

**(NDRC) NEWBERG DOWNTOWN REDEVELOPMENT COMMITTEE MEETING
MINUTES**

**Newberg Public Safety Building - Newberg, Oregon
WEDNESDAY, JULY 20, 2005 AT 7:00 P.M.**

Subject to Approval at the September 21, 2005, NDRC Meeting

1. Call to order:

John Bridges called the meeting to order at 7:08

2. Roll call:

John Bridges
John Lawson

Diane Ferranti
Bart Rierson

Kristen Horn

Absent:

John Estrem
Lon Wall

David Mehler

Courtney Rogers

Staff Present:

David Beam, Economic Development Coordinator/Planner
David King, Recording Secretary

3. Meeting Minutes:

There were no minutes from the June meeting to review.

4. Public comments

No one was present at the beginning of the meeting.

5. Summer Block Party – Debriefing

Mr. Beam recapped the success of the block party. Two handouts were made available at the meeting (see handouts entitled, *Downtown Block Party Public Comments* and the photocopy of an editorial about the block party from the *Newberg Graphic*).

John Lawson thought that the comment on the “Saturday Market” idea was interesting. However, such an activity would need good management to make it work. Mr. Beam pointed out that a farmers market has been attempted in Newberg in the recent past.

Mr. Rierson knows that City Council has discussed the idea as well, but insurance has been a main concern

Mrs. Horn added that GFU is currently considering the idea of a Saturday market.

Chair Bridges asked Mr. Beam what the next step is for NDRC. Mr. Beam recommends that the site options presented at the block party be sent on to City Council with a recommendation from NDRC. NDRC committee members unanimously agreed to send the results with a recommendation. The following preferences were expressed regarding the potential development options of the site:

Mr. Rierson	option #3 with an additional fountain
Mrs. Horn	option #1 for the sake of retail space potential (~10,000 square feet)
Mrs. Ferranti	option #1 for the shops and potential income thereof
Mr. Lawson	option #1
Mr. Bridges	option #3 without the amphitheater and with a restroom

There was a lengthy discussion of the pros and cons of the above preferences. Some discussion involved whether or not city government offices need to be in the new building. Deliberation also generated the following attributes to accompany the recommendation. These included:

- Restrooms available from the outside and open during reasonable retail hours (e.g. 9 a.m. to 9 p.m.)
- No city governmental offices to occupy the building.

There was a motion by Mrs. Horn to forward the handouts and development options with the recommendation from NDRC for option #1 with the above-stated qualifying attributes. The motion was seconded by Mr. Lawson. (³yes/²no, 4 absent [Estrem, Mehler, Rogers, Wall]).

It was also agreed that Mr. Lawson would draft a letter with the reasons for recommending option #1. The draft will be sent to David Beam, who will then disperse it to the committee members before the next meeting for comments. All NDRC committee members can send Mr. Lawson his or her ideas for the letter. The final draft will be dispersed to the NDRC before the August 17th meeting.

Mr. Beam also mentioned in reference to the Block Party that the estimated profit from the function's food sales (Jem 100) may be roughly \$300 to \$400. As soon as all costs are finalized, a profit total will be known. The question then will be where to donate the profits. Options include the future Cultural Center, summer banners, or winter banners. If Tom Vondracheck is given all the proceeds, he is then able to donate to the option of his choice, and perhaps enjoy a tax deduction.

6. Civic Corridor Streetscape Survey – Review of Results

Mr. Beam had forwarded the committee members' preferred option that were expressed at the previous meeting and forwarded them on to city staff for comments. City staff that reviewed the options included Barton Brierley, Russ Thomas, Michael Sherman, Bob Tardiff, and Jim Bennett. Only Russ Thomas responded and his comments were included in the meeting packet.

Chairman Bridges recommended that the August meeting include a summary survey process and results so that the Committee members can continue working towards a final recommendation for City Council.

Mr. Beam pointed out that he will be absent in August, so Chairman Bridges moved that this action item be moved to the September meeting.

7. Gateway Property Update

Mr. Beam reported that proposed overlay did pass, and is in place. City staff is still working on the possibility of getting a small portion of the subject property for a welcome to downtown sign.

8. Winter Banner Design Process

Mr. Beam referred to the timeline draft included in the meeting packet. An Ad Hoc committee for the project needs to be created. A recommended design must be selected by the beginning of November. The banners should be ready by the end of the calendar year so that they can be installed when the city Christmas decorations come down in early January. Mr. Beam pointed out that the NDRC could be the Ad Hoc committee, but sometimes it is good to reach out and get others involved. It is important to keep PGE and ODOT involved in the process.

The NDRC committee members decided to be the Ad Hoc committee. Task #1 is therefore complete. Task #2—determine match fund-raising plan was then discussed. Another block party was proposed, perhaps another lunch-time meal in October. About \$400.00 is still needed, but exact figures will not be known until a quote for the banners is sought.

Kris Horn suggested that donation cans for the banners should be put out during the upcoming First Friday Art Walks.

Task #3—Design criteria was discussed next. Most of the design criteria has been created through the last banner contests (Spring, fall, summer.) Task 4, developing the design contest, was then discussed. The Committee specifically discussed how to get more people involved and interested in the design contest. Chairman Bridges proposed that designers at GFU art department could be solicited for their services to create some proposed designs. John Bridges will contact GFU about this possibility. If GFU will do this, then Tasks #4 – 6 will not be necessary.

9. Other Business

None.

10. Next Meeting:

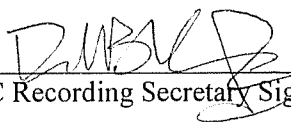
Mr. Beam stated that the next Newberg Downtown Revitalization Committee meeting will be held August 17, 2005 at 7:00 pm, but Mr. Beam will not be present. Barton Brierley will staff the next NDRC meeting. The next meeting will focus on the winter banner project and its associated block party in October.

11. **Mr. Bridges** adjourned the meeting at 9:05.

Passed by the NDRC Committee of the City of Newberg this 21st day of September, 2005.

AYES: 7 NO: 0 ABSTAIN: 0 ABSENT: 2
(list names)

ATTEST:



NDRC Recording Secretary Signature

DAVID B. KING, JR 21 SEPT 05
Print Name Date