



## **AGENDA and Notice of Urban Renewal Agency**

The City of Newport Urban Renewal Agency meeting will be held on Monday, May 4, 2015, at 5:45 P.M. The meeting will be held in City Council Chambers of the Newport City Hall, located at 169 S.W. Coast Highway, Newport, Oregon 97365. A copy of the agenda follows.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder 541.574.0613.

The City Council reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the work session and/or meeting.

### **URBAN RENEWAL AGENCY MEETING Monday, May 4, 2015 - 5:45 P.M. City Council Chambers**

#### **I. Call to Order and Roll Call**

#### **II. Public Comment**

*This is an opportunity for members of the audience to bring to the Council's attention any item not listed on the Agenda. Comments will be limited to three (3) minutes per person with a maximum of 15 minutes for all items. Speakers may not yield their time to others.*

#### **III. Consent Calendar**

*The consent calendar consists of items of a repeating or routine nature considered under a single action. Any Councilor may have an item on the consent agenda removed and considered separately on request.*

- A. Approval of the Urban Renewal Agency Minutes from April 20, 2015 (Hawker)

#### **IV. Executive Director Report**

*All matters requiring approval of the Urban Renewal Agency originating from the city manager and departments will be included in this section. This section will also include any status reports for the Urban Renewal Agency information.*

- A. Appointment of Two Citizen Members to the Urban Renewal Advisory Committee

#### **V. Adjournment**



April 20, 2015  
5:47 P.M.  
Newport, Oregon

The Urban Renewal Agency of the City of Newport met on the above date in the Council Chambers of the Newport City Hall. On roll call, Allen, Sawyer, Engler, Saelens, Busby, and Roumagoux were present. Swanson was excused.

Staff present was Acting City Manager (Library Director) Smith, City Recorder Hawker, Community Development Director Tokos, Public Works Director Gross, and Police Chief Miranda.

### CONSENT CALENDAR

The consent calendar consisted of the following item:

- A. Approval of the minutes from the March 16, 2015 meeting.

MOTION was made by Roumagoux, seconded by Sawyer, to approve the minutes of the March 16, 2015 meeting with the changes noted by Allen. The motion carried unanimously in a voice vote.

### EXECUTIVE DIRECTOR REPORT

Approval of Lease Agreement with the South Beach Church. Smith reported that on July 14 2014, the Agency entered into a Purchase and Sale Agreement to purchase property in South Beach that includes the current location of the South Beach Church. He stated that the agreement includes a provision allowing the South Beach Church to remain on the property pursuant to the terms of a new lease that is to be executed when the Agency completes the purchase. He added that specific terms that are to be included in the lease are outlined in Section 10 of the Purchase and Sale Agreement which is included in the packet, but include the lease of a 6,598 square foot building and adjoining parking at 3335 South Coast Highway.

Smith reported that on November 17, 2014, the Agency adopted Amendment No. 11 to the South Beach Urban Renewal authorizing the purchase of the property (Resolution No. 3695). He stated that it was determined that acquisition of the property is advantageous, in the near term, because it provides the Agency with the flexibility to reconfigure the parcel, as needed, to accommodate planned transportation improvements that are to be constructed between 2015 and 2018. He added that the purchase also affords the Agency an opportunity to position the property for resale to a private developer once the infrastructure work is completed. He noted that a plan for redeveloping the site will be developed with public input, and will likely emphasize attracting retail service uses (e.g. grocery store, gas station, restaurant, etc.), as such uses are critical to the continued economic growth of South Beach. He stated that it is the Agency's intent to use proceeds from the sale to accelerate the urban renewal district's debt retirement. He noted that the Agency agreed as part of the Purchase and Sale Agreement to allow the South Beach Church to stay on the property while the transportation improvements are being constructed

(i.e. through December 31, 2017). He added that the site cannot be positioned for redevelopment until those transportation improvements are complete, so this lease arrangement is not inconsistent with the purpose of the acquisition. He recommended approval of the lease.

Tokos reported that the lease agreement has been revised, and distributed to Council earlier in the evening, based on discussion and approval of all parties. He reviewed the changed language.

MOTION was made by Sawyer, seconded by Busby, to approve the lease with the South Beach Church, as revised, and authorize the Executive Director to sign the lease at such time as the Agency closes on the property. Allen stated that he had voted against the sale and purchase agreement last July, but agrees with the Church using property, and will vote in favor of the motion. The motion carried unanimously in a voice vote.

### ADJOURNMENT

Having no further business, the meeting adjourned at 5:58 P.M.

---

Margaret M. Hawker, City Recorder

---

David N. Allen, Chair

# EXECUTIVE DIRECTOR REPORT AND RECOMMENDATIONS



Agenda #: IV.A.  
Meeting Date: May 4, 2015

## Agenda Item:

### **Appointment of Two Citizen Members to the Urban Renewal Advisory Committee**

#### Background:

Resolution No. 3708 created an Urban Renewal Advisory Committee to assist in the preparation of a new Northside Urban Renewal Plan. The resolution calls for the Urban Renewal Agency to appoint two citizens at-large to this advisory committee. The city has received four application from the following people: Bill Posner, Frank Geltner, Robert Joyce, and Robert McAfee. While the rules of order do not specifically talk about appointments by the Urban Renewal Agency, the rules do indicate that the meetings of the Agency will follow the “rules governing Council meeting” based on that language to is our interpretation that the appointment would be by the Chair of the Urban Renewal Agency subject to confirmation by the Agency members. Based on this if you have any comments regarding any of the four candidates please forward them to Urban Renewal Agency Chair David Allen.

#### Recommended Action:

I recommend the Urban Renewal Agency consider the following motion:

**I move that Urban Renewal Agency confirm the Chairs appointments of two citizens at-large to the Urban Renewal Advisory Committee to assist in the preparation of a new Northside Urban Renewal Plan.**

#### Fiscal Effects:

None.

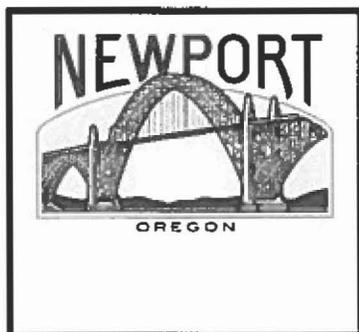
#### Alternatives:

None recommended.

Respectfully Submitted,

Spencer R. Nebel  
Executive Director of the Urban Renewal Agency





Agenda Item: IV.A.

Meeting Date: 5/4/15

URBAN RENEWAL AGENCY  
AGENDA ITEM SUMMARY  
City Of Newport, Oregon

Issue/Agenda Title: Appointment of Two Citizen Members to the Urban Renewal Advisory Committee

Prepared By: Hawker Dept Head Approval: ph Exec. Dir. Approval: \_\_\_\_\_

Issue Before the Agency: The issue before the agency is the appointment of two citizen members to the Urban Renewal Advisory Committee.

Staff Recommendation: This is an Agency decision.

Proposed Motion: I move to appoint \_\_\_\_\_ and \_\_\_\_\_ to the Urban Renewal Advisory Committee subject to ratification by the Urban Renewal Agency Chair.

Key Facts and Information Summary: Resolution No. 3708, creating an Urban Renewal Advisory Committee was adopted on March 16, 2015. The resolution provides that two citizens at-large be appointed to the Committee. A press release was issued soliciting applications from interested persons with an application deadline of April 28, 2015. Four applications have been received from: Bill Posner, Frank Geltner, Robert Joyce, and Robert McAfee. The completed application forms are included in the packet.

Resolution No. 3708 provides that the Committee "will provide oversight and guidance to city staff and the city's consultant in the preparation of the urban renewal plan, and will provide a recommendation to the Newport Urban Renewal Agency that will then be presented to the Planning Commission and City Council relating to its adoption." The resolution also provides that the "Urban Renewal Advisory Committee shall be empanelled until such time as an ordinance is presented to the City Council for adoption."

While the recently-amended Council Rules do not specifically state that the Urban Renewal Agency Chair makes appointments subject to the ratification of the Agency, the Council Rules do state that "The meetings of the Agency will follow the "Rules Governing Council Meetings" outlined in the Council Rules." The Council Rules state, relative to appointments, "Appointments to Boards, Commissions, Committees, Task Forces, Work

Groups, and Sub-Groups shall be made by the Mayor subject to confirmation by the City Council." Based on this, it is appropriate that the Chair appoint these members subject to ratification by the Agency.

Other Alternatives Considered: None.

City Council Goals: Section 1.2 of the City Council goals for fiscal year 2014/2015 states, "Pursue steps to create a new Northside urban renewal district.

Attachment List: Resolution No. 3708  
Press Release seeking applicants for the Committee  
Committee Applications from: Geltner, Joyce, McAfee, Posner

Fiscal Notes: None.

**CITY OF NEWPORT  
RESOLUTION NO. 3708**

**A RESOLUTION ESTABLISHING AN  
ADVISORY COMMITTEE TO ASSIST IN THE  
PREPARATION OF A NEW URBAN RENEWAL PLAN**

**WHEREAS, the Newport Urban Renewal Agency desires to move forward with preparing an urban renewal plan for certain areas in the vicinity of US 101, US 20 and Agate Beach as outlined in Resolution No. 3707; and**

**WHEREAS, ORS 457.085(1), requires opportunities for public involvement at all stages in the development of an urban renewal plan; and**

**WHEREAS, establishing an advisory committee to help develop the urban renewal plan provides such an opportunity for public involvement and allows the Urban Renewal Agency to leverage the expertise and experience of stakeholders within the community; and**

**WHEREAS, having a citizen advisory committee provides an opportunity for affected taxing districts to directly participate in the development of the plan.**

**THE NEWPORT URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:**

**Section 1. The Newport Urban Renewal Agency establishes an Urban Renewal Advisory Committee with the following composition:**

- 2 Lincoln County representatives;**
- 1 Pacific Communities Hospital District representative;**
- 1 Lincoln County School District representative;**
- 1 Port of Newport representative;**
- 1 Oregon Coast Community College representative;**
- 1 Representative from the Greater Newport Chamber of Commerce;**
- 1 Representative from the City Center Newport Association;**
- 1 Representative of the Central Lincoln Public Utility District;**
- 1 Representative from the Yaquina Bay Economic Foundation;**
- 1 Planning Commission member and resident of Agate Beach;**
- 1 Budget Committee member;**
- 2 Citizens at-large;**
- 1 City Council member.**

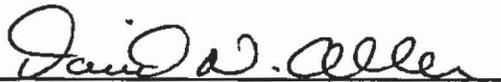
**Section 2. The Executive Director shall obtain from each of the listed organizations or entities the names of the individual or individuals that will serve on the committee on their behalf.**

Section 3. The Urban Renewal Advisory Committee will provide oversight and guidance to city staff and the city's consultant in the preparation of the urban renewal plan, and will provide a recommendation to the Newport Urban Renewal Agency that will then be presented to the Planning Commission and City Council relating to its adoption.

Section 4. The Urban Renewal Advisory Committee shall be empanelled until such time as an ordinance is presented to the City Council for adoption.

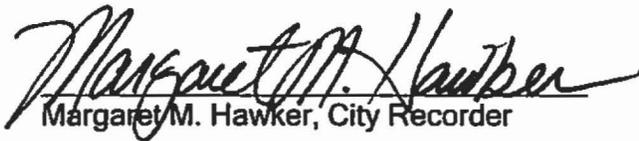
Section 5. This resolution shall be effective immediately upon passage.

Adopted by the Newport Urban Renewal Agency on March 16, 2015.



David N. Allen, Chair  
Newport Urban Renewal Agency

ATTEST:



Margaret M. Hawker, City Recorder

Approved as to form:



Steven E. Rich, City Attorney

FOR IMMEDIATE RELEASE

Contact: Peggy Hawker

541.574.0613

**CITY OF NEWPORT  
SEEKING APPLICANTS FOR  
URBAN RENEWAL ADVISORY COMMITTEE**

The Urban Renewal Agency of the City of Newport recently adopted Resolution No. 3708 establishing an Urban Renewal Advisory Committee. The Committee is comprised of 15 members; two of which are citizens at-large.

The Urban Renewal Advisory Committee is charged with providing oversight and guidance to city staff and the city's consultant in the preparation of a new urban renewal plan, and will provide a recommendation to the Newport Urban Renewal Agency that will then be presented to the Planning Commission and City Council relating to its adoption. The boundary of the proposed new district is in the general vicinity of US 101, US 20 and Agate Beach and outlined in Resolution No. 3707.

Anyone interested in serving as a citizen at-large member of this Committee should apply using the city's committee application which is found on the city website at [www.newportoregon.gov](http://www.newportoregon.gov); click on "City;" then on "Committees;" and then on "Application for Committee/Commission." The completed form can be submitted electronically. Copies of the committee application form can also be obtained by contacting the City Manager's Office at 169 SW Coast Highway, Newport, Oregon 97365, or by calling 541.574.0613. The application deadline is April 28, 2015.

The Urban Renewal Agency will interview applicants at its May 4, 2015 meeting with formal appointment to follow.

**#####**



## Peggy Hawker

---

**From:** CommitteeApp@newportoregon.gov  
**Sent:** Monday, April 13, 2015 12:20 PM  
**To:** Cindy Breves; Peggy Hawker  
**Cc:**  
**Subject:** Committee Application

Application for City Council - Email Application

Date: 4/13/2015

Commission/Committee of Interest: Urban Renewal Advisory Committee

Name: Bill Posner

Address:

Newport 97365

Workphone:

Homephone

Email:

Occupation: Retired

Employer:

Why do you want to serve on this committee/commission/board/task force, and how do you believe you can add value?  
I am very interested in the future and successful development of Newport, both for residents and visitors. The current area north of the bridge really needs to be reviewed and developed keeping in mind the needs and wants of new/current business, residents and visitors

What is a difficult decision you have made concerning issues of bias and/or issues of conflict of interest? As a for Director in the Software industry in California and Florida and involved in management for over 40 years, conflicts between employees, customers and potential clients was a usual occurrence. Because the software industry is actually a small community and have many friends in the business. There are hiring/firing and customer decisions that were made for the good of the company, without the bias of said friendships.

Describe the process of how you make decisions. I listen to all sides, consult with stake holders, and then make my decision what is best for the majority of the participants.

What do you think about consensus decision making? What does the consensus decision making process mean to you?  
Having run and being part of large and small teams throughout my career both in profit and non-profit organization, feedback from all involved is my prime directive when making a decision

Describe all other pertinent information/background for this position. Having been both project manager as well as team member for revamping of companies, departments, and involved in corporate acquisitions, I have a strong ability to analyze information, discuss all pro and cons, no matter what my personal feeling may be about the project. I also have a strong commitment keeping the small town, yet successful business environment and culture of Newport.



## Peggy Hawker

---

**From:** CommitteeApp@newportoregon.gov  
**Sent:** Monday, April 13, 2015 9:16 PM  
**To:** Cindy Breves; Peggy Hawker  
**Cc:**  
**Subject:** Committee Application

Application for City Council - Email Application

Date: 4/13/2015

Commission/Committee of Interest: Urban Renewal Advisory Committee

Name: Frank Geltner

Address:

on

It is very possible that I will have moved into Newport within the coming year.

Workphone

Homephone. - - - - -

Email:

Occupation: Business Owner, Volunteer, Parliamentarian

Employer: Self

Why do you want to serve on this committee/commission/board/task force, and how do you believe you can add value? In addition to being asked by others to consider applying for this committee, I have an interest because of my service on the board of the City Center Newport Association. I also serve as the chair of the Lincoln County Fair Board. I know that the fairgrounds fall into the overlay area under consideration. I believe I can add value because of a variety of private and public involvements I have had within the City of Newport, both profit and nonprofit sectors. I have some familiarity with meeting management based upon my work as a parliamentarian and a member of the National Association of Parliamentarians.

What is a difficult decision you have made concerning issues of bias and/or issues of conflict of interest? It is difficult to think of anything concerning issues of bias or conflict of interest. I have been involved in many organizations where it was necessary to sign Conflict of Interest forms. Having lived within a diverse community in a very integrated part of Chicago, served in the U.S. Army Security Agency, worked for the University of Illinois, Memphis State University, University of Denver and the University of Oregon and a number of nonprofit organizations, I have developed a sensitivity to issues of bias and conflict of interest. I try not to find myself in a situation where a "loaded" decision is left to me alone -- always trying to involve others in difficult decisions.

Describe the process of how you make decisions. Having taught courses in Leadership Theory and Practice and Parliamentary Procedure, served as a human resources trainer at the University of Oregon's Erb Memorial Union, served as a Regional Representative of the Association of College Unions International, served as a member of the Commission on Standards and Accreditation for the American Theatre Association, and on numerous panels for the Oregon Arts Commission and the Oregon Cultural Trust -- I believe I possess a unique perspective on the decision making process. If I have a process at all -- it is to always survey the situation carefully, look to see if a group has a leader or not, and look for ways to involve the greatest number of people in fact finding. No two decision-making situations are ever the same. I have what I like to think is a situational leadership style.

What do you think about consensus decision making? What does the consensus decision making process mean to you? In teaching courses on Parliamentary Procedure at the University of Oregon, I always included a section on Consensus Decision Making. There are many forms of Consensus Decision Making with the focus being on how pure the group wants to make it. Generally speaking, most consensus decision making seeks to get the greatest number of people to buy into a decision. However, there are examples of consensus minus one, or two, etc. To me the consensus decision

making process means that the group is willing to spend a little more time on making a decision in order to get the greatest number of people to buy into the final group decision.

Describe all other pertinent information/background for this position. I would guess that most people will never find themselves on an Urban Renewal Advisory Committee. It is likely that one cannot really be prepared for such an assignment -- other than being a person with a diverse background -- which I believe I have.

## Peggy Hawker

---

**From:** CommitteeApp@newportoregon.gov  
**Sent:** Monday, April 06, 2015 9:47 PM  
**To:** Cindy Breves; Peggy Hawker  
**Cc:**  
**Subject:** Committee Application

Application for City Council - Email Application

Date: 4/6/2015

Commission/Committee of Interest: Urban Renewal Agency Steering Committee

Name: Robert Porch

Address: 1100 NE Lakewood Drive

Newport, OR 97365

Workphone:

Homephone

Email:

Occupation: Retired

Employer: N/A

Why do you want to serve on this committee/commission/board/task force, and how do you believe you can add value? Grew up in Newport and moved back here to enjoy retirement. However, observing how the town has become rather shabby and my wife commenting on the condition of the buildings along 101 I decided I should see if I could help in improving the look, and in turn increase the draw of tourist and business to Newport.

What is a difficult decision you have made concerning issues of bias and/or issues of conflict of interest? Twenty years in the military and twenty-five years working for the Federal Government have made it simple to make these kind of decisions. Bias issues are required to be resolved and the situation that resulted in the bias was corrected. Conflicts of interest, even perceived, must always be avoided and you must always guard against the slightest deviation. The difficult decisions come when you have exhausted all efforts to correct inappropriate behavior and start the process to terminate an employee from Federal Service.

Describe the process of how you make decisions. Gather and analyze all data and make a decision based on management goals, guidelines, and budget allotted to the project. As the project progresses review progress, timelines, and spending to ensure everything is inline and if not reevaluate to correct any discrepancies and reallocate any resources that remain after a phase has been completed.

What do you think about consensus decision making? What does the consensus decision making process mean to you? Been using it for the past twenty-five years. A diverse group that has reviewed the data and votes, yea or nay, with the majority deciding whether the project is a go or no go.

Describe all other pertinent information/background for this position. Part of a team that rewrote the process, which took 2 to 3 years, for updating the Two Volume Set of the Joint Technical Architecture to a paperless process that is update every 4 months. This voting body consists of representatives from the four services and other Department of Defense Agencies. After 9/11 I was the Department of Defense Executive Agent for Information Technology Standards representative to the Program Manager, Presidential Cabinet Level position, for the Information Sharing Environment.



## Peggy Hawker

---

**From:** CommitteeApp@newportoregon.gov  
**Sent:** Wednesday, April 08, 2015 10:54 AM  
**To:** Cindy Breves; Peggy Hawker  
**Cc:**  
**Subject:** Committee Application

Application for City Council - Email Application

Date: 4/8/2015

Commission/Committee of Interest: Urban Renewal Advisory Committee

Name: Robert McAfee

Address:

Workphone:

Homephone

Email: r

Occupation: Food Services Manager

Employer: Lincoln County Sheriff's Office

Why do you want to serve on this committee/commission/board/task force, and how do you believe you can add value? I have a vested interest in the improvement in the quality of life in Newport. I have lived in Newport several years, in Lincoln County nearly 15 years, and I want to be a part of positive developments in the potential upgrades that can be made to improve everyone's experience with Newport. If someone is a long-term resident, or a one-day visitor, their experience should be one that enhances their time here, and makes Newport a place that stays on their short list of great places in the world and Oregon.

What is a difficult decision you have made concerning issues of bias and/or issues of conflict of interest? In a small town community there are going to be issues that may involve the appearance of conflicts of interest and/or bias, and I believe that I am able to be transparent in those areas. I have worked for the schools, and now for county government, and been a small business owner in the past, and communicating the decision, as well as the reasons behind that decision, effectively and clearly, is the best way to avoid those concerns.

Describe the process of how you make decisions. Depending on the situation, the process can vary widely. In the case of a committee making decisions I seek knowledge and information to influence my decisions. I want everyone's inputs, because a strong feeling one way or the other matters to me, however, the facts basing up those emotions, the reasons that cause someone to feel that way. Those are the things I'm interested in hearing to see if it stirs the same emotion/feeling within me too.

What do you think about consensus decision making? What does the consensus decision making process mean to you? Consensus decision making is a great tool in areas where the needs are many, from a wide range of people. My thoughts may differ from another persons, and though I may not get 100% what I want, the group can come to agreement that works for everyone on some level. It fits the needs of many versus the whims of the few.

Describe all other pertinent information/background for this position. I live, work, play, and raise my family in Newport. I love this city, and I would take great pride in furthering the growth and improvement in the growth and improvement of the city. I have been involved in Leadership Lincoln and have made several connections through that venture, while working for the Lincoln County Sheriff's Office and the Lincoln County School District gives me many others. I hope to be considered for this committee, and look forward to the opportunity to serve.