

# AGENDA

## WARRENTON URBAN RENEWAL AGENCY

April 23, 2024 – 6:00 P.M.

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

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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 – 4.9.2024

### **4. BUSINESS**

- A. Consideration of Resolution No. 24-02; Authorizing Appointments to Fill Positions and Setting Terms of Office on the Urban Renewal Advisory Committee
- B. Update on the 69 NE Heron Building

### **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  
 April 9, 2024  
 Warrenton City Hall - Commission Chambers  
 225 S. Main  
 Warrenton, Or 97146

Chair Balensifer convened the Urban Renewal Agency meeting at 6:46 p.m.

Commissioners Present: Chair Henry Balensifer, Gerald Poe, Tom Dyer, Mark Baldwin, and Paul Mitchell

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

Chair Balensifer requested to add item to the agenda for the nomination of Nicole Kime to the Warrenton Urban Renewal Advisory Committee; there were no objections.

Chair Balensifer discussed his nomination of Nicole Kime to the Warrenton Urban Renewal Advisory Committee.

**Commissioner Mitchell made the motion to appoint Nicole Kime to Position No. 6 on the Warrenton Urban Renewal Advisory Committee. Motion was seconded and passed unanimously.**

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

CONSENT CALENDAR

A. Urban Renewal Agency Meeting Minutes – 3.12.2024

**Commissioner Baldwin 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 gave an update on the purchase of the Fenton Building. She noted that the city cut a check for escrow and it has been deposited. Roger Mitchell noted the seller is unavailable, but they are prepared to close.

Chair Balensifer noted the proposal from Roger Mitchell. He invited members of the Warrenton Urban Renewal Advisory Committee (WURAC) to ask any questions they might have on the business proposal; Commissioner Baldwin recused himself; Chair Balensifer also disclosed relatives also bid on this property. Mr. Mitchell began his presentation review. Mr. Mitchell noted he wants to have a universal space that is accessible to anyone of any age. Commissioner Mitchell asked if Mr. Mitchell has made an offer on the building; Mr. Mitchell stated he is under contract. WURAC members asked questions about the proposal. WURAC Member Tony Faletti noted his concerns with people crossing Main Street between the two buildings. Commissioner Mitchell asked Mr. Mitchell how much he is asking for from Urban Renewal; Mr. Mitchell stated the ideal ask if \$450,000.00. Ms. Moberg asked for clarification on if the grant is for renovation or the purchase of the building; Mr. Mitchell stated it would be for renovation. Commissioner Mitchell noted his concerns with food carts and the Urban Renewal owned food carts; Ms. Moberg responded by outlining what will happen when the Urban Renewal District sunsets. Mayor Balensifer highlighted the need for covered event spaces. Judson Moore also spoke about the design proposal. Mayor Balensifer asked how much the overall cost of renovations to be; Mr. Moore stated \$1,000,000.00. Mr. Moore discussed the state of the buildings and the repairs needed. Mayor Balensifer asked if there was a grant would the Urban Renewal Agency/ City be able to reserve the event facility pro bono up to twice a year/once a quarter; Mr. Mitchell confirmed. Ms. Moberg summarized the past urban renewal grants process. Brief questions and discussion followed.

Consensus was to explore it further, to see a business plan and vision, and to see repair estimates. Mr. Mitchell stated he could bring something back to the first meeting in May.

At 7:42 pm, Chair Balensifer adjourned the Urban Renewal Agency meeting and announced the Agency will now meet in 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.*

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

APPROVED:

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Henry A. Balensifer III, Chair

ATTEST:

\_\_\_\_\_  
Dawne Shaw, Secretary

# AGENDA MEMORANDUM

TO: The Warrenton Urban Renewal Agency  
FROM: Hanna Bentley, Deputy City Recorder  
DATE: April 23, 2024  
SUBJ: Urban Renewal Advisory Committee Appointments

## SUMMARY

At the December 12, 2023, and the January 9, 2024 meeting, the Urban Renewal Agency made various appointments to the Warrenton Urban Renewal Advisory Committee (WURAC). After these appointments, WURAC was still left with vacancies. At the March 12, 2024, meeting, Tony Faletti was appointed to Position No. 3, and at the April 9, 2024, meeting Nicole Kime was appointed to Position No. 6. With these appointments WURAC has a full board.

## RECOMMENDATION/SUGGESTED MOTION

"I move to adopt Resolution No. 24-02; appointing persons to serve on the Warrenton Urban Renewal Advisory Committee and setting terms of office."

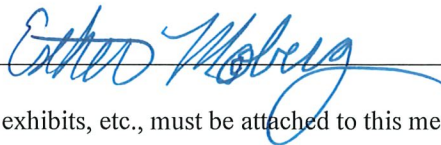
## ALTERNATIVE

Other action as deemed appropriate by the City Commission

## FISCAL IMPACT

N/A

Approved by Executive Director: \_\_\_\_\_



All supporting documentation, i.e., maps, exhibits, etc., must be attached to this memorandum.

## **RESOLUTION NO. 24-02**

INTRODUCED BY: All Commissioners

### **APPOINTING PERSONS TO SERVE ON THE WARRENTON URBAN RENEWAL ADVISORY COMMITTEE AND SETTING TERMS OF OFFICE**

**BE IT RESOLVED**, by the Warrenton Urban Renewal Agency that the Warrenton Urban Renewal Advisory Board members and their terms of office are as follows:

|                |                  |                               |
|----------------|------------------|-------------------------------|
| Position No. 1 | Karin Hopper     | Term Ending 31, December 2024 |
| Position No. 2 | Christy Coulombe | Term Ending 31, December 2024 |
| Position No. 3 | Tony Faletti     | Term Ending 31, December 2024 |
| Position No. 4 | Tess Chedsey     | Term Ending 31, December 2025 |
| Position No. 5 | Mary Jo Gregoire | Term Ending 31, December 2025 |
| Position No. 6 | Nicole Kime      | Term Ending 31, December 2025 |
| Position No. 7 | Cynthia O'Reilly | Term Ending 31, December 2025 |

This Resolution shall take effect immediately upon its passage.

**ADOPTED** by the Warrenton Urban Renewal Agency, this 23<sup>rd</sup> day of April, 2024.

#### **APPROVED:**

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Henry A. Balensifer III, Chair

#### **ATTEST:**

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Dawne Shaw, CMC, City Recorder



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## AGENDA MEMORANDUM

TO: The Urban Renewal Agency Executive Board

FROM: Esther Moberg, Executive Director

DATE: April 23, 2024

### Summary:

Update to Urban Renewal Work done on the 69 NE Heron Ave. Building.

Since the last approval of work by the Urban Renewal Agency, significant work has been completed on the exterior of the 69 NE Heron Avenue Building. We did have an addition to the work come up. We have a requirement of Dry Flood Plain Proofing required for this building which will require both engineering and contractual work (if the engineer says we do not meet dry flood proofing requirements) to meet our Flood Plain permit requirements.

The Remainder of the Work to be done on 69 NE Heron Building that will be done by Urban Renewal/City of Warrenton includes a water line up to the building, repair or replacement of sewer line, 25% of the fire suppression system costs, and HVAC system. After that, we anticipate the remaining interior work will be done by the tenants.

This is an update on the work as it progresses on the 69 NE Heron building owned by the City of Warrenton. We anticipate the tenants will fully occupying the building sometime this summer.

Approved by City Manager: