

DOWNTOWN REDEVELOPMENT COMMITTEE MINUTES
First Federal Savings and Loan, 121 N. Edwards Street, Newberg, Oregon 97132
Monday, September 14, 1998 at 7 p.m.

Members Present: David Paul, Eric Wright, William Rosacker, Marty Tucker

Members Absent: Kristen Horn, Donna McCain

Others Present: Donna Proctor, David Beam, Roger Hiller, Mat Haug, Joe Petshow, Duane Cole, Barton Brierley, Ann Pesola, Chuck Cox

I. CALL TO ORDER

The meeting was called to order at 7:05 p.m. by Chair William Rosacker.

II. APPROVAL OF MINUTES

Minutes for the May 11, June 8, July 13 and August 10, 1998 meetings were reviewed. No corrections were made and the minutes were unanimously approved as written.

III. OLD BUSINESS

- First Street Signals Project

As requested at the last Downtown Redevelopment Committee (DRC) meeting, David Beam, Eric Wright, and Kristen Horn had met regarding the present status of the proposed upgrades to the new signals on First Street. Ms. Horn and Mr. Wright approved of the design of the proposed upgrades that had been placed in the specs of the ODOT plan and agreed that the entire DRC should review the design. Mr. Beam presented the design to the DRC for their review and they approved it including the use of a black color scheme for the equipment. The DRC also agreed with Mr. Beam's recommendation that an informational memo concerning the project be prepared for City Council's review.

- Highway 99W Project Update

Mr. Beam provided the Committee an update on the Highway 99W Project. The question of whether to place a bridge or a culvert over Hess Creek is still being analyzed by ODOT. As for enhancement opportunities along Hancock Street, the new sidewalks will be too narrow to accommodate any amenities. However, items such as benches and trees could potentially be placed on private property adjacent to the sidewalk with the owner's permission. PGE may be a source of donations for trees. Other planned improvements by ODOT along Hancock Street that could be upgraded at the City's expense (or some other entity) include crosswalks, lights, signals and whatever structure that ends up spanning Hess Creek.

- Main Street Programs - Visits

Tours for two successfully revitalized downtowns have been arranged. A trip to McMinnville is planned for September 22. The group will meet in the new Public Safety Building's lobby to carpool and will leave at 4:30 p.m. The second trip to Gresham is planned for October 6. Again, the group will meet at the Public Safety Building's lobby to carpool and will leave 5 p.m. As requested by the Committee, the trips have been planned on Tuesdays.

- ODDA Trip

Mr. Beam and Mr. Rosacker reported on their visit to the Oregon Downtown Development Association (ODDA) office in Salem where they met with Executive Director, Vicki Hillard. The meeting was productive and revealed many resources that should be useful to the Committee in the future. The key

point that Ms. Hillard made was how critical it is to establish a non-profit organization and the hiring of staff to avoid burnout by volunteers. Mr. Beam also passed around a brochure that he received at the ODDA meeting describing design guidelines for structures in downtown Albany.

- Mentor Program

ODDA has begun a mentoring program. The program provides \$1,500 for services provided by a successful downtown program in assistance to another community that is attempting to revitalize its downtown. Ms. Hillard thought that McMinnville may be a good mentor for Newberg. The Committee decided to discuss the issue with the members of the McMinnville Downtown Association during the Committee's tour on September 22.

IV. NEW BUSINESS

- Standards for downtown signage

The memo sent to the DRC by the Newberg Planning Commission was discussed. The memo stated that the Planning Commission had recently been working on the development of new sign standards for the City and the downtown area. The Planning Commission felt that the DRC had the expertise to develop some aesthetic standards for downtown signage and requested that the DRC develop those standards at its convenience for consideration by the Planning Commission. The DRC stated that while this would be a good task for the Committee, they would probably not take it on any time in the near future.

- Historic Districts

Mr. Beam relayed another message sent by the Planning Commission to the DRC: At the August 27 Planning Commission meeting, a presentation was made by Mary Post, President of the Newberg Historical Society. Ms. Post recommended that the City consider the establishment of a Historical Review Committee made up of historical experts to work on development issues related to historical properties. She stated that such a committee could create a win-win situation for the community at-large as well as for the property owners. She also suggested that the establishment of historical districts may be advantageous. After Ms. Post's presentation, the Planning Commission asked Mr. Beam to inquire of the DRC whether or not they would be willing to explore this issue further. For example, Dan Fowler of Oregon City could be invited to discuss his experiences, answer questions and explore Newberg citizen's opinions on the proposed ideas. The DRC indicated that while such an effort may be a good idea, they felt that they have more than enough tasks to do at this time, and would not be able to work on the requested task in the near future. The DRC also stated that such a task may be handled better by a sub-committee of the proposed non-profit organization for downtown.

- Replacement Committee Members

The process for replacing recently resigning DRC members Julie Codiga and Rob Molzahn was discussed. It was agreed that the Mayor should appoint the replacements. Mayor Proctor stated she would seek out property owners from downtown and a representative from George Fox University.

- Visioning Session

The DRC then began a process to develop a vision statement for the future downtown area. Mr. Beam pointed out that excerpts from past community planning effort had been placed in their agenda packet to assist the committee members in this exercise. He stated that he felt it was especially important to review the Chehalam Future Focus document (December 1996), as it describes the most recent feelings of the citizens of the community on how they would like to see development occur in the future. Mr. Beam also

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distributed a status sheet of downtown and its relationship to the changes that have occurred since the 1986 downtown plan. Finally, Mr. Beam distributed a list of suggested issues for the DRC to consider when drafting their vision statement.

The DRC began the process of examining how they envisioned the future downtown. After about ½ hour of discussion, the DRC decided to continue the discussion at their next meeting on October 12. The Committee requested that the vision process be placed as the first item on the agenda.

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at approximately 9:15 p.m. until the next meeting on October 12, 1998 at First Federal Bank.

Approved by the Downtown Redevelopment Committee on this ^{12th} ^{October} ~~9th~~ day of ~~November~~, 1998.

Ayes: 6

Nays: 0

Abstain: 0

Absent: 1

ATTEST:


Tabrina R. Mueller, Recording Secretary