



NEWBERG URBAN RENEWAL AGENCY

**Newberg Urban Renewal Agency
Citizens Advisory Committee Minutes
July 30, 2024; 6pm
Newberg Public Library**

1. CALL TO ORDER

The meeting was called order at 6:00pm.

2. Pledge of Allegiance

3. ROLL CALL

Committee Members in attendance: Jim Talt, Philip Higgins, Dawn Paulson, Jennifer Bean, Bubba King, Corrine Haning, Matthew Smith, Peggy Kilburg

Staff in attendance: Brett Musick, Will Worthey, Rachel Thomas, Clay Downing, Jeremiah Cromie

3.1. Dan Heister resignation

Committee member Dan Heister has resigned for personal reasons.

4. PRESENTATIONS

4.1. Overview of Projects' Timeline in Urban Renewal Plan
Jim Talt

Talt presented on the status of the NURA Plan and made several recommendations for how the committee could proceed.

1. Proceed with the existing NURA Plan but tweak it to prioritize repairs to River Street in its entirety instead of piece by piece over the next 24 years.

2. Do not proceed with a scoring rubric at this time, simple focus on whether or not projects align with the current plan for the next 1-4 years.

3. Remove the requirement for a rubric from the NURA CAC bylaws Article 4, paragraph B.

- 4.2. City Staff Recommendations for NURA projects schedule
- Clay Downing /Will Worthey

Jeremiah Cromie presented the suggested rubric created by staff.

5. PUBLIC COMMENT

6. NEW BUSINESS

- 6.1. Discussion of NURA projects implementation schedule and funding availability

Jim Talt introduced the discussion by reviewing his list of suggestions. There was discussion about the amount of initial funding that might be available.

1. Proceed with the existing NURA Plan but tweak it to prioritize repairs to River Street in its entirety instead of piece by piece over the next 24 years.

2. Do not proceed with a scoring rubric at this time, simple focus on whether or not projects align with the current plan for the next 1-4 years.

3. Remove the requirement for a rubric from the NURA CAC bylaws Article 4, paragraph B.

Motion: Proceed with all three of the suggestions laid out by Talt.

Motioned: Philip Higgins
Seconded: Jennifer Bean
Passed Unanimously.

6.2. Overview of bonding options – Will Worthey

City Manager Worthey presented options for obtaining bonds to complete the proposed work.

The City Manager described the current scenario. He explained that NURA does not currently have the capital to obtain bonds itself. He further explained that a bond could be obtained by the City on behalf of NURA through an intergovernmental agreement.

The City Manager cautioned that this would impact the City's maximum indebtedness threshold, but would not impact future loans for the Water Treatment Plant replacement as water projects are exempt from this threshold.

The City Manager stated that this was the best NURA project funding mechanism available at this time and NURA could pay for such a bond secured by the city if both agencies agree.

7. AGENCY BUSINESS

7.1. Using Newbergoregon.gov email system

Committee members were asked to use the city emails provided to them to comply with legal regulations.

8. ADJOURNMENT

The meeting adjourned at 7:11.

Approved by:


Committee Chair

Date



8/11/2024

NURA Administrator

Date