

6/14/84

RESOLUTION NO.
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

A RESOLUTION ADOPTING A BUDGET FOR THE NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION, THE URBAN RENEWAL AGENCY OF THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON, FOR THE FISCAL YEAR 1984-1985, AND MAKING THE APPROPRIATIONS SET FORTH IN SAID BUDGET.

WHEREAS, the Newberg Centennial Redevelopment Commission, the urban renewal agency of the City of Newberg, Yamhill County, Oregon, met at a regular meeting held at 7:30 o'clock p.m. on Thursday, June 14, 1984 in the City Hall of the City of Newberg, Yamhill County, Oregon, for the purpose of holding a public hearing on the budget of said Newberg Centennial Redevelopment Commission for the fiscal year 1984-1985 in accordance with the public notice of said budget and said meeting and public hearing; and

NOW, THEREFORE, BE IT RESOLVED by the Newberg Centennial Redevelopment Commission, the urban renewal agency of the City of Newberg, Yamhill County, Oregon, as follows, to-wit:

Section 1. That the Newberg Centennial Redevelopment Commission, the urban renewal agency of the City of Newberg, Yamhill County, Oregon, hereby adopts and approves the budget as approved by its budget committee for 1984-1985 in the sum of \$249,368. which is now on file in the office of the City Recorder.

Section 2. That the amounts for the fiscal year beginning July 1, 1984 and for the purposes shown below are hereby appropriated as follows:

Personal Services	\$ 40,293.
Materials and Services	14,950.
Capital Outlay	1,850.
Non-Departmental	182,023.
Reserves for Contingency	<u>10,252.</u>
TOTAL REDEVELOPMENT FUND	\$249,368.

Section 3. That the Newberg Centennial Redevelopment Commission elects to receive monies and incur indebtedness pursuant to ORS 457.440 from the taxes and other sources of indebtedness of property located in the urban renewal area. ,

Section 4. That the Finance Officer of the Newberg Centennial Redevelopment Commission be and is hereby directed to forward a copy of this resolution and the copies of the budget document, as adopted to each of the following: Yamhill County Clerk, Yamhill County Assessor.

ADOPTED by the Newberg Centennial Redevelopment Commission this 14th day of June, 1984.

LeRoy Benham - Chairman

Michael Warren - Executive Director

RESOLUTION NO. 84-4
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

A RESOLUTION AMENDING THE "REHABILITATION LOAN PROGRAM OF THE NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION" BY ADDING A NEW SUBSECTION 27 TO SECTION 280 AND AMENDING SECTION 290 RELATING TO CHANGE ORDERS.

WHEREAS, Resolution No. 83-2 approved by the Newberg Centennial Redevelopment Commission at its meeting of October 12, 1983, provided rules for the "Rehabilitation Loan Program of the Newberg Centennial Redevelopment Commission"; and

WHEREAS, after review by the Project and Finance Committees of the Newberg Centennial Redevelopment Commission and review by the entire Commission at its regular meeting on May 18, 1984, it was determined that Section 280 of the "Rehabilitation Loan Program of the Newberg Centennial Redevelopment Commission" should be amended to provide a change order procedure.

NOW, THEREFORE, BE IT RESOLVED by the Newberg Centennial Redevelopment Commission, an urban renewal agency within the City of Newberg, Oregon, as follows, to-wit:

1. That Section 290 of the "Rehabilitation Loan Program of the Newberg Centennial Redevelopment Commission", approved by resolution No. 83-2 on the 12th day of October, 1983, is hereby amended to add two new definitions.

- A. Major Changes. A change in the construction of a building that will alter the quality of construction, the practical function of the building or the aesthetic qualities of the rehabilitation project.
- B. Minor Changes. A change in the construction of a building that will not alter the quality of construction, the practical function of the building or the aesthetic qualities of the rehabilitation project.

2. That Section 280 of the "Rehabilitation Loan Program of the Newberg Centennial Redevelopment Commission", approved by resolution No. 83-2 on the 12th day of October, 1983, is hereby amended to add a new Section 27 which reads as follows:

"27. Change Orders.

No changes in the work covered by the approved loan agreement and related documents under the Newberg Centennial Redevelopment Commission's Rehabilitation Program shall be made without having prior written approval from the NCRC Executive Director or his designee. All such changes in the work shall be authorized by Change Order and shall be executed under the guidelines identified below. If any change in the work requires design services by an architect, the borrower shall

compensate the architect for such service. Change Order requests must be made on forms which shall be provided from the NCRC Executive Director upon request. The borrower shall not be compensated for any charges associated with the Change Order unless the Change Order was requested by the Redevelopment Agency.

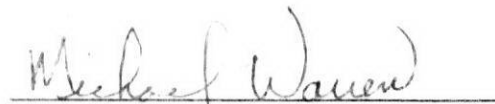
A. Major changes. These changes will alter the quality of construction, and/or the practical function of the building, and/or the aesthetic (appearance) qualities of the Rehabilitation project. The NCRC Executive Director or his designee shall, upon receipt of the Change Order request, schedule the request before the Newberg Centennial Redevelopment Commission at their next regularly scheduled meeting. The agency shall have the authority and discretion to approve or deny the request based upon its compliance with the purpose and intent of the program policies and goals of the Newberg Centennial Redevelopment Plan. The decision of NCRC shall be final.

B. Minor changes. The standard for determining minor changes is that such changes will not alter the quality of construction, practical function of the building or the aesthetic (appearance) qualities of the rehabilitation project. The NCRC Executive Director or his designee shall review the proposed minor change and shall have the authority to grant or deny the request based upon the above standards. The decision of the NCRC Executive Director may be appealed to NCRC within 10 days of the notice of the decision to the borrower. The appeal shall be scheduled for review at the next regularly scheduled meeting of NCRC. The decision of NCRC shall be final.

ADOPTED by the Newberg Centennial Redevelopment Commission this 18th day of July, 1984.



Robert L. Benham
Chairman



Michael Warren
Executive Director

RESOLUTION NO. 84-3
NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

A RESOLUTION WHICH AUTHORIZES THE BORROWING OF \$100,000 FOR THE PURPOSE OF FUNDING PROJECTS IDENTIFIED WITHIN THE NEWBERG CENTENNIAL REDEVELOPMENT PLAN.

WHEREAS, Section 700 of the Newberg Centennial Redevelopment Plan, an urban renewal plan within the City of Newberg, Oregon, does allow the Redevelopment Commission, the urban renewal agency, to borrow money and accept advances, loans, grants and any other legal form of financial assistance from the federal government, state, city, county or other public body, or from any sources, public or private, for the purposes of undertaking and carrying out the Urban Renewal Plan, or may otherwise obtain financing as authorized by ORS Chapter 457; and

WHEREAS, ORS Chapter 457.190 provides that the urban renewal agency may incur indebtedness including obtaining loans and advances in carrying out the urban renewal plan, and the portion of the taxes received under ORS Chapter 457.440, subsection (4) may be irrevocably pledged for the payment of principal of and interest on such indebtedness; and

WHEREAS, The Newberg Centennial Redevelopment Commission does find it necessary to borrow \$100,000 for the purpose of carrying out projects identified within the Newberg Centennial Redevelopment Plan and Report.

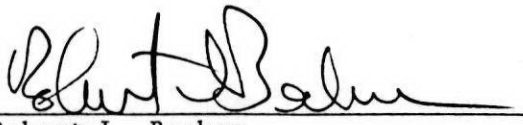
NOW, THEREFORE, BE IT RESOLVED by the Newberg Centennial Redevelopment Commission, an urban renewal agency within the City of Newberg, Oregon, as follows, to-wit:

Section 1. The Executive Director of the Newberg Centennial Redevelopment Commission is hereby authorized to provide a general notice and accept proposals from lending institutions for the purpose of borrowing \$100,000 over a five (5) year term.

Section 2. The Executive Director shall accept the proposal which provides the lowest interest rate on the amount borrowed and is hereby authorized to consummate the loan agreement therewith.

Section 3. The repayment of principal and interest on this indebtedness shall be irrevocably pledged as is provided for under ORS Chapter 457.440 (6).

ADOPTED by the Newberg Centennial Redevelopment Commission this 12th day of April, 1984.


Robert L. Benham
Chairman


Michael Warren
Executive Director

RESOLUTION NO. 84-1

NEWBERG CENTENNIAL REDEVELOPMENT COMMISSION

A RESOLUTION AMENDING THE APPLICATION CRITERIA FOR INITIAL CENTENNIAL PROJECT, NEWBERG CENTENNIAL REDEVELOPMENT REHABILITATION LOAN PROGRAM, SECTION 280(16) RELATING TO TITLE INSURANCE.

WHEREAS, Resolution No. 83-2 approved by the Newberg Centennial Redevelopment Commission at its meeting of October 12, 1983, provided for the application criteria for the rehabilitation loan program of Newberg Centennial Redevelopment Commission; and

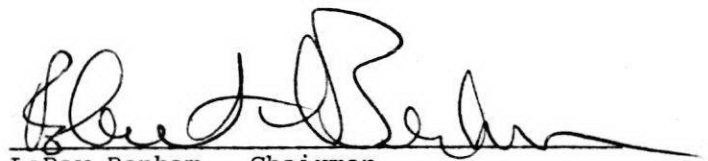
WHEREAS, after review by the Finance Committee of the Newberg Centennial Redevelopment Commission, and review by the entire Commission at its regular meeting on February 9, 1984 and its regular meeting on March 8, 1984, it was determined that Section 280(16) of the application criteria for initial centennial project, Newberg Centennial Redevelopment Rehabilitation Loan Program, should be amended to require the issuance of an individual standard mortgagee's title insurance policy to the Commission by any borrower, as a requirement of receiving a loan and that a joint policy should not be accepted.

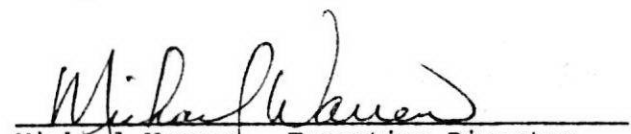
NOW, THEREFORE, BE IT RESOLVED by the Newberg Centennial Redevelopment Commission, an Urban Renewal Agency within the City of Newberg, Oregon, as follows, to-wit:

1. That Section 280(16) of the application criteria initial centennial project, Newberg Centennial Redevelopment Commission Rehabilitation Loan Program, approved by Resolution No. 83-2, on the 12th day of October, 1983, is hereby amended to read as follows:

"16. Title Insurance. The borrower shall provide the Commission with acceptable title insurance coverage. This may be secured through a standard mortgagee's title insurance policy issued solely to the Commission."

ADOPTED by the Newberg Centennial Redevelopment Commission this 8th day of March, 1984.


LeRoy Benham - Chairman


Michael Warren - Executive Director