

AGENDA

WARRENTON URBAN RENEWAL AGENCY

April 9, 2024 – 6:00 P.M.

Warrenton City Commission Chambers – 225 South Main Avenue
Warrenton, OR 97146

Public Meetings will also be audio and video live streamed. Go to <https://www.warrentonoregon.us/administration/page/public-meeting-zoom-access> for connection instructions.

1. CALL TO ORDER

2. ROLL CALL

3. CONSENT CALENDAR

- A. Urban Renewal Agency Meeting Minutes – 3.12.24

4. BUSINESS

- A. Update on Fenton Building Purchase – Sollaccio
- B. Consideration of Business Proposal – Roger Mitchell

5. EXECUTIVE SESSION

Under the authority of ORS 192.660(2)(e); to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

6. ADJOURN

Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Dawne Shaw, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.

MINUTES
 Warrenton Urban Renewal Agency
 March 12, 2024
 Warrenton City Hall - Commission Chambers
 225 S. Main
 Warrenton, Or 97146

Chair Balensifer convened the Urban Renewal Agency meeting at 6:49 p.m.

Commissioners Present: Chair Henry Balensifer (via Zoom), Vice Chair Gerald Poe, Tom Dyer, Mark Baldwin, and Paul Mitchell

Staff Present: Executive Director Esther Moberg, Interim City Planner Scott Fregonese, Finance Director Jessica Barrett, Police Chief Mathew Workman, and Secretary Dawne Shaw

Executive Director Esther Moberg requested to add item 4C to the agenda - Warrenton Urban Renewal Advisory Committee (WURAC) nomination; there were no objections.

Chair Balensifer handed the meeting over to Vice Chair Poe.

CONSENT CALENDAR

- A. Urban Renewal Agency Meeting Minutes – 1.23.2024
- B. Urban Renewal Advisory Committee Meeting Minutes – 12.06.2023

Commissioner Dyer made the motion to approve the consent calendar as presented. Motion was seconded and passed unanimously.

Poe – aye; Mitchell – aye; Balensifer – aye; Dyer – aye; Baldwin - aye

PUBLIC HEARINGS - None

BUSINESS ITEMS

Executive Director Esther Moberg presented an agreement with the Sollaccio's for the purchase and renovation of the Fenton Building at 60 SW Main Ave. She noted the two options for the agreement. Dan Sollaccio gave an update on the purchase negotiations and discussed the inspection and estimates for the repairs and renovation. Brief discussion followed on the process that has taken place. Ms. Moberg noted the main differences in the agreements is the amount put towards the down payment and the amount put towards renovations. She noted the Sollaccio's might go back a negotiate a different price on the building and if that is the case the amount of the down payment might change, and they would be asking to use that money towards renovation. Mr. Sollaccio noted several points in the agreement for clarification. Brief discussion followed. Mayor Balensifer asked if there is a section on survivability after the Urban Renewal District sunsets; Ms. Moberg stated she will make sure it is included in the agreement.

Chair Balensifer made the motion to approve the agreement as amended within the

meeting, which related to the clauses that have been specifically stated.

Mayor Balensifer asked the City Recorder or City Manager to outline the clauses as they understand before the motion is finalized for the record. Ms. Moberg stated the clauses that will be amended the survivability clause if there were to be a default after the Urban Renewal Districts sunsets the money would go back to the City, if there is an extended time of negotiation with current owners the timeline will be adjusted, definition of eligible cost will include all renovation cost by an independent contractor, and it will be made clear that either a 3rd party anchor tenant or the Sollaccio's since the intent is for an active business while keeping the clause of what business they will not allow in the building.

The motion was seconded and passed unanimously.

Poe – aye; Mitchell – aye; Balensifer – aye; Dyer – aye; Baldwin – aye

Ms. Moberg discussed a proposal from Ken Yuill to sell his lots in Chelsea Gardens to the city and turn them into a city park. Discussion followed on the park requirement of the Chelsea Gardens master plan, and it was noted that the developer would put in the park, not the city.

Commissioner Dyer made the motion to not purchase the property. Motion was seconded and passed unanimously.

Poe – aye; Mitchell – aye; Balensifer – aye; Dyer – aye; Baldwin - aye

Vice Chair Poe noted Chair Balensifer's nomination to appoint Tony Faletti to the Urban Renewal Advisory Committee.

Commissioner Baldwin made the motion to appoint Tony Faletti to Position No. 3 on the Warrenton Urban Renewal Advisory Committee. Motion was seconded and passed unanimously.

Poe – aye; Mitchell – aye; Balensifer – aye; Dyer – aye; Baldwin - aye

There being no further business Vice Chair Poe adjourned the URA meeting at 7:11 p.m.

Respectfully prepared and submitted by Hanna Bentley, Deputy City Recorder.

APPROVED:

ATTEST:

Henry A. Balensifer III, Chair

Dawne Shaw, Secretary

ADD



C&S BUILDING
WARRENTON OR

URBAN RENEWAL PLAN
LIKEWISE 03.2024





SITE A



SITE B

C&S BUILDING

Zoning

C-1 GENERAL-COMMERCIAL

Site by Plat A: 30,365 GSF / .7 Acres
 B: 20,993 GSF / .48 Acres

16.56.040 Development Standards

Density	Minimum lot size, commercial uses: none. Minimum lot width, commercial uses: none. Minimum lot depth, commercial uses: none.
Lot Coverage	Commercial uses, maximum lot coverage: none.
Setbacks	Front Yard: 15’ Minimum;v Base Condition 10’ Maximum for Commercial Buildings Side Yards: Commercial uses: none Rear Yard: Commercial uses: none
Building Heights	No building shall exceed a height of 45 feet above grade.
Design Standards	16.116.030 Architectural and Site Design Standards.
Landscaped Open Area	A minimum of 15% of the total lot area will be maintained as Landscaped open area.
Parking:	16.128.030 Vehicle Parking Standards. 16.128.040 Bicycle Parking Requirements.
Allowable Uses:	1. Personal and business service establishments 2. Professional, financial, business and medical offices. 3. Retail business establishments. 4. Amusement enterprises 5. Technical, professional, vocational and business schools. 6. Membership organizations 7. Eating and drinking establishments, - Including food carts and food pods. 8. Hotel, motel or other tourist accommodation 9. Automobile sales, and/or service and parts establishment. 10. Boat and marine equipment sales, service or repair facilities. 11. Building material sales yard. 12. Government buildings and uses. 13. Transportation facilities and improvements RE 16.20.040. 14. Dredge material disposal (DMD) 15. Community garden(s) (see definitions). 16. Hospital, medical offices, sanitarium, rest home, nursing or convalescent home. 17. Congregate care or assisted living facility. 18. Public utilities, including pipelines, cables, and utility crossings - No structures. 19. Commercial uses with a residential use(s) [apartment(s)] located either above or behind the commercial use 20. Homestay lodging subject to the standards in Chapter 8.24.

Programming

Food Pod Assortted Food Carts and/or Trucks located under covered area Covered Seating Area Fire Pit Outdoor seating Event area with stage and utilities
Beverage Bar and Dining Room Food and Beverage Bar providing varous services Retail Bottleshop Seating areas for food service and gathering for differnt sized groups Restrooms
Event Room Separated event room with service counter Opens into main dining area Designed to host a range of events from public community groups to private celebrations

Parking
36 Spaces Provided

Food Service: 1 space / 4seats or 100sf
General Retail - Market: 1 space / 350gsf
Multi-Tenant Commercial Center: 1 space / 1000glsf
Event space: 1 space / 4seats or 100sf

Accessory
Dance Hall: 1 space / 300sf
Retail: 1 space / 350sf
Office: 1 space / 450sf



- 1** Covered Food Carts and Seating
- 2** Market Hall
- 3** Service Bar
- 4** Event Room
- 5** Restrooms / Utility / Storage
- 6** Exterior event space / Landscaping
- 7** Parking: 36-41 Spaces
- 8** Loading
- 9** Covered Event Area
- ALT New Commercial Building

SITE PLAN

VISION AND APPROACH

GATEWAY MARKET

The C&S Market will be a new South bound commercial anchor and community destination for Warrenton. The project will renew and adapt the existing industrial contracting sales and storage buildings into a covered food pod area, market hall with a service bar, and separated event room supporting groups up to 50 people. The project includes an array of supporting amenity spaces with covered seating areas, fire pits, exterior landscaped seating areas and event spaces.

The site will be developed to maximize the use of the existing structures, to provide extensive covered gathering spaces that extend into landscaping throughout the site allowing families, friends, and travelers to gather, eat, and relax. The landscaping will provide shading and screening for neighboring properties and traffic mitigation along the road. Situated across both sides of South Main Avenue, the site can serve as a way-post and gateway for the commercial district to the North.

Conceptual Branding:

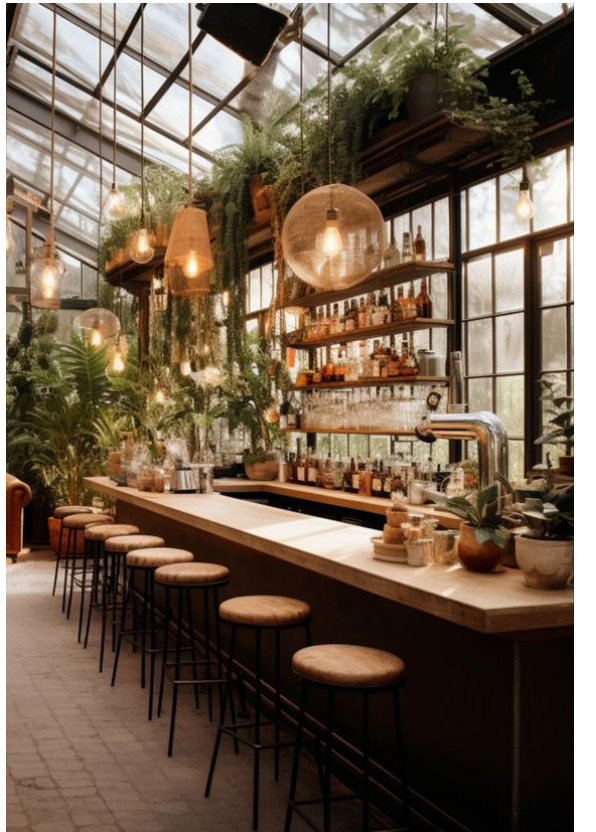
Gateway Market

C&S Station

Waypost

Dusk





DINING AREAS AND SERVICE BAR



EVENT SPACES AND MEETING ROOMS



SITE AND BUILDING LANDSCAPING

RENEWAL PLAN

Approach

The approach to renewing the C&S Market will focus on essential repairs to the exposed structure, waterproofing of the roof structure and conditioned envelope, and a unification of the existing buildings though materials, systems updates and finishes. The great value of the existing building is the extensive covered area afforded by long spanning joist structures, high ceilings, and unobstructed floor areas. These conditions are optimal for flexible market hall spaces and provide an unparalleled local amenity for covered year-round market spaces and seating areas. The project will be developed through a series of progressive phases allowing for the design and repositioning of the structures and site plans.

Phase A: Due Diligence / Feasibility / Schematic Design	9 Weeks	03/18/24
Phase B: Design Development / City Coordination / Pre-Con Consulting	8 Weeks	05/17/24
Phase C: Permitting / Construction Documents / Mobilization	10 Weeks	07/29/24
Phase D: Construction - Selective Demolition / Primary Structure - Envelope - Site Dev	13 Weeks	10/30/24
- Interiors / Tenant Improvements / Landscaping	16 Weeks	02/21/25
Phase E: Procurement / Commissioning / Opening - Base Tenants	4 Weeks	03/21/25

Required Updates

- Primary Structural Repairs

Includes replacing damaged sections of primary structure and providing additional bracing and strapping as required per code

- Roof Replacement and Repair

The roof is in significant disrepair and is in need of extensive sheathing replacement and new roofing membrane and paneling across the entire structure

- Envelope Repair and Upgrades

The building envelope is in disrepair from deferred maintenance and lack of continuity of weather barriers and membranes. Primary windows and doors will have to be replaced to meet code requirements for life safety and security. Existing roll up doors and windows will be reused if possible. The intent of the North warehouse structure is to remove all dilapidated and unneeded siding to open the structure as much as possible for access and egress.

- MEP Updates

The project will require MEP upgrades for power, mechanical systems and plumbing at it is assumed the existing facilities will not meet current code requirements for occupancy. Existing restrooms will need to be demolished to connection points and refurbished with new framing, finishes and fixtures. Mechanical systems will be design build based on final tenant incorporation.

- Site Development

The majority of the site and adjacent streets are largely undeveloped. The project will provide new utility and power locations for cart and market areas, new landscaping for exterior amenity areas, and previous paved parking areas meeting parking and staormwater requirements

Based on the assessed state of the building, the essential repairs to preserve the buildings basic integrity and usability will be in the range of \$378k - 633k, or between \$30-50/sf. We are working with Structural engineers and Construction consultants to gain more specific information identifying required and elective updates.





April 8, 2024

To the Warrenton Urban Renewal Agency:

I nominate Nicole Kime to Position No. 6 on the Warrenton Urban Renewal Advisory Board.

Nicole is a relatively new resident to Warrenton, having moved here during COVID. In her interview, she mentioned that they settled here because this was the one community her kids didn't ask about "where next" but instead wanted to stay. She also shares a feeling of community and wants to foster that further. Previously a death investigator for the Clatsop County Coroner's office and a wood products/CNC business operator, she now works in education.

I think Nicole will be a good addition to the WURA advisory board.

Sincerely,

Henry A. Balensifer III
Mayor

Recommended Motion:

I move to appoint Nicole Kime to position number 6 on the Warrenton Urban Renewal Advisory Board.

Alternatives: Do nothing and request the mayor submit a new slate of nominees.

Note: No other applications were received, if confirmed, her appointment would ensure the advisory committee has a full board.