MINUTES OF
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

March 14, 1985 7:30 PM City Council Chambers

Members Present:
Bruce Breitling
Hal Grobey
Elvern Hall
Art Moffat
Quentin Probst

Members Absent:
LeRoy Benham
Alan Halstead

Staff Present:
Clay Moorhead, Executive Secretary
Arvilla Page, City Recorder
Peggy Campbell, Newberg Uptown Interim Coordinator

Others Present:
Gary Baldwin
Bill Vaughn

In the absence of the Chair and Vice-Chair, the meeting was called to order and chaired by Elvern Hall. There were no objections to his assuming the chair.

Motion: Moffat-Probst to approve the minutes of the February 28, 1985 meeting of the Commission. Carried unanimously by those present.

Update - Oregon Main Street Program:
Mr. Moorhead reported the City had applied for the $10,000 grant, but did not receive it.
Ms. Campbell reported the first board meeting was held on March 4. A ninth board member is needed and should be a property owner. Dues of various amounts have been discussed. The members of the board have commented that they would prefer that no more than 15% of the total revenues required to fund the program should be obtained from outside the area merchants and property owners. $40,000 is needed. There is a lot of sentiment on the board to not involve the NCRC in the fund raising effort. The articles of incorporation will be prepared by the next meeting. The name decided upon for the board is the "Newberg Downtown Association". Ms. Campbell stated she has been meeting with various groups explaining the downtown organization. She indicated that Brian Scott of the Oregon Downtown Development Association will be here Friday, March 15, 1985 to provide technical assistance. Six buildings will be reviewed (slides were shown of the six buildings). He will not prepare elevation plans, but may do sketches to provide ideas for renovating the building exteriors. Ms. Campbell stated she had talked with 57 businesses so far. Many are still confused about what the Newberg Downtown Association is. Only three stated they would not

contribute $25 per month, ten said it was too much, others were receptive. Ms. Campbell stated she had spoken with Ted Francis regarding the use of the Francis Theater to show the "Main Street" film. He has offered the theater, marquee, and display boards for one day use.

Traffic Plan:
Mr. Moorhead stated a special committee has been formed for the traffic plan. Members from NCRC are Hal Grobey and Bruce Breitling. Other members are Bob Emmerich and Sam Zanghi. They will meet at the Velvet Carriage on March 22 to discuss the Request For Proposals.

Ms. Campbell suggested that the County should be involved and Commissioner Grobey suggested that the State should be involved. Either of these may have criteria that will be helpful.

Budget Information and Revenue Projections:
Mr. Moorhead presented a memo from the Finance Director outlining the budget for 1985-1986. He noted that a Budget Officer needed to be appointed by the Commission at this time.

Motion: Moffat-Grobey to appoint Mike Warren as Budget Officer. Carried unanimously.

Mr. Moorhead stated there are several vacancies to be filled on the Budget Committee. Mr. Vaughn and Mr. Baldwin stated they would serve. Other names proposed were Dennis Hagan, Mrs. Dorothy Johnson, Rick Rementeria, Al Steiger, Ron Walker, Terry Mahr and Orville Sprague.

Old Business:
Mr. Moffat reported on the Small Loan Program. Several proposals have been made for use of the Imperial Hotel building. One proposal considered is for use as a Senior Center. NCRC should consider supporting projects such as this. The building needs weatherization as it costs $600 per month for heat. Cost of weatherizing would be about $30,000. Mr. Moorhead reported that the Brown and Tarlow project is nearly complete. They have asked NCRC for a waiver of the 61 day period before lien filing. Mr. Grobey stated we would need proof that all contractors had been paid.

Motion: Grobey-Moffat that the Commission waive the 61 day period provided loan holders provide certificate of completion and waiver of liens from subcontractors. Carried unanimously.

New Business: Mr. Moffat noted that a letter needs to be written thanking Quality Plastics for the window display.

Meeting adjourned at 8:15 PM.