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# Warrenton Urban Renewal Advisory Committee (WURAC)

## Agenda

City Hall, 225 S. Main Warrenton, OR 97146

Wednesday, December 4, 2024

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\*\*\*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

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**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](mailto: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](mailto: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 9.4.2024
3. **Public Comment**
4. **Business Items**
  - A. 75 Alt HWY 101 Residential Façade Grant Application (FG026)
  - B. 45 SW 3rd St Commercial Façade Grant Application (FG025)
  - C. 155 SE 1st St Commercial Façade Grant Application (FG027)
  - D. Election of 2025 Chair and Vice Chair
5. **Discussion Items**
  - A. Executive Director's Report
  - B. Urban Renewal Project Summary 2007-2024
6. **Other Business**
7. **Adjournment**

# Warrenton Urban Renewal Advisory Committee

## Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Wednesday, September 4, 2024 3:30pm

### 1. Warrenton Urban Renewal Advisory Committee (WURAC) meeting called to order at 3:30 pm

Committee Members	Present	Excused
Karin Hopper	X	
Christy Coulombe (arrived at 3:31)	X	
Tony Faletti	X	
Mary Jo Gregoire	X	
Nicole Kime	X	
Tess Chedsey, Chair	X	

Staff Members Present	
Executive Director Esther Moberg	Deputy City Recorder Hanna Bentley, Secretary
Harbormaster Jessica McDonald	

### 2. Consent Calendar

#### A. Urban Renewal Advisory Committee Minutes 3.6.2024

<b>Motion:</b>	Move to approve the minutes.				
<b>Moved:</b>	Tony Faletti				
<b>Seconded:</b>	Nicole Kime	<b>Aye</b>	<b>Nays</b>	<b>Abstain</b>	<b>Recused</b>
<b>Vote:</b>	Hopper	X			
	Faletti	X			
	Gregoire	X			
	Kime	X			
	Chedsey	X			
<b>Passed:</b>	5/0				

Executive Director Esther Moberg requested to add item 5C updates from Secretary Hanna Bentley to the agenda.

### 3. Public Comment

### 4. Business Items

### 5. Discussion Items

#### A. Urban Renewals Impacts on the Warrenton Marina

Harbormaster Jessica McDonald presented her staff report on the Warrenton Marina. She thanked WURAC for their support. Executive Director Esther Moberg noted she appreciated Chair Chedsey asking for an update. There was brief discussion on the plans for the Marina and the purchasing of a piece of property next to the commercial dock. Mary Jo Gregoire

asked about the Marina revenue and the funds brought in; Ms. McDonald responded. Ms. Moberg noted there is a charge for when the hoist is used and that it brings back revenue to the city. There was discussion on the improvements to the commercial E Dock.

## B. Executive Director's Report

Executive Director Esther Moberg provided an update on Urban Renewal projects.

She discussed the Post Office building noting that Urban Renewal owns the building, and the lease is between the City and United States Postal Service. She noted the Post Office will most likely extend its option to renew the lease. The lease is a 5 year lease with the Post Office having the option to renew the lease. She noted the facility needs maintenance. There was discussion on the facility being purchased by Urban Renewal and rent going to the city when the district sunsets. Karin Hopper asked what the remaining funds are; Ms. Moberg noted she does not have the budget on her, but she will send a follow up email. Tony Faletti asked how much the city makes on the lease; Ms. Moberg stated \$35,000 a year.

She provided an update on the food cart pod noting there are currently 5 carts on the premises and there is room for 2 more pods. She noted the improvements that have been made at the pod as well as future plans. Karin Hopper asked if there are regulations regarding the hours the carts are open; Ms. Moberg responded stating that each cart handles its hours. Discussion followed on the best way to relay the hours of the food carts. Ms. Moberg noted that staff can talk to them about their hours and ask them to maintain consistent hours. Mary Jo Gregoire asked about parking, noting that it is often full; there was brief discussion on parking moving forward.

Ms. Moberg discussed the Peterson Property noting that she has engaged someone to work on wetland delineation and a draft initial design. Ms. Moberg discussed the design ideas for parking, a paved plaza to host events noting the high cost and risk of covering the plaza, she noted they intend on the back of the property being a park with sidewalks on 2 sides and lighting. She stated she is hoping to bring the design to the committee in about 6 months.

She provided an update on the 69 NE Heron Property leased to Battery 245 noting the timeline for floodproofing and HVAC installation. There was brief discussion on how the building was funded with Urban Renewal funds and the process that takes place when funds are spent on the building.

Ms. Moberg discussed significant buildings and Urban Renewal Grants for significant buildings and façades. She noted that there are 2 outstanding grants. One of the outstanding grants has been pulled and the requestor plans to come back with a new plan. Tony Faletti asked what is left in the budget for façade and business grants; Ms. Moberg noted that she has lowered the budget for the grants and will send a follow up email with exact numbers. She noted if there is money left in the budget the committee and agency might want to pursue murals throughout the district. Karin Hopper asked if the old detail shop is for lease or sale; Ms. Moberg noted that she doesn't think the owner is interested in selling.

## C. Secretary's Report

Secretary Hanna Bentley provided the committee with a reminder on how to use the microphones. She reminded the committee that term end letter would be going out soon. She let the committee know that the minutes will have a new look at the next meeting.

Tony Faletti asked what the budget is for the Peterson property project; Ms. Moberg noted she does not have the budget on her and she will follow up with the committee on the budget.

**6. Other Business**

**7. Adjournment**

There being no further business, Chair Chedsey adjourned the meeting at 4:13 p.m.

Approved:

Attest:

\_\_\_\_\_  
Tess Chedsey, Chair

\_\_\_\_\_  
Hanna Bentley, Secretary

# Residential Façade Improvement Grant Guidelines



## Warrenton Urban Renewal Agency Residential Improvement Grant Program Guidelines

### Background

The Residential Improvement Grant Program is a matching grant program of the City of Warrenton Urban Renewal Agency (WURA) approved by the Urban Renewal Agency in 2022. Matching grants to qualified projects will generally be awarded on a first come, first served basis within the dollars allocated for the program per budget year. This program is targeted to residential properties within the Urban Renewal District.

### Program Objectives

The purpose of the Residential Improvement Grant Program is to encourage rehabilitation and redevelopment of residential properties within the District by providing a grant program to improve the property's appearance and condition.

### Eligibility

Eligible properties are those that have been declared or are at risk for nuisance declaration due to:

- Junk/trash
- Broken windows
- Yard maintenance
- Derelict or unsafe buildings
- Have not received a Residential Improvement Grant within the past 5 years/ or one-time grant

## Eligible Improvements

Funds may be used for:

- Trash cleanup – dumpsters for interior/exterior cleanup
- Brush/stickers/yard cleaning
- Broken windows/exterior paint
- Demolition costs
- Soil remediation
- Asbestos/hazardous material abatement

## Ineligible Activities

Using funds for the purpose of “flipping” a house for resale.

## Timeline

Project must be completed within six months from application approval/or issuance of building permit when required. Extensions may be granted but must be requested in writing prior to expiration.

## Financing

A grant fund of up to \$10,000 per property will be available. The first \$5,000 will be an outright grant, the next \$5,000 will be a 1:1 match. This allows a property owner to budget a total of \$15,000 for a project (WURA: \$10K \ Owner: \$5k). This grant will be provided as reimbursement upon completion of the project and submission of approved and paid invoices. Matching funds must be a cash contribution in either design, materials, labor, or other hard construction costs.

## Application Process

Fill out the attached application and return to City Hall ([cityrecorder@ci.warrenton.or.us](mailto:cityrecorder@ci.warrenton.or.us)). If you have any questions, call the City Recorder at (503) 861-0823. Applications will be reviewed with the assistance of the Urban Renewal Advisory Committee. City staff may also consult other partners including the Clatsop County Historical Society, Lower Columbia Preservation Society, and Astoria-Warrenton Chamber of Commerce.

**CITY OF WARRENTON  
 FACADE IMPROVEMENT GRANT PROGRAM  
 APPLICATION FORM**

<b>Project Address:</b>	75 Alt Highway 101, Warrenton
<b>Applicant Name:</b>	Warrenton 6 LLC
<b>Phone:</b>	

<b>Property Owner Name:</b> <small>(if different)</small>	Preston Griffin		
<b>Phone:</b>	<b>Fax:</b>	<b>Email:</b>	

<b>Estimated Project Start Date:</b>	
<b>Estimated Project Completion Date:</b>	Completed in August

URA Grant Amount Requested <small>(no more than \$10,000)</small>	\$ 10,000
Applicant Matching Funds	\$ 5,000
Total Project Costs	\$ 13,706.12

The statements made herein are true and represent an accurate and full disclosure of all appropriate information as of this date. Applicant understands that the City will retain this application and any other information the City receives, whether or not this loan request is approved. Applicant understands this loan application can become public information; however financial statements, tax returns, project forms and business information documents will be kept confidential. Applicant agrees to enter into an agreement with the City and to work cooperatively with the City and State officials on this project, if funded.

**Applicant:** Preston Griffin (Printed Name)      [Signature] (Signature)

**Owner (if different):** \_\_\_\_\_ (Printed Name)      \_\_\_\_\_ (Signature)

**Submit to**      Warrenton Facade Improvement Program  
 PO Box 250  
 Warrenton, Oregon 97146  
 Email: [cityrecorder@ci.warrenton.or.us](mailto:cityrecorder@ci.warrenton.or.us)

**PROJECT COST ESTIMATE FORM**

Below is a list of activities that may be eligible for funding. Please enter cost estimates in the spaces below to generate a total cost estimate for your project.

- \$ \_\_\_\_\_ Awning
- \$ 59,97.00 Exterior Lighting
- ~~\$ 4,531.15 Masonry~~
- \$ 4,531.15 Painting
- \$ \_\_\_\_\_ Cornice
- \$ \_\_\_\_\_ Signage
- \$ \_\_\_\_\_ Design (Architectural and Engineering)
- \$ \_\_\_\_\_ Storefront Windows (Transom and Display)
- \$ \_\_\_\_\_ Upper Façade Windows
- \$ \_\_\_\_\_ Entry Doors
- \$ \_\_\_\_\_ Structural Columns
- \$ \_\_\_\_\_ Storefront Foundation
- \$ 350.00 Demolition + Dump
- \$ \_\_\_\_\_ Soil Remediation
- \$ \_\_\_\_\_ Asbestos/Hazardous Material Abatement
- \$ 8,765.00 Other (Please specify: Labor (demo, prep, paint))
- \$ \_\_\_\_\_ Other (Please specify: \_\_\_\_\_)
- \$ \_\_\_\_\_ Other (Please specify: \_\_\_\_\_)

\$ 13,706.12 **TOTAL PROJECT COST (Estimated)**

## DESIGN PLAN FORM

Please describe in detail below all proposed improvements included in your project. Please enclose pictures, material samples, color swatches, construction specifications, elevations, renderings, etc., as necessary to help describe the work. At least one rendering of the building façade after the proposed improvements is required if the proposed improvements include changes to the configuration of major façade elements (e.g., storefronts, windows, entry doors, etc.). Any portions of the project that are yet to be determined (e.g., paint colors) can be specified as such and must be approved separately under the Program's design change procedure.

### **Project Description (attach additional sheets as needed):**

Located at 75 Alt Hwy 101, we painted the main building and the garage. Included in this project was the removal of old caulking, sanding off paint (OIP) replaced damaged material, refurbished trim, removed old aesthetics, pressure wash walkways, refurbished doors (street facing). We used two coats of primer and two coats of Premium Bear paint. Almost all products were purchased at the local Home Depot i.e. ladder, paint sprayer, supplies, paint, cleaning products, ect. We really enjoyed doing this project, lots of hard work, but many happy residents passing by. We received a lot of positive feedback from almost everyone we spoke with. Every store that we went to, we would mention the place we were painting, and they knew exactly the building being painted.

Photos Attached w/ Application

## 75 Alt HWY 101 Project Cost

Item	Cost
4x3/8 paint roller and assembly(2)	\$ 11.34
4x3/8 paint roller 6 pk	\$ 11.34
1 Gallon pain Metal Bucket Grid	\$ 3.24
Large Nitrile Coated Work Gloves 5pk (2)	\$ 10.00
Hand-Masker Dispenser	\$ 54.45
High Density Painters Plastic	\$ 25.68
12 in. Masking Film and Paper Cutoff Blade	\$ 27.98
12 in. x 180 ft. Brown General Purpose Masking Paper (6)	\$ 23.88
4 ft. x 15 ft. Medium Duty Canvas Drop Cloth (2)	\$ 39.96
9 in. x 11 in. Medium 120-Grit Sheet Sandpaper 15 sheets	\$ 14.98
Scotch 0.94 in. x 60.1 Yds. Masking Tape (11)	\$ 32.78
husky 15-in-1 paint tool (2)	\$ 11.76
2.5 in. 4-Edge Metal Wood and Paint Scraper	\$ 11.48
9 mm 13-Point Snap Blade Knife (3)	\$ 5.94
10 oz. Smooth Hex Rod Caulk Gun (2)	\$ 19.96
Sherman Williams paint unsure on type	\$ 26.97
husky 3 in 1 caulk tool	\$ 6.98
husky 15-in-1 paint tool	\$ 5.88
Husky scraper blade 10pk	\$ 5.98
Block kit - Sand paper block	\$ 9.98
Staple kit	\$ 19.97
Sand paper 15 sheet (2)	\$ 19.94
Felt Roofing underlay	\$ 35.98
Duct Tape	\$ 5.98
Scotch 0.94 in. x 60.1 Yds. Masking Tape (9)	\$ 26.82
Cover Stain Turbo Oil-Based Interior/Exterior Primer	\$ 17.98
Magnum ProX19 Cart Airless Paint Sprayer	\$ 778.00
Gray Exterior Polyurethane Sealant (12)	\$ 93.36
Discount on Sealant	\$ (9.34)
7-1/2 in. x 5-1/4 in. Multi-Purpose Sponge	\$ 3.57
7 in. x 5.5 in. x 2 in. Microfiber Sponge	\$ 3.57
Reusable Neoprene Long Cuff Gloves	\$ 4.98
Hand and Tool Cleaning Wipes for paint	\$ 17.98
Hand Wipes Heavy Duty Cleaning Wipes	\$ 5.20
White Sealant (12)	\$ 93.36
Heavy Duty Caulk gun	\$ 19.98
White Sealant (6)	\$ 46.68
8-Piece Metal Tray White Woven Paint Applicator Kit	\$ 17.97
Exterior Paint 5 gal. (4)	\$ 1,220.00
White Sealant (12)	\$ 93.36
Exterior Paint (2- 5 gal. buckets)	\$ 610.00
2-1/2 in. Pro Nylon/Polyester Flat Wall Brush	\$ 14.47
Ultra Pure White Flat Exterior Paint & Primer 1 gal.	\$ 64.98
White Sealant (12)	\$ 93.36
White Primer 5 gal.	\$ 135.00
Exterior Paint (6- 116 oz container )	\$ 389.88
Discount on paint	\$ (23.86)

9 in. x 1/2 in. Paint Rollers 3 pck	\$ 12.97
Masking Paper	\$ 3.98
Bronze Outdoor Wall Light Fixture 2pk	\$ 59.97
Gloves 10pk	\$ 3.98
Hand and Tool Cleaning Wipes	\$ 15.58
Paint Thinner	\$ 8.92
Goof Off pro	\$ 4.28
Exterior Paint (2- 116 oz container)	\$ 129.96
4 in. x 3/8 in. Paint roller Cover w/ Frame(2)	\$ 11.54
3 in. Paint Roller w/ Handle & Roller Cover (2)	\$ 9.94
4 in. x 3/8 in. Paint Rollers 2pk	\$ 5.67
4 in. x 3/8 in. Paint Roller w/ Frame	\$ 5.67
2 in. Flat Cut Latex Paint Brush (2)	\$ 13.94
4.63 in. Plastic Mini Roller Paint Tray (2)	\$ 3.96
16 OZ. Paint Cup (2)	\$ 5.94
55-Count roll of Shop Towel Cleaning Wipes	\$ 3.48
42 Gal. Contractor Trash Bags (50-Count)	\$ 29.97
2 in. Flat Chip Paint Brush (4)	\$ 5.88
Satin Nickel Keyed Entry Door Knob	\$ 30.97
10 oz Anti drip rod caulk gun	\$ 17.98
Discount on above	\$ (2.00)
10 oz Anti drip ratchet caulk gun	\$ 9.88
Discount on above	\$ (2.00)
2.37 in steel paint scraper	\$ 14.38
Discount on above	\$ (1.60)
Interior/ Exterior Primer (5 - 5 gal.)	\$ 571.50
Discount on above	\$ (12.70)
TK Custom Painting	\$ 3,900.00
MTZ landscape maintenance	\$ 362.61

**Total: \$ 9,384.38**

URA \$5000 Grant \$ 5,000.00

URA 1:1 Match \$ 2,192.19

**Total Amount URA Can Reimburse \$ 7,192.19**





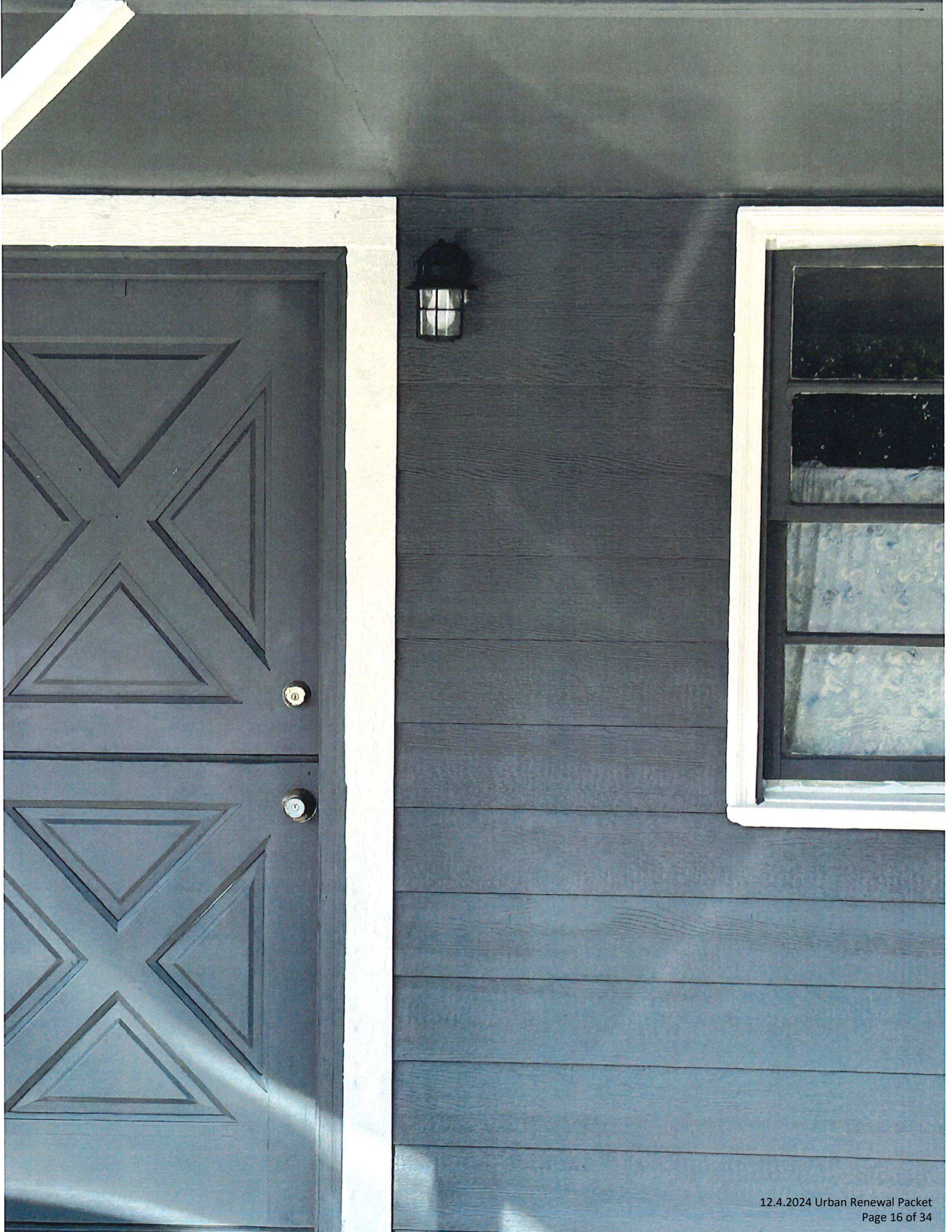
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Warrenton Property





# Commercial Façade Improvement Grant Guidelines



## Warrenton Urban Renewal Agency

### Grant Program Guidelines

#### Background

The Façade Improvement Grant Program is a matching grant program of the City of Warrenton Urban Renewal Agency approved by the Urban Renewal Agency in 2014. Matching grants to qualified projects will generally be awarded on a first come, first served basis within the dollars allocated for the program per budget year. Since 2014, seven projects have been awarded grant funds to renovate eligible properties in the district. The program is targeted to commercial or mixed-use properties within the downtown area on S Main Ave from E. Harbor Drive to 4<sup>th</sup> St.

#### Program Objectives

The purpose of the Façade Improvement Grant Program is:

- To improve the appearance of existing buildings and businesses in the downtown Urban Renewal District through Façade rehabilitation;
- To restore the unique historic character of buildings in the district as much as practicable;
- To encourage private investment in downtown properties and businesses; and
- Improve the business climate and increase business development opportunities.

Projects must achieve clear visible results that enhance Warrenton's downtown image, marketability, and economic vitality. Projects must be designed consistent with the Development Code and consult the "Main Street Design Guidelines Handbook."

#### Eligibility

The following entities are eligible to apply and receive grant funds:

- Property owners of commercial buildings within the Downtown Urban Renewal District.
- Business owners or tenants of commercial buildings within the Downtown Urban Renewal District with property owner consent.

- No persons may apply to receive funds if funds have been granted in any of the previous five fiscal years.
- Applicants must have a current business license and show proof that property and business taxes are current.

### **Eligible Improvements**

Funds may be used for existing exterior facade improvements and permanent signs on commercial buildings in compliance with Warrenton ordinances. For purposes of this program, facade includes the exterior of any street facing building wall, but does not include interior, roofing, structural improvements, or other site improvements except as specified below. The types of eligible projects include:

- Cleaning, preparation and painting exterior walls and trim in conformance of the approved color palette.
- Repair, replacement or installation of awnings, windows, exterior lighting, and doors
- Repair or reconstruction of entryways
- Repair, replacement or installation of exterior masonry or siding materials
- Removal, repair, or replacement of signs
- Work on cornices, gutters and downspouts
- Removal of barriers to access for people with disabilities
- Soil remediation and asbestos/hazardous material abatement

### **Ineligible Activities**

Examples of projects that are ineligible or activities for which use of funds is prohibited include:

- Refinancing of existing debt
- Interior improvements
- Roofs
- Structural foundations
- Financing of inventory
- Financing of building acquisition
- Working capital
- Landscaping

### **Timeline**

Project must be completed within six months from application approval/or issuance of building permit when required. Extensions may be granted but must be requested prior to expiration.

### **Financing**

A grant fund of up to \$10,000 per property will be available. The first \$5,000 will be an outright grant, the next \$5,000 will be a 1:1 match. This allows a property owner to budget a total of \$15,000 for a project (WURA: \$10K \ Owner: \$5k). This grant will be provided as reimbursement upon completion of the project and submission of approved and paid invoices. Matching funds must be a cash contribution in either design, materials, labor or other hard construction costs.

### **Application Process**

Fill out the attached application and return to City Hall ([cityrecorder@ci.warrenton.or.us](mailto:cityrecorder@ci.warrenton.or.us)). If you have any questions, call the City Recorder at (503) 861-0823. Applications will be reviewed with the assistance of the Urban Renewal Advisory Committee. City staff may also consult other partners including the Clatsop County Historical Society, Lower Columbia Preservation Society, and Astoria-Warrenton Chamber of Commerce.

CITY OF WARRENTON  
FACADE IMPROVEMENT GRANT PROGRAM  
APPLICATION FORM

RECEIVED  
SEP 17 2024  
CITY OF WARRENTON  
CITY RECORDERS OFFICE

Project Address:	45 S.W. 3 <sup>rd</sup> Street
Applicant Name:	Mark Baldwin
Phone:	

Property Owner Name: (if different)	Mark Baldwin (in closing)
Phone:	

Estimated Project Start Date:	Oct 1, 2024
Estimated Project Completion Date:	Feb 1, 2024

URA Grant Amount Requested (no more than \$10,000)	\$ 10,000.00
Applicant Matching Funds	\$ 5,000.00
Total Project Costs	\$ 15,000.00

The statements made herein are true and represent an accurate and full disclosure of all appropriate information as of this date. Applicant understands that the City will retain this application and any other information the City receives, whether or not this loan request is approved. Applicant understands this loan application can become public information; however financial statements, tax returns, project forms and business information documents will be kept confidential. Applicant agrees to enter into an agreement with the City and to work cooperatively with the City and State officials on this project, if funded.

Applicant: Mark Baldwin (Printed Name)      Mark Baldwin (Signature)

Owner (if different): \_\_\_\_\_ (Printed Name)      \_\_\_\_\_ (Signature)

Submit to      Warrenton Facade Improvement Program  
 PO Box 250  
 Warrenton, Oregon 97146  
 Email: [cityrecorder@ci.warrenton.or.us](mailto:cityrecorder@ci.warrenton.or.us)

**PROJECT COST ESTIMATE FORM**

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- \$ \_\_\_\_\_ Awning
- \$ 3,100.00 Exterior Lighting
- \$ \_\_\_\_\_ Masonry
- \$ \_\_\_\_\_ Painting
- \$ \_\_\_\_\_ Cornice
- \$ \_\_\_\_\_ Signage
- \$ \_\_\_\_\_ Design (Architectural and Engineering)
- \$ 860.00 Storefront Windows (Transom and Display)
- \$ \_\_\_\_\_ Upper Façade Windows
- \$ 2,200.00 Entry Doors
- \$ \_\_\_\_\_ Structural Columns
- \$ \_\_\_\_\_ Storefront Foundation
- \$ \_\_\_\_\_ Demolition
- \$ \_\_\_\_\_ Soil Remediation
- \$ \_\_\_\_\_ Asbestos/Hazardous Material Abatement
- \$ 8,575.00 Other (Please specify: replace faded metal on upper s + awnings)
- \$ 2,200.00 Other (Please specify: Aluminum fence slots)
- \$ \_\_\_\_\_ Other (Please specify: \_\_\_\_\_)

\$ 16,935.00 **TOTAL PROJECT COST (Estimated)**

## DESIGN PLAN FORM

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### **Project Description (attach additional sheets as needed):**

We have already changed the paint scheme on the building to dress it up a bit. Black, Grey, and white with black doors, and black upper metal facade. A new entry door and window is needed and both will be black. The upper metal will be replaced with an updated corrugation style in black. The chainlink fencing will be replaced where needed and black privacy slats will be added to conceal things stored in the yard. Facade lighting will be added for security. Can lights, operating on a photoeye, will be located in all overhanging soffit areas and lighting for a future sign will be installed.

# Commercial Façade Improvement Grant Guidelines



## Warrenton Urban Renewal Agency

### Grant Program Guidelines

#### Background

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- Applicants must have a current business license and show proof that property and business taxes are current.

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### **Application Process**

Fill out the attached application and return to City Hall ([cityrecorder@ci.warrenton.or.us](mailto:cityrecorder@ci.warrenton.or.us)). If you have any questions, call the City Recorder at (503) 861-0823. Applications will be reviewed with the assistance of the Urban Renewal Advisory Committee. City staff may also consult other partners including the Clatsop County Historical Society, Lower Columbia Preservation Society, and Astoria-Warrenton Chamber of Commerce.

**CITY OF WARRENTON  
 FACADE IMPROVEMENT GRANT PROGRAM  
 APPLICATION FORM**

**RECEIVED**  
 SEP 25 2024  
 CITY OF WARRENTON  
 CITY RECORDERS OFFICE

Project Address:	155 SE 1st Street
Applicant Name:	Bogh Electric, Inc
Phone:	

Property Owner Name: (if different)	Tony Bogh
Phone:	

Estimated Project Start Date:	
Estimated Project Completion Date:	

URA Grant Amount Requested <i>(no more than \$10,000)</i>	\$ 10,000
Applicant Matching Funds	\$ 14,000
Total Project Costs	\$ 24,000

The statements made herein are true and represent an accurate and full disclosure of all appropriate information as of this date. Applicant understands that the City will retain this application and any other information the City receives, whether or not this loan request is approved. Applicant understands this loan application can become public information; however financial statements, tax returns, project forms and business information documents will be kept confidential. Applicant agrees to enter into an agreement with the City and to work cooperatively with the City and State officials on this project, if funded.


Applicant: Bogh Electric, Inc      Tony P. Bogh  
 (Printed Name)      (Signature)  
 Tony Bogh  
 President

Owner (if different): Tony Bogh      Tony P. Bogh  
 (Printed Name)      (Signature)

Submit to      Warrenton Facade Improvement  
 Program  
 PO Box 250  
 Warrenton, Oregon 97146  
 Email:  
[cityrecorder@ci.warrenton.or.us](mailto:cityrecorder@ci.warrenton.or.us)

**PROJECT COST ESTIMATE FORM**

Below is a list of activities that may be eligible for funding. Please enter cost estimates in the spaces below to generate a total cost estimate for your project.

- \$ 6500     Awning
- \$ 1500     Exterior Lighting
- \$ \_\_\_\_\_     Masonry
- \$ 1500     Painting
- \$ \_\_\_\_\_     Cornice
- \$ 1500     Signage
- \$ \_\_\_\_\_     Design (Architectural and Engineering)
- \$ \_\_\_\_\_     Storefront Windows (Transom and Display)
- \$ \_\_\_\_\_     Upper Façade Windows
- \$ 1500     Entry Doors
- \$ 2500     Structural Columns
- \$ 2000     Storefront Foundation
- \$ 2000     Demolition
- \$ \_\_\_\_\_     Soil Remediation
- \$ \_\_\_\_\_     Asbestos/Hazardous Material Abatement
- \$ 4000     Other (Please specify: Siding \_\_\_\_\_ )
- \$ 1000     Other (Please specify: Permits  \_\_\_\_\_ )
- \$ \_\_\_\_\_     Other (Please specify: \_\_\_\_\_ )

\$ 24,000 TOTAL PROJECT COST (Estimated)

DESIGN PLAN FORM

Please describe in detail below all proposed improvements included in your project. Please enclose pictures, material samples, color swatches, construction specifications, elevations, renderings, etc., as necessary to help describe the work. At least one rendering of the building façade after the proposed improvements is required if the proposed improvements include changes to the configuration of major façade elements (e.g., storefronts, windows, entry doors, etc.). Any portions of the project that are yet to be determined (e.g., paint colors) can be specified as such and must be approved separately under the Program’s design change procedure.

**Project Description (attach additional sheets as needed):**

ON SOUTH SIDE OF BUILDING (BUSINESS ENTRY) WE WILL REMOVE THE SIDING AROUND THE WINDOWS & DOOR. REPLACE WINDOWS & DOOR W/ NEW. INSTALL NEW BOARD & BAT SIDING W/ NEW COVERED ENTRY. REASON FOR REPAIR & AWNING UPGRADE IS BECAUSE THIS IS THE WEATHER SIDE AND BOTH WINDOWS AND DOOR LEAK.

ALSO ON NORTH SIDE (E HARBOR SIDE) SIDING IS IN POOR CONDITION AND VISIALLY UNAPPEALING. THIS SIDING WILL ALSO BE UPGRADED TO BOARD & BAT SIDING

## Urban Renewal Executive Director's Report

12/4/2024

Food Pod: The Food cart pod has lost Trina and Ron's. We had one more interested party but they didn't leave contact information or complete their application. The Food cart folks had requested to put up tents or some form of shelter but unfortunately this is not allowed per city code. A full structural shelter would be very expensive and take engineering due to the wind levels in winter.

We had removed one portapotty but due to high demand brought it back to the food cart pod.

### Significant buildings list:

Urban Renewal Executive Board approved a higher budget to finish the dry flood proofing at 69 NE Heron. We are currently finishing the helical anchors on this building (just installed) followed by exterior impermeable surfacing, generator, barriers for the doors, and emergency plan.

Fenton Building (The Outpost) work continues and they expect much of their larger project work to start this spring.

Vitko building has been declared a nuisance and the code compliance officer has been notifying the owner. We are aware that the owner is seeking legal advice and is referring to the building as a "warehouse".

The C&S (former builders supply) is now occupied by Nu-way carpet and the lot across from it was purchased by Mr. Mike Balensifer. Neither owner has presented the city with a request for Urban Renewal grant funds at this time.

The post office had landscaping work done prior to winter and we expect that we will need to assess further the roof and noted issues in the inspection report including moisture permeating the cinder block walls in two areas and some electrical work issues.

The other buildings listed as significant by the Urban Renewal joint work session have not had any further inquiries at this time.

The Urban Renewal Executive Board approved the purchase of a \$20,000 lot from the Neikes estate and we are currently working on that agreement. This is a piece of land that fisherman have to cross to get to the Commercial work pier at the Warrenton Marina.

# URBAN RENEWAL AGENCY SUMMARY

2007 THROUGH 2024

(URBAN RENEWAL ENDS August 28, 2027)

Prepared by Urban Renewal Agency Director, Esther Moberg  
December 1, 2024

## TIMELINE and PROJECTS Total Spent 2007-2024: \$7,834,251

2013 Cost: 129,417	NE Skipanon Stormwater Pump	NE Skipanon Ave
2014-2015 Cost: \$465,993	NE Heron Utilities & Paving	NE Heron Ave
2015-2024 Cost: \$98,454	FAÇADE Grants	
2015 Cost: \$602,057	Warrenton Marina Office & Bathrooms	Warrenton Marina
2015-2018 Cost: \$1,000,945	Purchase of 3 land parcels	Peterson Property Hageman Property 267 S. Main Ave
2018 Cost: 1,934,622	Marina F Dock, and Docks: A, G, M & N	Warrenton Marina

2018 Cost: \$104,116	Downtown Storm Drainage	Main Avenue
2018 Cost: \$105,166	Downtown infrastructure for street SW 4 <sup>th</sup> and SE Anchor	Downtown areas
2020 Cost: \$93,037	SE 14 <sup>th</sup> Place Waterline	SE 14 <sup>th</sup> Place
2020 Cost: \$349,504	Landscape Improvements: Memorial Plaza, Planting Bump Outs on Main & 104 intersection landscaping	(In front of Post Office, 99 N. Main Ave) , Main Ave, intersection Main & hwy 104
2020 - 2021 Cost: \$75,215	City Hall Parking Lot Light Landscaping Project	225 S.Main Avenue
2021-2022 \$85,466	Food Cart Pod Parking Lot Design (planning for food carts, paving, lighting, and plumbing	Next to City Hall
2022-2023 Cost: \$991,232	Commercial Work Pier	Warrenton Marina
2023 - 2024 Cost: \$188,025	Redesign Parking Lot & street catch basin	Next to City Hall 267 S. Main Ave
2023-2024 Cost: \$250,000	Renovation of exterior of the 69 NE Heron Ave Building	69 NE Heron ave Skipanon Marine
2023 - 2024 Cost: \$650,000	Renovation and Purchase Grant to the Outpost LLC	90 N. Main Ave Fenton Building
2024 Cost: \$450,000	Purchase of Post Office	99 N. Main Ave.

2024-2025 \$20,000	Purchase of land adjacent to Warrenton Work pier {pending}	Warrenton Marina
2024-2025 Cost: \$250,000	Flood proofing 69 NE Heron Av (pending)	69 NE Heron Ave.

**Additional information**

Upcoming Projects Approved and Budgeted for:

2024-2026

**Peterson Property:** Approved for wetland delineation and initial design concept for a park, parking lot, possible plaza (paved area) and possible covered area. Includes storm run off /wetlands area.

Façade Grants

Last round of façade grants will sunset 2025–2026 at latest.

*Current Projects considered:*

*Entrance to Quincy Robinson on east side of alder (streetlights, sidewalks)*

*Façade grants*

*Significant buildings list Renovation or Purchase Grants*

*Urban Renewal will end on August 28, 2027*

Breakdown of non-project costs for the Urban Renewal District 2007-2024:

Operating Costs: \$70,223

Master plans/Plan update: \$177,167

Review/audit: \$54,370

Bond Issuance costs: \$58,150

Zone change for \$29,500

Redevelopment

GF Loan Repayment            \$44,000

Total:                                **\$433,410**

**(Grand Total) : \$8,267,661**

\$2.371 million 2025-2026 remaining indebtedness (potential remaining from this year's budget could be an additional \$1,000,000 depending on how many projects are completed 2024-2025)

Total left: between \$2.3 million and \$3.3 million.