

AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE MINUTES

Thursday February 10, 2020, 5:30 PM

Newberg City Hall Permit Center Conference Room

414 E First Street

CALL MEETING TO ORDER

Chair John Bridges opened the meeting at 5:35 PM.

ROLL CALL

Members Present:	John Bridges, Chair	Francisco Stoller, Vice Chair
	Molly Olson	Don Clements
	Joe Morelock	Loni Parrish
	Don Griswold	Shannon Buckmaster
	Cassandra Ulven	

Members Absent: Patrick Johnson, excused
Angel Aguiar
Rick Rogers, Mayor, Ex-officio

Staff Present: Doug Rux, Community Development Director
Brett Musick, Senior Engineer

Guests: None

Members present introduced themselves during roll call

Elaine Howard Consulting LLC, noted sub consultant's four members and introduced herself as lead consultant.

APPROVAL OF MINUTES

Approval of URA meeting minutes dated January 23, 2020

MOTION: Stoller and Olson moved to approve the January 23, 2020 meeting minutes Motion carried (9 yes/ 0 no).

PUBLIC COMMENTS

None.

NEW BUSINESS

PROJECT REVIEW:

CDD Rux provided review of the orientation from the previous meeting. City Council has had a priority to determine if it is feasible to do an Urban Renewal Program within the City of Newberg. It is embedded in a variety of other documents such as Downtown Improvement Plan, Community Visioning project, Riverfront project, Economic Development Strategy, etc. Elaine Howard Consulting LLC was awarded a contract as our consultant for this project. The first step is to do a feasibility study. If it is determined that it is feasible to have Urban Renewal the process will move to Phase II. Phase II is to

create an Urban Renewal Agency and the timeframe will be July-August. Then onto Phase III the Plan and Report phase. From December to April the timeframe is procedural items such as going to the Urban Renewal Agency, Overlapping Taxing Districts, Planning Commission, and City Council.

Staff will also work with Yamhill County on lands outside of the city limits but within the Urban Growth Boundary.

The current schedule identifies that we will be done by the end of April 2021 which means this will be about a 16 month process. We may have to pause depending what happens in the Riverfront Master Plan area.

CDD Rux also mentioned West Rock has their land up for sale and approximately 115 acres are within the Urban Growth Boundary. We do not know who a buyer might be in the future.

CDD Rux also mentioned that there are variety of moving items going on including Yamhill County and Chehalem Park and Recreation District discussions on the landfill, Riverfront Master Plan implementation, the Downtown area including new apartments on Second Street, remodeling of the old Leif's gas station on First Street. Hancock Commons on Hancock Street and Garfield Street is new and is where the Chamber will be moving into in April 2020.

CDD Rux recapped the following plans:

- Community Visioning Program, adopted in August 2019

- Downtown Improvement Plan adopted in December 2016

- Riverfront Master Plan adopted in September 2019

- Economic Development Strategy updated in Nov 2019

- Other plans are moving forward to be updated to implement the Community's visioning program.

- Updated all functional plans such as Transportation, Stormwater, Water and Wastewater plans in the last 4-5 years.

Committee Member Clements asked about the WestRock mill site and CDD Rux replied that there is 220 acres and that 115 acres are within Urban Growth Boundary.

Elaine Howard mentioned if land is outside of the City and in the Urban Growth Boundary the County also has to approve the Plan.

TIMELINE:

Elaine Howard reviewed the project overview and timeline.

The Project is split into two parts, the first part is the Feasibility Study. There will be 5 different meetings with this group to work through issues of the feasibility study, boundaries, financial and more public input. This first part should go through July. Newberg's approach includes more public input than most communities because this city has previously done urban renewal twice before and have had issues. This process goes through July 2020.

March 9 is our meeting to review the boundary to make sure it is correct. The April 13 meeting and Public Open House is to provide information and receive feedback from the public. The May 4 meeting is with Committee members. The June 8 meeting and Public open house allows for additional feedback from the public. The June 29 meeting we will have the draft feasibility study, make corrections and get ready to present to City Council. Elaine Howard will have a draft the Feasibility Study by June 15.

Elaine Howard encouraged all Committee members to attend open houses, which are informal. Committee Member Griswold asked how information will get out to citizens.

CDD Rux replied that the city has our Community Engagement, Specialist Lacey Dykgraaf, who uses Facebook, our City Website, Newberg Downtown Coalition, Chehalem Valley Chamber Commerce, and another avenues.

Elaine Howard asked Committee members for their input on how to get the information out to citizens.

URBAN RENEWAL AT A GLANCE:

Elaine Howard noted the Urban Renewal at a Glance actually is for Phases 2 & 3, if the programs moves forward. She also updated members to understand the process and who has what responsibility.

PUBLIC INPUT:

Elaine Howard shared that JLA is teaming with her and Newberg and working on a Fact Sheet which is a 2 page hand out on what you are to expect. It is basic facts on how urban renewal works. JLA will put together content for the project web site and social media avenues. JLA will also work on a post card to the residents, a potential video, videos on web sites are viewed many times by people and are very helpful.

Elaine noted we will have 5 meetings and 2 open houses to the public.

CDD Rux will be doing taxing district briefings, Planning Commission briefings and City Council briefings.

Elaine Howard mentioned if you have other ideas for public input or interested people feel free to invite them.

BOUNDARY:

Elaine Howard explained that this is always the first part of the feasibility study by identifying the boundary. Then we do financial projections and the potential to raise revenue and the money can only be used for projects within the urban renewal boundary area. The intent is to tie both the Riverfront area and Downtown are together for this study.

CDD Rux noted the Downtown area is about 98 acres in size, referring to the vertical housing development map which mirrors the Downtown Improvement Plan. CDD Rux explained where the boundaries are and that it mirrors what's in our C3 zone.

Chair Bridges asked why include PGE substation? Could PGE decommission?

CDD Rux responded where the three substations are located in Newberg. The one at the mill site may get redeveloped during the timeframe of Urban Renewal, if needed. This will be a part of the discussion.

Elaine Howard advised checking into PGE's long term plans for the substation to determine pros and cons.

Elaine Howard mentioned substations have a high assessment value and could be a redevelopment site in the future and that she or Doug will contact PGE to find out about their long term plans.

Committee Member Buckmaster asked if the valuation of utility property should be include in the feasibility study.

Elaine Howard responded that utility properties increase in value, if valued at \$5M and removed you have to have \$5M of new value. She will have to check with the State to find the percentage.

Committee Member Griswold asked where the substation is for the mill site. How will you connect the Riverfront to the Downtown?

CDD Rux showed on the map where the substations are located and which ones are in the study area.

CDD Rux showed current updates on the map including Riverfront Master Plan updates and planned improvements.

CDD Rux showed where new residential areas are going on the map off of Weatherly Way. He also noted that there are two areas, the Downtown area and the Riverfront area. He explained that we don't want two areas and how to connect the two into one area. He indicated the connection would come down S Blaine Street from S Second Street to Ninth Street, and to preserve the rail line which is owned by the mill. The other connection is at S River Street (both S Blaine Street and S River Street need transportation improvements, travel lanes are too narrow, no bike lanes, sidewalks, and ADA ramps etc.).

Committee Member Griswold asked what the Transportation System Plan (TSP) in 2016 says about S Blaine Street.

CDD Rux indicated when the TSP was updated in 2016 it included a number of issues getting under and over bypass. We have the undercrossing at S College Street currently. S Blaine Street is planned to mirror the rail line between E Ninth Street and S College Street. He met with Oregon Department of Transportation (ODOT Rail Division) to find what their spacing requirements were to connect S Blaine Street to S College Street and they said it is too close to rail line and it needed to be moved further to the south to where Weatherly Way connects with S College Street. Other options were discussed with ODOT on rail crossing requirements.

CDD Rux noted that S College used to extend from E First Street all the way to Fourteenth Street through the middle of the school district property. We are not talking about going through the school district property with S College Street. The TSP shows S River Street extending from E First Street to E Fourteenth Street. Wyooski Road is intended to get the truck traffic to Highway 219 because the residences on E Eleventh Street north of the bypass don't want the truck traffic. CDD Rux indicated when they did the Riverfront Master Plan there are some arrows from E Fourteenth Street and Wyooski Road that represent where new roadways may be constructed to serve the mill site. He noted what we have is Waterfront comes into Fourteenth St and there is a new road that S River Street to Dog Ridge Road and connects back to Wyooski. This creates a transportation corridor all the way along the top of the bluff with east / west connectivity. Within the mill site you have a cul-de-sac that serves 21.5 acres with mixed employment. There is another road that T's and comes back to Wyooski Road.

CDD Rux noted on the map starting with downtown and the current conditions and zoning C-3, industrial and residential which is R-3. He referenced to the north side where there are some older homes that are occupied which is affordable housing and could be replaced with high density residential homes.

CDD Rux added that the Downtown plan has vacant lots between Second Street and Hancock Street. We have new apartments and need more residential development along Second Street and that the need is more multifamily along Second Street.

CDD Rux said the project in the Downtown Improvement Plan using 2016 dollar values was about \$25M which was predominantly for transportation and also addressed water, wastewater and stormwater improvements, because lines are too small for new development. The Riverfront Master Plan is about \$44M and includes new roads, water, wastewater and stormwater lines.

CDD Rux commented on current planned improvements included in the Downtown Improvement Plan. He also shared that the City addressed the Downtown area in the Transportation, Water, and Wastewater master plans but the Stormwater plan from 2014 was not addressed. They are going through the process to update the Transportation, Water, Wastewater and Stormwater plans for the Riverfront area in the winter / spring / summer.

Elaine Howard explained that you don't have to worry about what projects go into the plan right now. The Feasibility study will narrow down the projects needed for financial capacity.

Elaine Howard explained you have caps of 25% of total acreage in the city and 25% of the assessed value of the city with urban renewal. Once you have adopted an urban renewal plan you may increase that by 20% of the area. If you have 100 acres you may increase that to 120 acres but no more than that and that there is no provision to give you more. When you make your area you have to make it with the understanding that if you know that there is an area that is not in the city limits and you want to add it, it has to meet those standards at the point you're moving ahead. She mentioned we have some interesting things going on in Newberg. You have new development that would provide urban renewal increment that could jump start the area. Also you have waterfront property and if the mill site gets demolished that could reduce your assessed value. Timing is an issue on how to make all parts fit together and getting with Nick and Doug on new development in the industrial area and what amount gets demolished and how it effects the area, etc. In the next meeting will talk about some options and variables.

Committee Member Griswold asked how many areas a community would have to look at. How many sub options would you look at? He indicated it would be good to know all options for example in the Downtown, Riverfront and all sub options. Elaine Howard responded that it does cost money to run an analysis but she would get that to the Committee to evaluate and to see all options available.

Committee Member Olson asked what are the standards/criteria for decisions on what property to include in the boundary? What brings value? Why choose one area over another? Elaine Howard responded saying that she would provide this information prior to the next meeting.

Elaine Howard commented that she is not sure what the contract specifies on the number of financial model runs, but will check and get back to Committee.

Chair Bridges asked how many options on a boundary can be evaluated as part of the consultant's contact. Can we look at the "fringe" areas and determine their value? Chair Bridges noted 6 square miles is 3,840 acres and 25% is 960 acres and the suggested the Riverfront and Downtown area is less than 900 acres.

Committee Member Buckmaster requested a copy of the contract and CDD Rux will provide a copy.

Chair Bridges mentioned understanding the metrics and why we would use or not use a substation and asked how often PGE demolishes a substation. Choices on boundary's

Committee Member Olson brought up questions as to what do the taxing district partners think about their properties being included, such as the School District's site and TVFR station.

Committee Member Clements noted Chehalem Park and Recreation wants the projects to be fair to taxing districts. In the last plan, their district had some projects in the Plan, so they were able to support it. Last year they had money to put into the Cultural Center and they would need to look at tradeoffs. Other concerns are certain entities would gain and others would lose.

CDD Rux responded to Committee Member Clements that there are 3,799.92 acres in the City of Newberg.

Committee Member Olson asked about the School District's former middle school site and what about the vacant property and if they will put a school there.

Committee Member Morelock noted it would not be good to have a roadway through the Edwards School site which is a field now. The School District usually doesn't sell land. The District's future plans may consider another middle school on this property. The District only has one school on the south side of town currently which is Edwards. The concern is distribution of students in the community.

Committee Member Olson asked does Newberg Public Schools look at financial impacts.

Committee Member Morelock noted Local Option Levies (LOL) have impacts on compression.

Elaine Howard noted urban renewal no longer takes money from LOLs or General Obligation Bonds.

Chair Bridges mentioned the revenue sharing process through the years.

Committee Member Ulven had questions on revenue sharing and that it's a bit of a moving target.

Elaine Howard noted she has seen revenue sharing take place towards end of a plan and that no time frame has been set yet. The 2019 Legislation says if you spend money on public buildings in the urban renewal area you have to get 3 of the top 4 taxing districts approval.

Committee Member Clements wanted parks and open space added as tradeoffs and he supports that.

Elaine Howard mentioned different criteria that Overlapping Taxing Districts look at and they see things differently.

Committee Member Ulven noted Tualatin Valley Fire & Rescue (TVF&R) is not looking for projects specified for them. They like an urban renewal to get in and do projects that will increase assessed value then terminate the urban renewal area as quickly as possible to put assessed value back to all taxing districts.

Elaine Howard noted at the next meeting the Committee will need to make a decision on a boundary in order to start the financial analysis.

Committee Member Olson asked if the Committee will get information a week in advance of the meeting so they have time to look at.

Elaine Howard noted all of the background work has been done by the City so you're looking at little fringe areas whether it makes sense to include or not. CDD Rux has done a great job at setting up this planning and setting the stage for the Committee.

Chair Bridges asked what the acreage of the two study areas is. CDD Rux responded approximately 558 acres.

Committee Member Buckmaster noted the city has tried to do urban renewal twice and would love to hear comments on what the advantage might be if we didn't use all of the available acreage. What would be the margin of safety to get community support, and is there a recommended percentage?

Elaine Howard said she doesn't think the success of the urban renewal area will depend on the size. The community needs to connect to projects proposed.

Chair Bridges commented people are saying Urban Renewal would raise taxes, he also mentioned previously (2000) the boy scouts distributed flyers that said it would raise taxes which was misinformation. Our urban renewal lost 56% to 44% and a lot of effort was done to try to explain the program but it wasn't easy.

Chair Bridges noted that the acreage issue he brought up was all about balancing, if we look at between E Hancock and Second Street it's all built out. The best value is vacant dirt because it's valued at dirt and someone comes in and builds it is worth 25 times more. It is a ripple effect for more improvement. That is why having a ripple effect is needed to fund the program.

CDD Rux said in reference to the acreage if you take 3,799 acres x 25% = 949.98 acres, you could max out the urban renewal area if you expanded the current boundaries.

Committee Member Ulven asked how does land outside the City verses County land inside the Urban Growth Boundary effect the acreage calculation. Elaine Howard said it doesn't count against City acreage but she will check.

ITEMS FROM COMMITTEE MEMBERS

No other comments from members.

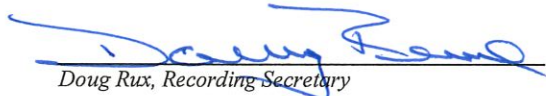
NEXT MEETING

The next meeting will be March 9, 2020.

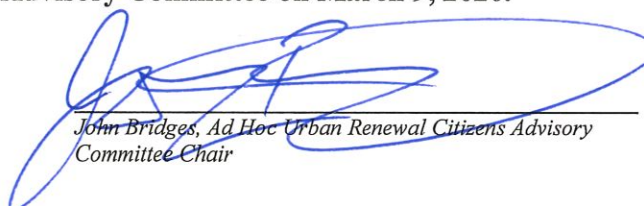
ADJOURNMENT

The meeting was adjourned at 7:12 p.m.

Approved by the Ad Hoc Urban Renewal Citizens Advisory Committee on March 9, 2020.



Doug Rux, Recording Secretary



John Bridges, Ad Hoc Urban Renewal Citizens Advisory Committee Chair