

**City of Newport  
City Center Revitalization Planning Committee Minutes  
August 23, 2024**

<b>LOCATION:</b> CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT	<b>Time End:</b> 4:07 P.M.
<b>Time Start:</b> 2:00 P.M.	

**ATTENDANCE LOG/ROLLCALL**

COMMITTEE MEMBER	STAFF
Jack Weber	Derrick Tokos, Community Development Director
Wayne Patterson (absent)	Sherrri Marineau, Community Development Dept.
Jim Patrick	Rob Murphy, Fire Chief (absent)
Luke Simonsen (absent)	Tom Sakaris, Fire Marshall (absent)
Christina Simonsen	Anna Iaukea, Urban Renewal Project Manger
Laurie Sanders	Jim Hencke, DEA
Dustin Capri (absent, excused)	David Berniker, UrbsWorks (by video)
Karen Rockwell (by video)	Brandy Steffen, JLA
Brett Estes (by video)	David Helton, ODOT (by video)
Rich Belloni	Emily Pica
Melony Heim	Nicole Underwood
Eric Hanneman (absent)	Ashley Balson
Rev. Judith Jones (absent, excused)	Cathey Rigby, Grant Manager
Dr. Ralph Breitenstein (by video)	John Fuller, Communication Specialist
Timothy Johnson	
Bob Berman	<b>PUBLIC</b>
Deb Jones (absent, excused)	David Berniker
Sofia Tamayo, (alternate for Deb Jones) (by video)	Jeff Bertuleit
Cynthia Jacobi	Lou Limbrunner
Robert Emond	

AGENDA ITEM	ACTIONS
<p><b>COMMITTEE MEMBER INTRODUCTIONS</b></p> <p>a. Roll Call</p>	<p>None.</p>
<p><b>APPROVAL OF MINUTES</b></p> <p>a. Meeting minutes of City Center Revitalization Planning Committee Meeting on June 28, 2024</p>	<p>Motion by Berman, seconded by Weber to approve the City Center Revitalization Planning Committee Meeting on June 28, 2024 as written. Motion carried unanimously in a voice vote.</p> <p>Berman noted the public outreach discussion was not included in this meeting and wanted it added.</p>
<p><b>EXISTING CONDITIONS</b></p>	<p>Mr. Helton reviewed the existing conditions and covered the TSP baseline for the US 101 couplets: Newport demographics; Newport's employment; land</p>

	use patterns and opportunities; and transportation characteristics.
<b>REAL ESTATE MARKET CONDITIONS AND TRENDS</b>	Ms. Underwood covered real estate market conditions and trends, retail vacancy rates, and housing trends.
<b>ASSETS, BARRIERS AND OPPORTUNITIES</b>	<p>Ms. Picha reviewed the key opportunities and barriers in Newport. She covered the different focus areas in Newport, and the opportunities and barriers for development in focus areas.</p> <p>The Committee was given an opportunity to write down their thoughts on what the opportunities and barriers were for the focus areas. The consultants recorded feedback from the group.</p>
<b>DESIRED OUTCOMES AND CRITERIA FOR US 101 TRANSPORTATION SOLUTIONS (CONTINUED DISCUSSION)</b>	Discussion on the evaluation of 101 alternatives and the three main criterion considerations that includes enabling mixed-use development and walkability; how it supports economic vitality and business mix, and aligns with implementation and partnerships; and the different criterion between Alternative 1 and 2.
<b>NEXT STEPS</b>	None.
<b>CITIZEN/PUBLIC COMMENT</b>	<p>A Newport public member gave his thought on how slowing down traffic would create a bottle neck in Newport.</p> <p>Jeff Bertuleit, Newport, thought the city needed a parking plan. He didn't think anyone would want to put housing between two highways. Bertuleit referenced petition signatures he had from owners in the area who said they didn't want the couplet.</p> <p>Gary Layman, Newport, thought the city should use the city core area for improvements instead of the Deco District.</p> <p>Lou Limbrunner, Newport, wanted to know the city's plan on the two buildings on US 101 that were tore down, and suggested the city allow artists to put up murals at this location. He also questioned what strings would be attached to grants.</p>

Submitted by: *Sherri Marineau*

Sherri Marineau, Executive Assistant