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NEWSBERG



The Newberg City Council and Mayoral Races are winding down on Nov. 17, but one race's result is still pending. (Graphic: Branden Andersen / Newsberg)

Yarnell Hollamon Widens Lead in Newberg Mayor's Race; Rosacker Has Not Conceded

The challenger widened her lead to 106 votes in updated unofficial local election results released Nov. 12

By Branden Andersen
Founding Editor

NEWBERG, Ore. — If unofficial results from the Nov. 3 general election hold, Newberg will have a new mayor and a new member of the Newberg City Council in the new year. But the mayoral race remains close in the county's latest count.

City Councilor Elise Yarnell Hollamon, the mayoral challenger, leads Mayor Bill Rosacker by 106 votes, 5,434 to 5,328, or 50.49% to 49.51%, in results the county released Nov. 12. The margin was 79 votes, 5,368 to 5,289, in the Nov. 5 results.

The margin is 0.98% of the 10,762 votes cast for the two candidates. Oregon law requires an automatic recount if the margin is less than 0.2% of the combined votes for the two candidates meaning if the vote count stands, the candidates would need to be separated by approximately 21 votes to trigger an automatic recount. A candidate can also request a recount within 42 days after the election, or by Dec. 15, regardless of the margin. The requester pays, unless a full recount changes the outcome in the requester's favor.

If Yarnell Hollamon wins, her District 1 council seat would become vacant. Under the city charter, the remaining councilors fill vacancies by appointment.

Yarnell Hollamon has not formally declared victory, and Rosacker has not conceded.

"Out of respect for our current Mayor, I'll wait to formally declare victory until he concedes or the election is certified on November 30," Yarnell Hollamon said.

"Considering the effort and dedication of my team, we have decided that it is too early to declare a winner," Rosacker said.

Incumbent City Councilor Robyn Wheatley leads former education administrator Larry Hampton 5,386 votes to 5,008, or 51.82% to 48.18%. Nonprofit administrator and local historian Britta Mansfield leads Yamhill County finance analyst Leisha Adams 5,371 votes to 4,821, or 52.70% to 47.30%, for the District 2 seat now held by Peggy Kilburg, who did not seek reelection.

Hampton conceded the race to Wheatley in a statement to Newsberg.

"While I am disappointed with my loss in the Council race, I congratulate Robyn on her win, and I celebrate the changes coming to the Council, assuming Elise's lead holds up," Hampton said in an email.

Adams conceded the race Nov. 5 in a post on her campaign's Facebook page. She said she called Mansfield to congratulate her "on a well-fought race" and that the two plan to keep talking in the coming months. Adams said she looks forward to "continuing to serve on city committees and supporting Newberg's growth in any way I can."

Wheatley and Mansfield did not respond to requests for comment before publication.

Incumbent City Councilor Derek Carmon was unopposed for the District 6 seat and received 6,324 votes.

Dundee's city council will not change, as all candidates ran unopposed.

A mailed ballot counts if it is postmarked by Election Day and received within seven days after Election Day, according to the Oregon Secretary of State's office. A cured ballot is one that elections officials set aside because of a signature problem, such as a missing signature or one that does not match the voter's signature on file, and that the voter has since fixed so it can be counted.

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Newberg-Dundee School Board Narrows School Closure Options to Three Models

At a three-hour work session, the board directed the district to analyze three models for a recommendation Tuesday, when the board may consider a motion to proceed

By Audrey Grice
Junior Reporter

NEWBERG, Ore. — At the Nov. 9 work session, the Newberg-Dundee School Board spent three hours discussing five school-closure models before directing the Newberg-Dundee School District to analyze three of them for a recommendation at the board's Nov. 17 meeting.

At the end of the meeting, the board advanced Models C, D, and H for the district to analyze. Models D and H both propose closing Ewing Young Elementary and Joan Austin Elementary. The difference is that Model H would convert the district to K-4, 5-6, and 7-8 grade cohorts, with fifth and sixth graders attending what is currently Chehalem Valley Middle School and seventh and eighth graders attending Mountain View Middle School.

Model C proposes closing both Ewing Young and Antonia Crater Elementary. Model G, which did not advance, proposes closing Ewing Young and Mountain View Middle School and turning Crater into a sixth-grade center because it shares a campus with Chehalem Valley Middle School.

The NDSD will analyze the three models using feedback from the work session and comments from staff members and parents, and will present its recommended model at the Nov. 17 meeting. The board will then consider a motion to proceed with a model, though the board is not required to use the model the district recommends.

"It's important to note that in this process, we have shared so much data, we have gathered input from stakeholders, we have the restructuring committee," Board Chair Aubrey Nichols said. "During that time, our district has not given its recommendation. However, our district staff are the ones who will be implementing whatever the board chooses, and their recommendation is important to me. So I look forward to hearing that."

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Support

South Newberg Tract Including Former Mill Site Selected for Opportunity Zone 2.0

Investments in the area could qualify for federal capital gains tax benefits from Jan. 1, 2027, through Dec. 31, 2036

By Audrey Grice
Junior Reporter

NEWBERG, Ore. — The City of Newberg nominated a portion of south Newberg, including the former Newberg paper mill property, and Oregon selected the area as one of 58 Opportunity Zones from a pool of 229 eligible census tracts, according to Business Oregon. The designation takes effect Jan. 1, 2027, and lasts through Dec. 31, 2036.

An Opportunity Zone is an entire census tract that the governor nominates and the U.S. Treasury certifies. States select new zones every 10 years, and the next round would take effect Jan. 1, 2037, according to Business Oregon.

Opportunity Zone 2.0 is a federal tax incentive program, administered by the U.S. Treasury, that is designed to draw long-term investment to communities that need it, according to Business Oregon. The U.S. Department of Housing and Urban Development said that "under certain conditions, new investments in Opportunity Zones may be eligible for preferential tax incentives."

Under the federal law that made the program permanent, investors who put capital gains into a Qualified Opportunity Fund, an investment fund that holds property or businesses in Opportunity Zones, on or after Jan. 1, 2027, can defer taxes on those gains for five years. After five years, the investor receives a 10% step-up in basis, or 30% in rural zones, which reduces the amount of the deferred gain that is taxed.

After 10 years, the investor pays no capital gains tax on appreciation of the investment itself. Philip Higgins, principal broker at Newberg-based Pacific Crest Real Estate Advisors, said Opportunity Zones are geared toward five- to 10-year investments.

"Opportunity Zone is sort of constructed to help people with investment capital deploy it into areas that need… investment capital… to get things built, and then to be able to pull that capital back out again after a certain period of time and not pay taxes on it," Higgins said. "That's its whole sort of function is to induce… five to 10 years worth of investment in an area so that in exchange you can not have to pay capital gains taxes."

Capital gains taxes are taxes an investor pays at the sale of a property, based on the increase in the property's value since it was purchased. For large-scale investors, the top federal rate on long-term capital gains is 20%, and high earners can owe an additional 3.8% net investment income tax, for a combined 23.8%, according to Business Oregon.

In an example illustration from Business Oregon, an investor with a $1 million capital gain who does not reinvest it in an Opportunity Zone owes $238,000 in federal tax. An investor who reinvests the gain in a standard Opportunity Zone and holds it for five years receives a 10% step-up, which leaves $900,000 taxable and a tax bill of $214,200, a savings of $23,800. In a rural zone, the 30% step-up leaves $700,000 taxable and a tax bill of $166,600, a savings of $71,400.

Business Oregon classified the south Newberg tract as rural, which makes the 30% step-up available through qualified rural funds.

Newberg is not new to the program. The city received an Opportunity Zone 1.0 designation in 2018, according to the State of Oregon website, and zones from the first round remain valid alongside the new ones through Dec. 31, 2028. Higgins said he has seen first-round deals in other places but has not seen anyone in Newberg make that kind of investment.

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Comic Diaries Ep. 83 — Created by Brittany Long Olsen



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UPCOMING EVENTS CALENDAR

NOVEMBER 18

7 p.m. — Trivia Night
Old Town Bar & Grill, 315 E First St

NOVEMBER 19

6 p.m. — Improv with Donna
Chehalem Acquatic and Fitness Center, 1802 Haworth Ave.

7 p.m. — COMMUNITY CONVERSATIONS: When Politics Comes to Thanksgiving Dinner
George Fox University Canyon Common, 1400 E. North Street

NOVEMBER 20

4 p.m. — Newveau Festival
The Main Street Warehouse, 306 N Main Street

6 p.m. — Coppola Movie Night: Priscilla
Domaine Lumineux, 115 N Washington St

7 p.m. — Curio Songwriters Showcase
Barley & Vine Tavern, 408 E 1st Street

7 p.m. — Hood Mountain Band
Wolves & People Bar & Music Hall, 107 N Meridian St.

NOVEMBER 21

9 a.m. — Newberg MomCo Holiday Bazaar
Northwest Christian Church 2315 Villa Rd

10 a.m. — Bellingar Estates Holiday Market
The Old Schoolhouse, 23945 NE North Valley Road

10 a.m. — Fossil Dinnerware Making
Chehalem Cultural Center, 415 E Sheridan St

10 a.m. — Food Pantry
Newberg FISH Food Pantry 125 S Elliott Rd, Suite A

11 a.m. — Harvest in the Hills: A Wine Tour of Dundee Hills AVA Wines
Domaine Serene Winery 6555 Northeast Hilltop Lane

12 p.m. — Holiday Market
Dobbes Family Winery, 240 SE 5th St

7:30 p.m. — Kalos - Traditional Scottish Trio
Chehalem Cultural Center 415 E Sheridan St

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