

(NDRC) NEWBERG DOWNTOWN REVITALIZATION COMMITTEE
MEETING MINUTES
August 18, 2010
7 p.m. Regular Meeting
Newberg Public Safety Building
401 E. Third Street, Newberg, OR

To be approved at the October 20, 2010, NDRC Meeting

I. OPEN MEETING:

Vice Chair Steven Clay called the meeting to order at 7:00 PM

II. ROLL CALL:

Members Present:

Steven Clay, Vice Chair	Matt Johnson	John Bridges
Gail Watson	Corey Zielsdorf (arrived 7:07 p.m.)	

Members Absent: Rob Felton, Chair (excused) Allen Herriges (excused)

Others Present: Hank Grum

Staff Present:

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

III. MEETING MINUTES:

Motion #1: Bridges/Watson moved to approve the minutes of the July 21, 2010 Newberg Downtown Revitalization Committee meeting as amended. (4 Yes/ 0 No / 3 Absent [Felton, Herriges, Zielsdorf]).

IV. COMMUNICATIONS FROM THE FLOOR:

Hank Grum asked the Committee about plans that had been made previously for the Butler property, since his understanding is it is a brown field with contamination issues. John Bridges explained the City received a grant to clean up the property. The conditions of the grant was that the property could only be used for low to moderate income uses for five years after the cleanup project was closed out, which was approximately 3 ½ years ago. The City decided it was not prudent to pursue development of the

property with these limited uses, but rather to wait for the five year restrictions expired. A block party was held on-site right after the property cleanup, with many development ideas being heard. Mr. Bridges stated some old NDRC meeting minutes would describe some of those ideas.

V. PROJECT UPDATES:

BREEZEWAY IMPROVEMENT

David Beam stated he is in process of scheduling a meeting with Brian Francis and others interested in this project. The meeting should take place in early September. Vice Chair Clay stated that he noticed recently that part of the adjacent building is crumbling on the First Street side. David Beam stated he would discuss with Brian Francis that issue as well as many other suggestions for the improvements. Matt Johnson stated he would be willing to have his employees close the breezeway doors at the end of the workday at Critter Cabana, if Mr. Francis felt secure enough to leave it open after the Newberg Music Center closes.

John Bridges asked who will be invited to the September meeting. David Beam replied Mike Ragsdale, Rob Felton, Loni Parrish, Larry Anderson, Brian Francis, Kris Horn, and the music store owner. John Bridges suggested having City Attorney Terry Mahr attend as well to assist in answering any questions regarding liability.

STREET SIGNAGE

David Beam looked into downtown street signage and referred to the meeting handout regarding the examples in downtown McMinnville. Mr. Beam spoke with Public Works employees in McMinnville about the signs. The street signs in McMinnville have a reinforced top and bottom to give a structural integrity that Newberg signs do not have. This may or may not be important. David will need to discuss this with Public Works in Newberg to see what they are capable of doing with signs. Vice Chair Clay asked if David Beam could find out if ODOT requires a specific color. David Beam will inquire as to the color range that can be used. Mr. Beam also mentioned that the pictures show nice public parking signs on the street signage poles. The McMinnville PU personnel said that they only cost about \$50 a piece to make by some company in the Midwest.

NEWBERG DOWNTOWN COALITION

David Beam stated the Downtown Coalition's Design Committee was referred to him regarding the history of the Civic Corridor. He forwarded some information about the project to them. Vice Chair Clay stated, he has seen signs in some windows downtown showing they are members of the Newberg Downtown Coalition. Gail Watson, who is on the Promotions Committee, stated she is unaware of any such signs, but that the Committee has been discussing that very topic.

PLANNING PROCESS FOR FORMER BUTLER PROPERTY

David Beam stated at the last meeting, a draft of the process was presented to the Committee. The Committee re-approved their original redevelopment recommendation from a few years ago, but made a few changes to the conditions of that recommendation. Mr. Beam incorporated those conditions into the recommendation and forwarded the revised recommendation to Rob Felton. Mr. Felton

was to then take the recommendation to the Newberg Downtown Coalition for their input. Rob Felton has been out of town for a few weeks, so he is not sure if he has presented that recommendation to the NDC yet. It was requested that Mr. Beam forward that revised recommendation language to the members of the NDRC.

VI. OTHER BUSINESS:

David Beam received flyer regarding an upcoming annual conference of the Oregon Main Street Program in October. He spoke with Mike Ragsdale about this, who stated that any NDRC members that are interested in attending should contact him regarding free registration. Gail Watson will try to attend.

Vice Chair referred to the meeting handout regarding a memo from Camille Rekow about the Jantzen Beach carousel. David went to the referred website link that stated the plans for the carousel by the Jantzen Beach redeveloper are still undetermined. After discussion, the NDRC decided not to pursue this option.

Corey Zielsdorf asked about the newly purchased Texaco gas station. John Bridges handled the transaction for the seller but is unsure what information the buyer wants released. Mr. Beam mentioned that that the site is likely contaminated from previous uses and that the new owner has been informed of this fact.

VII. Adjourn:

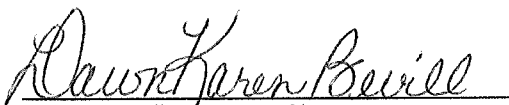
The meeting adjourned at 7:50 PM.

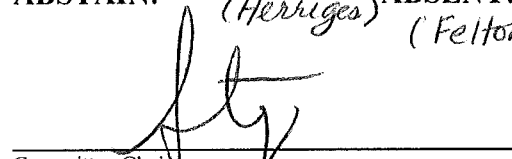
Passed by the NDRC Committee of the City of Newberg on this 20th day of October 2010.

AYES: 3

NO: 0

ABSTAIN: 1 (Herriges) ABSENT: 2 (Felton, Zielsdorf)


NDRC Recording Secretary Signature


Committee Chair