(NDRC) NEWBERG DOWNTOWN REDEVELOPMENT COMMITTEE MEETING MINUTES
Newberg Public Safety Building - Newberg, Oregon
WEDNESDAY, APRIL 20, 2005 AT 7 P.M.

Subject to Approval at the May 18, 2005, NDRC Meeting

1. **Call to order:**

Since neither the Chair nor Vice-Chair was at the meeting, the committee members appointed Kristen Horn as the ad-hoc Chair for the evening. Mrs. Horn called the meeting to order

2. Roll call:

Kristen Horn	John Estreem (arrived at 7:30 p.m.)
Diane Ferranti	David Mehler
John Lawson	Bart Rierson

Absent: John Bridges, Lon Wall, Dave Daniels

Staff Present:
Kathleen Bochart, Recording Secretary

MOTION: MEHLER/LAWSON to approve the minutes from February 16, 2005 and March 16, 2005. (5 Yes/0 No/4Absent [Bridges, Daniels, Estrem, Wall])

3. Public comments

None

4. Former Chevrolet dealership site – Block party

Mrs. Horn asked Mr. Beam to lead the rest of the meeting agenda.

Mr. Beam said he typed up a draft task list for the block party. At the last meeting, we chose to have the block party someday between July 11 and 15.

Ms. Ferranti said that she believes that Wednesday or Thursday was discussed.

Ms. Horn asked what day the block parties were on in 2002.

Mr. Beam said that he thinks it was Wednesday.

Ms. Horn said that she thinks it rotated between Wednesday and Thursday.

Mr. Rierson said that Tuesday would be a good day, because it doesn't interfere with other committees and civic clubs in Newberg.

Ms. Horn said she thought that Tuesday sounded good.

Mr. Beam asked the committee if Tuesday, July 12 sounded good and the committee agreed.

Mr. Beam said that one of the purposes of the block party is to celebrate the lot being cleaned up.

He then stated that he forgot to welcome John Lawson. Mr. Lawson was appointed to the Newberg Downtown Revitalization Committee at Monday's City Council Meeting. He asked Mr. Lawson to introduce himself.

Mr. Lawson said that he has been in Newberg for at least 10 years. He is concerned about Newberg. It is historic and he would like to see it further expanded to its potential. He is excited to be on the Newberg Downtown Revitalization Committee.

Council members introduced themselves to Mr. Lawson.

Mr. Beam said that the committee had previously discussed some land use options for future development of the old Chevrolet lot. One proposal being mixed use buildings. Two renditions of this use could be made. One could be two stories and one could be three stories. One option would have many small commercial spaces on the ground floor and one option would have fewer, larger commercial spaces on the ground floor They would like each drawing to show a lot of street activity. Mr. Beam asked if it mattered which 2 and 3 story buildings matched with which type of commercial spaces.

Mr. Rierson said that he didn't think it matters.

Mr. Beam said that another rendition would be a public square type park, where there would be mostly open space with a few benches. It would be a wide open space where a farmers market could be held or people could make speeches and/or protest if they wanted. A water feature on the side of the lot would be nice. The site should use a lot of red brick.

Ms. Horn asked if Bob Foster was going to draw up the renditions for the property.

Mr. Beam said that he talked to Mr. Foster and he had said he would do it. Mr. Beam also stated that he would like to finalize the rendition requirements tonight so he can get Mr. Foster started on the renditions. He asked how people should vote on their preferred uses of the lot. Mr. Beam suggested that the committee should put pictures on to posters and then people could vote on them and also have a comment sheet.

Mr. Mehler said that either a poster board with pictures or a ballot that the committee could distribute. I think the easiest would be to do that poster board with a voting sheet.

Mr. Beam asked if putting a dots on the picture that the people liked would be good.

The committee replied that the dot voting would be good with additional comment sheets and a flip chart for random comments.

Mr. Beam asked where we stood regarding entertainment for the event.

Ms. Horn said that the person who she thought dealt with Chuckles the Clown doesn't, but did let her know who does. She is going to contact them and find out what we can do. She is also going to check on getting the popcorn machine.

Mr. Beam asked Mr. Mehler if the Coffee Barn would be able to be at the Block Party to serve hot and cold drinks.

Mr. Mahler said that he talked to the owner of the Coffee Barn and she said that she would do it. He just has to let her know the final date.

Mr. Beam said that he has talked with the Graphic and CPRD and they are willing to help out with tables, chairs and publicity. He asked if the committee members had any other ideas for promotions.

Mr. Horn said that we should send a press release to the News Register and to the normal local internet news channels that we deal with.

Mr. Rierson asked if it was possible to mount a flyer box at the site to advertise the block party.

Ms. Horn said that she would donate a flyer box.

Mr. Beam asked who wanted to design the flyer.

Ms. Horn said that she would if no one else did.

Ms. Ferranti said that she will work with Ms. Horn to come up with a flyer design and have a draft ready by the next meeting.

Mr. Beam asked where we could get tents. It may be a hot day in July.

Ms. Horn said that she has access to some small ones but didn't know where can we find large ones.

Mr. Lawson asked if Hertz has them to rent.

Ms. Horn said that she thinks that the tents for previous block parties may have come from PGE.

Mr. Rierson said that he would call PGE and find out about getting tents.

Mr. Beam asked who could we find to volunteer to help set up and take down.

Ms. Horn said that it would be a good idea to get people who have done previous block parties.

Mr. Estrem asked how many people would be needed to volunteer.

Ms. Horn said that 20 people should be plenty of people.

Ms. Ferranti said that the Old Fashion Festival court should be there also. Ms. Ferranti said she would contact Cathie Rawlings about it.

Comment from the public: What about using the volunteer fire fighters with setup and takedown?

Mr. Beam said that was a good idea. If we need anymore volunteers then he will talk with Al Blodgett. Mr. Beam also said that we should try to get KLCY to the block party also.

Mr. Rierson asked if there will be vendors.

Mr. Beam said that we could, depending on the space available. The lot isn't very big.

Mr. Rierson said that it would be nice to have other vendors but we don't want to take away from the real point of having the block party.

Ms. Ferranti asked about having music.

Mr. Beam said that we originally talked about it, but didn't know if anyone had volunteered to secure some musical entertainment.

Mr. Mehler said he could look into some music options.

Mr. Estrem asked what the attendance of the block parties were in 2002.

Ms. Horn said that there was around 800 people at first and at the most there was around 1400 people.

Mr. Beam said that because this is a celebration of the clean up we should invite the people who helped make the cleanup happen. He said that he would make up a display of some sort with before and after pictures.

MOTION Rierson/Ferranti to accept changes for the block party as stated. (6 Yes/ 0 No/ 3 Absent [Bridges, Daniels, Wall])

5. Civic Corridor Survey

Mr. Beam said that, to date, there has been 60 responses to the online survey. The survey will be available online for the rest of the month. Hopefully the results will be ready by next month so that the Committee can review them and then go to City Council with recommendations.

6. Down town banners.

Mr. Beam reported that the banners are up and from what has been said people are please with the way they look. We ended up with about $2300 left over from the project grant budget. This was due to over estimating the installation costs. There are some options that the committee can look at for spending this remaining money on. We can look into getting winter banners, which would cost around $3,000 to produce, or putting the money towards a bucket truck, which would cost around $25,000.

Mr. Lawson asked if the committee ended up getting the money for the winter banners, how would they come up with a design.

Mr. Beam said that there would have to be a design contest.

Ms. Ferranti asked if it the winter banners would interfere with the Fire Departments Christmas decorations.

Mr. Beam said that they could go up with the decorations, but it may be better to put them up after the decorations come down. May look too busy with both of them up at the same time.

Mr. Beam asked the committee if they would rather have winter banners or a bucket truck.

Ms. Horn said that our first priority should be the bucket truck. If out money can't be for the truck, then we should put it towards winter banners.

Mr. Beam asked the committee if they would commit to raising the additional money $700 or so for the banners if we got to use the rest of the grant money for the winter banners.

The committee agreed that they would make that commitment.

MOTION Rierson/Estrem to request from the County that we use the remaining grant funds towards the purchase of a bucket truck. If the truck is not purchased, then the money would be used towards the purchase of winter banners. In this case, the committee would commit to raising the extra needed funds to produce the winter banners

7. Gateway property

Mr. Beam provided the committee with an update on the City's efforts to secure the gateway property from ODOT.

Ms. Ferranti asked if something different should be done with the gateway property.

Mr. Rierson said that we should leave it as is.

Mr. Beam said that Rotary had committed $20,000 for the construction of a welcome to historic downtown Newberg type of sign on the site, if the City got a hold on the property. Mr. Beam also said that ODOT has appraised the land at $116,000 in value. The site has many development issues, including contamination, parking, access, etc. Staff went to council about purchasing the property. Council gave staff permission to negotiate the purchase of the property, but appeared to be unlikely to pay that amount of money for the property. We'll just have to wait and see where things go.

8. Other business

Mr. Beam reported that Emily Chlumak resigned, which leaves us with another vacancy. We are accepting applications through May 18, 2005. Council will hopefully will appoint a new committee member at their June 6, 2005 meeting.

Mr. Beam commented on committee member attendance to the NDRC meetings. He requested that a member knows that he/she will not be attending a meeting, to please contact him. If there are enough people will not be able to make it to the meeting to make a quorum, then he can ask the committee chair to cancel the meeting.

9. **Mr. Beam** stated that the next Newberg Downtown Revitalization Committee meeting will be held May 18, 2005 at 7:00 p.m.

10. **Ms. Horn** adjourned meeting at 8:30.

Passed by the NDRC Committee of the City of Newberg this 18th day of May, 2005.

AYES: 6 NO: Ø ABSTAIN: Ø ABSENT: 1
(list names) Lawson

ATTEST:

[signature]
NDRC Recording Secretary Signature

DAVID B. KING, JR 18 MAY 05
Print Name Date