary, stated that successful cities in revitalization efforts are members of Oregon Downtown Association. The quality of life, not just taxes, are looked at by business and industry. There is a lack of coordination and cohesion in Newberg.

Motion: Rementeria-Probst to adjourn. Carried unanimously.