
Warrenton Urban Renewal Advisory Committee (WURAC)

Agenda

City Hall, 225 S. Main Warrenton, OR 97146

Wednesday, September 4, 2024

The meeting will be broadcast via Zoom at the following link

<https://us02web.zoom.us/j/5332386326?pwd=VHNVVXU5blkxbDZ2YmxlSWpha0dhUT09#success>

Meeting ID: 533 238 6326 | Passcode: 12345 | Dial-in Number: 253-215-8782

Public Comment: To provide public comment, participants should register prior to the meeting. All remarks will be addressed to the whole Committee and limited to 3 minutes per person. The Committee reserves the right to delay any action, if required, until such time as they are fully informed on a matter. Once your public comment is submitted it becomes part of permanent public record.

You may provide public comment using the following methods:

1. In-person: Complete a public comment card and submit it to the Secretary prior to the start of the meeting.
 2. Via Zoom: Register with the Secretary, at hbentley@warrentonoregon.us no later than 12pm the day of the meeting. Please ensure that your zoom name matches the name registered to comment.
 3. Written comments: Submit via e-mail to the Secretary, at hbentley@warrentonoregon.us, no later than 12pm the day of the meeting.
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Regular Meeting: 3:30 PM

1. **Call to Order**
2. **Consent Calendar**
 - A. Urban Renewal Advisory Committee Minutes 3.6.2024
3. **Public Comment**
4. **Business Items**
5. **Discussion Items**
 - A. Urban Renewals Impacts on the Warrenton Marina
 - B. Executive Director's Report
6. **Other Business**
7. **Adjournment**

Next Meeting: December 4th at 3:30pm

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 Advisory Committee
 June 5, 2024 - 3:30 p.m.
 Warrenton City Hall – Commissioners Chambers
 225 S. Main
 Warrenton, OR 97146

Chair Chedsey called the meeting to order at 3:30 p.m.

Warrenton Urban Renewal Advisory Committee (WURAC) Members Present: Chair Tess Chedsey, Karin Hopper, Christy Coulombe, Tony Faletti, and Nicole Kime.

Excused: Mary Jo Gregoire

Staff Present: Executive Director Esther Moberg, Finance Director Jessica Barrett, and City Recorder Dawne Shaw.

CONSENT CALENDAR

A. Warrenton Urban Renewal Advisory Committee Minutes 3.6.2024

Committee Member Karin Hopper made the motion to approve the consent calendar as presented. Motion was seconded and passed unanimously.

Hopper – aye; Chedsey - aye; Coulombe – aye; Faletti – aye; Kime - aye

PUBLIC COMMENT - None

BUSINESS ITEMS

Executive Director Esther Moberg discussed a façade improvement grant application that was received for 1871 S Main Ave. Christie Coulombe noted she will recuse herself from voting on this, due to a conflict of interest. Brief discussion followed.

Committee Member Tony Faletti made the motion to approve the façade grant for 1871 S. Main Ave. Motion was seconded and passed unanimously.

Hopper – aye; Chedsey - aye; Coulombe – abstained; Faletti – aye; Kime - aye

Election of Vice Chair: Karin Hopper nominated Christie Coulombe; she declined. Chair Chedsey asked Nicole Kime if she would serve as vice chair, she accepted.

Chair Chedsey made the motion to elect Nicole Kime as Vice Chair. Motion was seconded and passed unanimously.

Hopper – aye; Chedsey - aye; Coulombe – aye; Faletti – aye

DISCUSSION ITEMS

Ms. Moberg provided an update on Significant Buildings, Peterson Property and Food Cart Parking Lot. She noted the C&S Building Supply purchase did not go through, so that will not be moving forward. Ms. Moberg stated the city has made an offer on the Post Office building and we are in the inspection process. She noted the Heron Building is in the flood zone, so there is more work, such as flood proofing, the city must do. She gave an update on the improvements to date; the hope is they can open up this summer. Tony Faletti asked about the Vitgo building, Ms. Moberg noted the current owner is not interested in selling. She noted it is also not on the significant buildings list. Christie Coulombe asked how many more projects would happen, how much money is left. Ms. Moberg gave an update on the Fenton building. She noted the budget was just approved for the next fiscal year, and there is an estimated \$900,000 left for renovation grants and some set aside for purchases as well (\$400,000-500,000). She noted they would like to sunset façade grants next year.

Peterson lot – Ms. Moberg stated the design will be done this coming year. There will be a parking lot, a paved plaza and a small park, with wetland remaining.

She gave an update on the food cart parking lot, noting they had to redo the sidewalk as it did not meet grade for ADA access. Chair Chedsey asked how the food carts are doing; Ms. Moberg gave an update. Tony Faletti asked if we could get Century Link to improve their building facade; Ms. Moberg replied. Brief discussion continued.

OTHER BUSINESS – NONE

There being no further business, Chair Chedsey adjourned the meeting at 4:02 p.m.

APPROVED:

Tess Chedsey, Chair

ATTEST:

Hanna Bentley, Secretary

Warrenton Urban Renewal Agency Agenda Memo

Meeting Date: September 4, 2024
From: Jessica McDonald, Harbormaster
Subject: Urban Renewal Impacts on the Warrenton Marinas

Summary:

As Warrenton’s Urban Renewal program comes to a close, the City of Warrenton Marinas would like to extend our gratitude to the Urban Renewal Committee for its unwavering support throughout the program. The Warrenton Urban Renewal Agency has played a crucial role in enabling significant improvements at the Marinas, including the construction of a functional office and bathhouse, the replacement of F Dock, and the rehabilitation of the commercial pier.

The most recent project completed, thanks to Urban Renewal, was a full rehabilitation of the Warrenton Commercial Work Pier in June 2023. This vital project ensured the continued use of the pier and access to F Dock. The revitalization of the commercial pier directly contributed to the offloading of over 364,143 pounds of live crab, allowing local fishermen to earn higher prices by selling directly to seafood buyers. This development opened up a new live crab market at the Warrenton Marina, significantly boosting revenues for our local fishermen and revenue in the Warrenton Marina.

Fiscal Impact:

The Warrenton Marina’s over-the-pier product charge revenues doubled in FY 2023-2024 compared to FY 2022-2023, generating \$18,207.15. Additionally, the hoist on the pier brought in \$39,100 in revenue for FY 2023-2024, marking an increase of over \$13,000 from the previous year. The commercial fishing fleet is crucial to our operations, contributing approximately 50% of Warrenton Marina's annual revenues, which are essential for funding our basin's operations.

Attachments:



Warrenton Marina Office and Bathhouse



F Dock shortly after it was completed



Commercial Work Pier West Trestle under construction



Crab boat offloading near new steel pilings after Pier Rehab

Warrenton Urban Renewal Agency Agenda Memo

Meeting Date: September 4, 2024
From: Esther Moberg, Executive Director
Subject: Executive Director Update

Urban Renewal Updates:

- Post Office is under lease with the City of Warrenton (Urban Renewal purchased the property)
- Food Cart Pod Next steps:
 - Currently have 5 food carts on premises
- Peterson Property
 - Wetland Delineation
 - Draft Initial Design
 - Sidewalks/Lighting/Parking/Plaza/Park/Gazebo
- 69 NE Heron Floodproofing and HVAC system (Battery 245 Lease)