

Revised

MINUTES OF
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

January 17, 1985

7:30 PM

City Council Chambers

Members Present:

LeRoy Benham
Bruce Breitling
Alan Halstead
Art Moffat
Quentin Probst
Hal Grobey

Members Absent:

Elvern Hall

Staff Present:

Mike Warren, Executive Director (at 8:30 PM)
Clay Moorhead, Executive Secretary
Rick Faus, City Attorney
Arvilla Page, City Recorder
Brenda Stroud, City Finance Director

Others Present:

Approximately 20 Citizens which included a Boy Scout troop

The meeting was called to order by Chair LeRoy Benham.

Motion: Moffat-Probst to approve the minutes of the last meeting as submitted. Carried unanimously by those present.

Chair LeRoy Benham stated that, because of the economy and other factors, the Commission has not been aggressive in the past. Conditions have now improved and it is time for the Commission to become more aggressive. Lyle Stewart initially was a consultant on the formation of the Newberg Centennial Redevelopment Plan and has returned now to help us re-evaluate factors within the Report.

Clay Moorhead introduced Lyle Stewart and related some of his experience with redevelopment agencies.

Lyle Stewart stated that he could almost have predicted where the Commission would be at this time and that the Commission would now be ready to stop and assess where they were and where to go from here. He described the progress Seaside, Oregon has made with redevelopment. He noted that Newberg did very good advance work in preparing and adopting the Plan, with several committees looking at several issues in depth. He stated that the Commission now needs to do something very visible for the people to see. The sales tax proposal now before the State Legislature will have some effect on the tax increment financing unless changes in the law are made. The Commission needs to now take a good hard look at the projects they want to do.

Commissioner Grobey asked Mr. Stewart his opinion of the Main Street Program. Mr. Stewart stated that it is a very good program and he has worked with it; however, the program has no money for assistance. Chair Benham asked Mr. Stewart what makes up a market study. Mr. Stewart responded that a market study or analysis would identify the makeup of the customers and would focus on downtown.

Bill Humphreys, Newberg State Bank, asked for a comparison of local improvement district versus tax increment. Mr. Stewart responded that an LID defines a district, identifies the benefit to each property and the properties are assessed accordingly. LID's are commonly used in conjunction with tax increment financing. Mr. Stewart then explained tax increment financing.

Mr. Humphreys asked if there was a built-in turnoff point in tax increment and whether other turnoff points are available, other than what is currently built into the Plan. Mr. Stewart indicated that the tax increment revenue will cease when the projects within the Plan are completed. Additionally, state law requires that a tax increment plan not run longer than 25 years. Mr. Stewart responded that the increased value would ultimately benefit the wider area. The redevelopment plan can be reviewed and amended at any time. Amendment requires review and recommendation from both the development agency and the Planning Commission. Only the Council can approve any amendments.

Mr. Warren asked how others have focused use of tax increment money. Mr. Stewart responded that most start with addressing infrastructure problems.

Mr. Warren noted that some will disagree with any action taken by the Commission. He asked those present to state their views on which direction the Commission should go.

Joe Young, businessman and Councilmember, stated the project on the northeast corner of First and Howard is a real improvement and a pleasure to him as he was in business at that location for a number of years. The Commission's goals are just fine. The market analysis will further define the goals.

Gary Baldwin noted that the Chamber of Commerce goals are almost identical. There needs to be a closer relationship between the Chamber and NCRC.

Commissioner Grobey noted that once the facts are in with the market analysis and the traffic study, solutions will be easier to identify.

Bill Humphreys stated he supports the goals. There is a need to continue to try to attract new business and industry and also to assist the businesses here now.

Chair Benham noted this would be the job of staffing.

Bill Vaughn, Thriftway, said he thought the initial funds should be used for the identified goals.

Roger Gano, Councilmember, noted that he has been questioned by people about the program. It will take the Chamber, Council and the Commission showing people that they are all going in the same direction.

Commissioner Grobey noted that we must keep the present base and build on it. He suggested that a meeting could be scheduled to discuss the traffic study with Greg DiLoreto, City Engineer. He has had some experience with traffic studies and could probably assist the Commission on the matter.

Commissioner Breitling encouraged representatives from all concerned organizations to attend and participate at the meetings of the Commission.

Mike Warren, Executive Director, announced there would be a press conference tomorrow with news on economic development money. He also noted that recently, when a business indicated interest in Newberg, it required one and one-half days of staff time to adequately respond to the inquiry.

Old Business:

Interim Downtown Coordinator:

Mr. Warren reported that five of the seven applicants for the position of Interim Downtown Coordinator had been interviewed. Peggy Campbell came out number one and the recommendation of the interview committee is that she be employed.

Motion: Moffat-Halstead to adopt the recommendation of the interview committee to hire Peggy Campbell.

Mr. Warren then read the goals of the position for 90 days.

Motion carried unanimously.

Motion: Moffat-Halstead to proceed first with the market study and then the traffic study. Carried unanimously.

New Business: None

Motion: Grobey-Probst to adjourn. Carried unanimously.