

**(NDRC) NEWBERG DOWNTOWN REVITALIZATION COMMITTEE
MEETING MINUTES
May 19, 2010
7 p.m. Regular Meeting
Newberg Public Safety Building
401 E. Third Street, Newberg, OR**

To be approved at the June 16, 2010, NDRC Meeting

OPEN MEETING:

Chairman Rob Felton called the meeting to order at 7:00 PM

I. ROLL CALL:

Members Present:

Rob Felton, Chair
Gail Watson

Steven Clay, Vice Chair
Allen Herriges

Matt Johnson

Members Absent:

John Bridges (excused)

Corey Zielsdorf (excused)

Staff Present:

David Beam, Economic Development Planner
Dawn Karen Bevill, Recording Secretary

III. MEETING MINUTES:

Motion #1: Herriges/Watson moved to approve the minutes of the April 21, 2010 Newberg Downtown Revitalization Committee meeting as amended. (5 Yes/ 0 No / 2 Absent [Zielsdorf, Bridges]).
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IV. COMMUNICATIONS FROM THE FLOOR:

In light of the absence of citizens in the audience, nothing was brought up at this time.

V. PROJECT UPDATES:

HESS CREEK FENCING

David Beam reported the Hess Creek Fencing project is almost complete; awaiting the removal of a piece of concrete.

DEMONSTRATION BLOCK

David Beam stated the three benches have not yet arrived for the completion of the demonstration block. There will be a Demonstration Block Celebration on May 25, 2010 at 8 a.m. Mr. Beam received the plaques to be affixed to the new benches, recognizing the Rotary for their contributions to the project.

Future Blocks:

Chair Felton asked what areas the Committee should be targeting for future demonstration blocks. Matt Johnson suggested close to where the new gateway sign is located. David Beam passed out a map with some possible locations and stated for \$30K, one could develop about two corners. Chair Felton stated it is important to be fiscally responsible and be careful what we build. When and if the bypass happens, what we do now (like changing parking designs) could impact this later on. Allen Herriges stated whether the bypass goes through or not, the City may be on the verge of something good and change should happen now. David Beam agreed it has been the attitude of this Committee all along to not wait for the bypass and do what we can now. Mr. Herriges asked how the Committee could obtain funding for future blocks. Mr. Beam replied it would be a tough the next few years due to a very tight City budget. There are different mechanisms for funding but they are limited. Chair Felton asked if the Committee could go to the City with a proposal, something modest, for capital improvements downtown, hoping for even a small amount of budgeting. Mr. Herriges believes the Committee should continue asking for \$25,000 annually from the City. David Beam stated that the Committee needs to have a firm project with good details, such as future demonstration blocks, to present to the Council at the next budget cycle. Developing public support for the project between now and then would also be helpful. Chair Felton asked what it would cost to revamp a corner on the other side of College Street. Mr. Beam replied \$15,000 per corner. Gail Watson would like to see the Breezeway Improvement Project followed through with as well.

BREEZEWAY IMPROVEMENT

David Beam discussed getting a cost estimate with Barton Brierley. They recommended that the first step should be to have a meeting inviting all persons with a stake in the downtown area. That group would look at the breezeway and gather thoughts and ideas that will assist in formulating a cost estimate. David has discussed the idea with Brian Francis, who said he first wanted to talk with his sister and brother about it before deciding what direction to take. Mr. Francis emailed Mr. Beam and stated he believes they would not be interested in receiving revitalization funds if it involved an easement in the breezeway, which is the way it was originally envisioned. Mr. Francis followed up by stating he would like a list of suggested improvements to the breezeway. Mr. Beam interpreted this statement as stating if Mr. Francis might complete the improvements, himself. David needs to clarify that comment with Brian Francis. Chair Felton is confident the City would not be interested in funding this improvement if there is no guarantee of some control over the use of the breezeway, such as through an easement. David Beam stated one of the goals of improving the use of the breezeway was to have it open twenty-four hours, seven days a week. David will follow up with Brian Francis next week.

NEWBERG DOWNTOWN COALITION

Chair Felton reported the Coalition is working on assignments for each committee to work on. A downtown cleanup day scheduled for June 5, 2010 starting at 10 a.m. The kick-off location is at the former Butler property across from City Hall. The Coalition is also working on formulating their logo as well as a website.

VI. OTHER BUSINESS:

David Beam asked to go back to the budget issue. He stated that the Committee does have a cost estimate to do with fencing on the opposite side of Hess Creek at \$17,000. Chair Felton recalled that Don Clements once said that he could use his CPRD staff to install the fence. Chair Felton will check with Don Clements about that.

Revision of Francis Square use rules:

David Beam reported the requested revisions were denied by the City Council. Allowing alcoholic beverages was the main concern. The City Council sees the need to make the request more clearly defined. The City Council wants to hold a workshop regarding how the City regards its open spaces in order to look at these issues more carefully. They do not want to revisit the Francis Square rules issue again until the work session, which will probably be held sometime in July 2010. Chair Felton suggested having winery and art walk representatives attend that work session.

Non-agenda items:

Chair Felton showed the Committee a picture of the current downtown fall banner and the design of proposed new fall banner. The Chair asked for comments from the Committee on the proposed new banner and the consensus of the committee was positive. One of Chair Felton's challenges is concerning some available marketing money that is in the GFU budget and needs to be spent before June 30, 2010. Legally, the University has to have the material in their hands before that date in order to use the money in the budget for the banners. He spoke to the Newberg Downtown Coalition Design Committee as well as Kris Horn and Mike Ragsdale about the banner. He but also needs to get approval of the new banner from City Council before ordering them. David Beam and Chair Felton will discuss how to get this done, considering the tight timeline.

The next scheduled meeting is on June 16, 2010.

VII. Adjourn: The meeting adjourned at 8:10 PM.

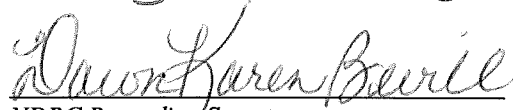
Passed by the NDRC Committee of the City of Newberg on this 16th day of June, 2010.

AYES: 5

NO: 0

ABSTAIN: 0

ABSENT: 2


NDRC Recording Secretary


Signature Committee Chair

(J. Bridges &
A. Hei