



NEWBERG URBAN RENEWAL AGENCY

City of Newberg
Newberg Urban Renewal Agency Minutes
September 18, 2023
Hybrid Meeting

Chair Carmon called the meeting to order at 7:00 pm.

Commissioners Present: Mike McBride, Elise Yarnell Hollamon, Peggy Kilburg, Bill Rosacker, Molly Olson, Derek Carmon, Robyn Wheatley

Commissioners Absent: None

Staff Present: City Manager Will Worthey, Planning Manager Clay Downing, Finance Director Kady Strode, City Recorder Rachel Thomas

APPROVAL OF MINUTES

None

PRESENTATIONS

None

PUBLIC COMMENT

None

NEW BUSINESS

Motion to Appoint Citizens' Advisory Committee (CAC) Members
[NURA Motion to appoint CAC Members 2023-0918.docx](#)

There was discussion about staggering one and two-year terms as the appointments were based on the calendar year starting from the date the documents were signed.

Action: To approve the members nominated for the NURA Citizens Advisory Committee

Motion: Commissioner McBride

Second: Commissioner Kilburg

Vote: 7 Yes 0 No 0 Abstain 0 Absent

A Resolution initiating a Minor Amendment to the Newberg Urban Renewal District Boundary Pursuant to Requirements of ORS Chapter 457 and Newberg Urban Renewal Plan, VII. AMENDMENTS TO PLAN, C. Minor Amendments

[2023 NURA RCA 09-18-23.pdf](#)

[Attachment 1. Map of Proposed Amendment Area.pdf](#)

Topics discussed included who would use and pay for the roadway if the boundaries were changed, road design and placement, the financial cost of approving the amendment, potential consequences for not approving the amendment, effects of the amendment on the groundwater treatment plant, and future bond purchases.

Key questions were answered by Staff as follows:

- The road was part of a project in the Urban Renewal Plan, and it was in the estimate associated with Subarea A of the Urban Renewal Plan. The road was contemplated, but it was not necessarily budgeted for.
- The design team was at 30 percent completion and was still looking at alternatives. The Urban Renewal Plan contemplated either Bluff Road or the 14th Street Extension, but that could turn out to be undesirable as they get closer to the site. The consultant was considering factors such as soil stability, the current slope, and access to the groundwater treatment plant in the design analysis. A pre-application meeting was held so the consultant could better understand the City's Code requirements, and some of those information points could change design considerations.
- For NURA to engage, the agency would have to agree to that the decision point was desirable, and a development agreement would need to be in place. The agreement would set the areas of interest and acceptability and would leave options open to the design team working for the City to build this infrastructure.
- If the amendment passed, NURA would have the option to authorize the construction of East 14th Street/Bluff Road because it would be in the Urban Renewal District. NURA would not be obligated to say yes to any of the projects in the Plan.
- If the amendment did not pass, the City would have to fund the road to access the water treatment plant.
- The City would need to acquire the road adjacent to the groundwater treatment plant site in order to maximize the property for the plant.
- Taking action to initiate this amendment would leave design options open that the design team had requested remain open for consideration. The design was 30 percent completed, and NURA was not obligated to make any future approvals.

Members continued debating the pros and cons of the amendment and its potential effect on future bond issuances. Staff continued answering key questions as follows:

- The point of increment tax financing was to gain speed over time. Debt was used to build that first run of infrastructure in a blighted area to encourage development. No matter the interest rates, they would need revenue to raise bonds to build the infrastructure.
- The timetable for the design review for the groundwater treatment plant was no later than November, and the configuration would go through land use approval with the Planning Department.

- Without an Urban Renewal District, the design team for the water treatment plant would be where they are now but with fewer financing options. Funding would have to come from loans or other funds the City had available as well as directly from the ratepayers.
- If the boundary amendment were not passed and the City had to pay for the construction of Bluff Road, the funds would come out of the Street Fund, which comes from the gas tax revenue, but all of the reserves would be drained when Elliott Road is completed. Construction costs for Bluff Road could be about \$2 to \$3 million.
- Urban Renewal Districts were created because of the clean slate for credit, meaning you could take out bonds to add specific infrastructure to encourage industrial development. It was factual that if they committed money to changes or variances, less tax increment money would be available for potential bonds. That was highly speculative, but so was Bluff Road at this point.

Action: To approve a resolution initiating a minor amendment to the Newberg Urban Renewal District boundary pursuant to the requirements of ORS Chapter 457 and Newberg Urban Renewal Plan, VII. Amendments to the Plan, C. Minor Amendments.

Motion: Commissioner Olson
 Second: Commissioner Rosacker
 Vote: 3 Yes (Yarnell Hollamon, Olson, Carmon)
 4 No (McBride, Wheatley, Kilburg, Rosacker)
 0 Abstain 0 Absent

AGENCY BUSINESS

None

ADJOURNMENT

Meeting adjourned at 7:53 pm.

ATTEST:


 Derek Carmon, Chair


 Rachel Thomas, City Recorder