

**(NDRC) NEWBERG DOWNTOWN REDEVELOPMENT COMMITTEE
MEETING MINUTES
Newberg Public Safety Building - Newberg, Oregon
WEDNESDAY, February 16, 2005 AT 7 P.M.**

minutes are subject to approval at the March 16, 2005 meeting

1. Call to order

John Bridges called the meeting to order.

2. Roll call

John Bridges
John Estrem
David Mehler

Emily Chlumack
Diane Ferranti

Kristen Horn

Absent: Bart Rierson Lon Wall Dave Daniels

3. Welcome to new NDRC members - Diane Ferranti. She is Banking Center Manager for Bank of America. She has been in the position for a year and two weeks, at the Newberg branch since 1998. She grew up in Newberg. The Committee members introduced themselves.

John Estrem is also a new member.

4. Meeting Minutes - Approval of January 19, 2005 minutes

No changes noted.

MOTION: Horn/Estrem to approve the January 19, 2005 minutes.

5. Public Comment

None.

6. Downtown Banner Project update

David Beam said they are firming up bids and hope to be ordering the banners next week. If all goes well, they will hit the goal of having the banners up by April 1st. This is pretty good considering all obstacles they have gone through. Both the spring and fall designs for the banners were approved by the City Council.

Ms. Horn said GFU and the Downtown Association agreed to have the summer banners up from May 15-August 15th. GFU has been very up front about the dates they would like to have the fall banners displayed. Ms. Horn said they will be talking with GFU about the art contest rules and regulations they used for the banners to be used for the summer banner art contest. The contest will be advertised through newspapers, various art groups and the Yamhill Cultural Coalition (which gave the banner grant.)

Mr. Beam said it looks like Sierra Display will be producing both the banners and brackets. Russ Thomas said it would be best to have them do it. The company is based in Sacramento, CA. The Public Works Department (Russ Thomas) is still trying to get the amount in the City's budget to purchase a bucket truck. It is budget decision time. Some of the Committee members may be helping out in this effort.

7. Former Chevrolet dealership site - public input process on redevelopment

Mr. Beam said that the City Manager he was OK with having a block party type event on the site in July and going around to the civic clubs to solicit written opinions on what to do with the site in the future. Discussion was held concerning the City assisting in funding for the artist renditions of different kinds of land used on the site.

Emily Chlumak said that she felt that block parties were a great idea. We will need lots of volunteer assistance.

John Estrem said that it is often times difficult to get people involved with these kinds of events. Discussion was held concerning holding block parties.

Kris Horn agreed that the block party is a good idea.

Dave Mehler asked about how we should solicit input at the block party. People should also enjoy themselves at the event.

David Beam said that members of the committee should be there to help promote discussion with the public and make the event more interesting overall.

John Bridges said that the public needs to be encouraged to have input on the future use of the property. He said the best spot to put the survey would be next to the place where they pay for food. We should also have a mechanism where the public can provide additional ideas for the site.

Dave Mehler said that it may be beneficial to go to solicit information from both civic organizations and the block parties.

Discussion was held finalizing, in general, what the committee wanted to do to solicit input for the Butler property. Ms. Ferranti said that with the block parties, there would be more people to give more input and it would open it up to the greater community. Mr. Bridges said that it appears that the Committee wants to have a block party; do we also want to take the survey to the various city clubs too? The Committee said it probably would not hurt. We could send something a written version of the survey to the various clubs for them to distribute and see what other ideas come forward. There could be a collection of black and white sketches that could be handed out at their meetings and then hand in at the end of their meetings.

Mr. Beam said that he would get in touch with Bob Foster and discuss the possibility of providing some artist renderings (5 or 6 ideas) for this effort. Some of the initial ideas for the renderings included:

- Mixed-use (commercial below, residential above.)
- Mixed-use (commercial below, office above)

Ms. Horn - It is important to consider the development restrictions that currently apply to the property.

Mr. Beam recommended that we not be too concerned monetary issues at this stage of the effort. At this point, we just want to get input from the public as to what type of use they'd like to see on the site.

Mr. Beam provided some history of the Butler property. He said the City received a CDBG grant in the amount of \$300,000 to demolish the former building and clean up the property. The former owner donated the property for \$1. Redevelopment of the property must meet the CDBG goals to serve low -to- moderate income population (such as a senior center or a Head Start), or the grant funding must be paid back. The ground water on the site is currently being monitored to see how successful the clean up has been. The City hopes the ground

water monitoring will be completed by this year. Five years after the monitoring is completed, the use restrictions on the property are lifted. After that, the City can do as it pleases with the property. The property was contaminated with PCB and solvents and oil and gas. Discussion was held concerning that the property has not been designated for any specific use yet. A park is a consideration, but not be the best use for the property.

Mr. Bridges said that it may be difficult to do any redevelopment on the property within the next 5 years, due to the use restrictions.

Mr. Beam stated that he has been talking with CASA about future use of the property. CASA came up with a rendition of what they would want to do with the property, including retail and office space for CASA, maybe Habitat for Humanity, etc. and then low income/subsidized housing on the upper floors. Discussion was held concerning ownership by a non-profit organization such as CASA. Mr. Bridges questioned how the subsidized housing would work.

Mr. Estrem said we should just to sell to someone else and have them develop it.

Mr. Beam stated that the the City has put quite a bit of staff time into cleaning up the property.

Mr. Bridges said that the city is not likely to develop the property. The City could sell to develop, but required certain kind of development be constructed. It is quite common for larger communities to sell to a particular property they own for a specific development purpose.

Mr. Beam pointed out that the City may want to retain the property for future governmental use. He said this should be one of the future use options.

Mr. Bridges said that while the public is providing us their input, they should be informed of the use restrictions applied to the property. People should understand that we may not be able to do anything with the property for the next 5 years.

Mr. Beam stated that it would be difficult to develop a project outside of the use restrictions, pay back the grant, and make it all "pencil out".

Discussion was held concerning the suggestion of using the property for a park. Also, further discussion was held concerning having farmers markets and gatherings at the location.

Mr. Beam stated that we just need to see what the people would like to see on the site. They need to understand the site use restrictions so that when nothing happens immediately after the block party, people aren't disappointed.

Mr. Beam said another option is a parking lot. He gets a lot of comments from the public regarding this issue. Discussion was held regarding a suggestion that some of the site be used as a drive-thru to pick up and drop off mail from the post office.

Tape 1- Side 2: 7:45 p.m.

Continued discussion concerning the block party.

Other uses:

- Mixed-use buildings - one with building next to sidewalk, one set back some for wider sidewalk, for more pedestrian-friendly uses.

- Horse-shoe design with courtyard - but with smaller site - it may not be feasible.

Ms. Horn stated that if the property is developed privately, the City will want to sell the property at market value.

Mr. Bridges said we do what we think will be the most attractive for the community. If it does not work because of practical concerns, don't change all, we need to adjust. We tell the people to vote on these things and tell us what you like and general comment - all low maintenance and still find the need to do maintenance. We should try and brainstorm what is good for the community and focus on what is important.

Mr. Estrem asked if there is some precedence. There must be some other committees or other groups who deal with seniors and low income issues and are there other grants and possibly getting more money. Mr. Beam said that it depends upon the use. Ms. Horn said there are developers that deal with this type of grant proposals (tend to be low income housing, etc.).

- apartments
- Annex for the post office and/or drive-thru.
- Government office space
- Park (traditional)
- Park - water park

Emily Chlumak said that downtown should look more like Lake Oswego and Portland with fountains, lighting and shrubbery to attract more people downtown. Discussion was held concerning a park with fountain (not to be confused with a regular park.) Discussion was held concerning the fountains similar to the Tualatin Commons.

David Beam suggested another park variation might be a public square type for performances, debates, farmers markets, etc.

Discussion was held concerning whittling down the potential list at the next meeting.

David Beam said the list of potential uses would be in the minutes and we can add and subtract to that list at the next meeting.. David said he would talk to Bob Foster (planner/architect) and see if he could help design some of the potential use artist renderings.

Ms.Horn said she could provide Mr. Beam with Bob Foster's contact information if he did not have it.

Mr. Bridges recapped with the group that the NDRC would do a block party sometime in early July; a date that would not conflict with Old Fashioned Festival, but sometime after the 4th of July.

8. Civic Corridor Streetscape Survey - presentation schedule

David Beam said he and John Bridges have been to the City Club and Kiwanis with the survey. He said that a couple of changes had been made to the survey schedule: the morning Rotary survey is now March 24th and the Planning Commission survey is now April 14th. David got the static display finished and set up at the Library. They get a lot of traffic during the Library's annual book sale scheduled for this weekend. He is planning to change the location of the static display on a weekly basis. He talked with Don Clements about putting the static display survey at some CPRD sites. He did email with Joan Drabkin about doing the survey during a First Friday. Joan replied that she would be out of town through March. She will contact him when she gets back to firm up

a date. Joan said she would help organize and staff the static display for First Friday. David said putting the survey on the website has been a big challenge. The City has not done a survey on its website before. However, once we get it up and running, it will make it easier to do website surveys in the future. He hopes to have it up and running before the next meeting. Discussion was held concerning the control of multiple voting on the website. The Graphic has been able to avoid this problem. David said he will contact the Graphic about this issue. The response level to the survey so far has been good. David provided the results of the Kiwanis Club. Once all the surveys are completed, we will make a master tally of the results.

Ms. Horn said that the various members of the service clubs (Kiwanis, City Club, Rotary) may be voting multiple times as the surveys are implemented.

9. Other business

- NDRC Report to City Council - February 22, 2005

Mr. Bridges said he and David are going to give a report to the City Council on Tuesday, February 22, 2005. The report will include the results of the downtown EID/BID survey. Discussion was held concerning the presentation placement on the Council agenda (#7). He will tell them where they are in the Civic Corridor Streetscape Survey process and that the NDRC thinks by summer, they will have recommendations for Council to consider for adoption. They would also talk about the Butler property future use process. He would tell them that his personal perspective, it may be best for the NDRC to meet only on an as-needed basis after all its current projects are completed. This is because it has not seen support from the community for any kind of stable funding source to implement the NDRC's downtown plans. The NDRC could meet when issues regarding the downtown area need to be addressed, such as grant funding for a particular project. The NDRC will discuss the future of the Committee in more depth at a later date.

Ms. Horn said that committee member could possibly go out into the community and solicit sponsorships for various streetscape improvements.

Mr. Beam said there is a lot of other projects the Committee could work on, such as Hess Creek and the gateway property.

Mr. Beam presented a flyer for Land Use Alternatives for Newberg's Future public house, which is scheduled for March 3, 2005. He encouraged those interested in future growth of the community to attend.

Mr. Beam talked about how some of the downtown sidewalks along First Street are in bad shape. The City has had lawsuits over these problematic areas in recent years. Sidewalks are the responsibility of the property owner and the City is looking for ways to fix this problem. One option is for the City to send out enforcement letters. Another option is setting up an LID for these individuals. The advantage would be that everyone would do it at once, which could be less expensive than everyone doing it individually. With an LID, the property owners could pay for the improvements over a 10 year period. As an option, we may be able to make streetscape improvements through an LID. David discussed this issue with the Newberg Downtown Association and they said they don't want to expend the political capital to promote an LID. The logic being that if the bypass happens in 5-10 years, a lot of serious energy would go into how to transform the downtown area. They felt that we should save our political capital for that big effort. Besides, the NDA felt that we shouldn't go out and do big improvements to the streetscape now, only to go out and rip it back out again in a few years when we do a major makeover of the downtown after the bypass is in place. Not a good way to build public support.

Discussion was held concerning the process in correcting the sidewalk problem (LID) and everyone equally/proportionately (per square footage) sharing the costs. The City could pay for changes at intersections to make them ADA compliant.

Mr. Bridges said it was debatable as to whether or not fixing the sidewalks through an LID would be cheaper. If the City does an LID, they would need to hire a contractor through the it is cheaper or not to do it individually through their own contractor which could be less because the City would have to do so through a government bidding process, which is generally more expensive than an individual hiring his own contractor.

Discussion was held concerning the possibility of the bypass coming in 3 phases. Mr. Beam said that he heard that some folks feel the first section possibly could be built in the next 5 years. Discussion was held concerning the Dundee back-up problems The City Manager would be the best person to ask about this information. Mr. Mehler said that he has seen various things in the newspaper about a 5-10 year time period. Mr. Beam said there is talk of private funding of the bypass construction (e.g. toll road.) The bypass is a priority on the state's list of things to do. There are already significant resources being dedicated to the bypass project to do things such as the environmental impact statement.

Mr. Bridges said that it is not politically astute to float an LID proposal at this time, in light of the upcoming election regarding LIDs.

Ms. Horn said that she appreciates Mr. Beam's strength in bringing up the ideas and options which may not be politically correct/popular at the time.

10. Next Meeting - March 16, 2005.

11. Adjourn - the Meeting adjourned at 8:28 p.m.

Passed by the NDRC Committee of the City of Newberg this ___ day of March, 2005.

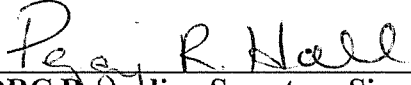
AYES:

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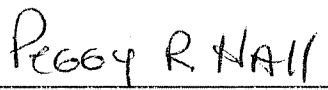
ABSTAIN:
(List Names)

ABSENT:
(List Names)

ATTEST:



NDRC Recording Secretary Signature



Print Name Date

enclosures:

- ♦ January 19, 2005 meeting minutes
- ♦ Civic Corridor Streetscape Survey Venues - updated list