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# Warrenton Urban Renewal Agency

## Agenda

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, November 26, 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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## Urban Renewal Agency Regular Meeting 6:00 PM

1. Call to order
2. Roll Call
3. Consent Calendar
  - A. Urban Renewal Agency Meeting Minutes 9.24.2024
4. Public Hearings - None
5. Business Items
  - A. Consideration of 69 NE Heron Floodproofing Costs
6. Executive Session
7. Adjournment

# Warrenton Urban Renewal Agency

## Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, September 24, 2024

1. Urban Renewal Agency meeting called to order at 6:21 pm.

2. Roll Call

Commission Members	Present	Excused
Gerald Poe	X	
Jessica Sollaccio	X	
Tom Dyer	X	
Paul Mitchell		X
Henry Balensifer, Chair	X	

Staff Members Present	
Executive Director Esther Moberg	Secretary Dawne Shaw
Planning Director Matthew Ellis	Harbormaster Jessica McDonald

3. Consent Calendar

\*Items on the Consent Calendar have previously been discussed and/or are considered routine. Approval of the Consent Calendar requires a motion, a second, and no discussion, unless requested by a member of the City Commission.

- A. Urban Renewal Agency Meeting Minutes – 7.09.2024
- B. Urban Renewal Advisory Committee Meeting Minutes – 6.05.2024

<b>Motion:</b>	Move to approve the consent calendar as presented.				
<b>Moved:</b>	Dyer				
<b>Seconded:</b>	Poe	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
<b>Vote:</b>	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Balensifer	X			
<b>Passed:</b>	4/0				

4. Public Hearing – None

5. Business Items

- A. Consideration of 99 N. Main (Post Office) Lease Amendment:

Executive Director Esther Moberg presented the lease extension and amendment for 99 N Main. She noted that the Post Office is exercising its option to extend the existing lease by 5 years and an amendment that allows them to exit the lease early.

<b>Motion:</b>	Move to approve the USPS Lease Extension and Amendment				
<b>Moved:</b>	Poe				
<b>Seconded:</b>	Dyer	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
<b>Vote:</b>	Poe	X			
	Sollaccio	X			
	Dyer	X			

	Balensifer	X			
<b>Passed:</b>	4/0				

B. Chair Balensifer noted Business Item 5B will be considered after Executive Session.

## 6. Executive Session

At 6:23 pm., Chair Balensifer recessed the regular meeting and announced the Agency will now meet in executive session under authority of ORS 192.660(2)(e); to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

At 6:30 pm., Chair Balensifer reconvened the regular meeting.

### (5.B) Consideration of Real Property Transaction Vacant Lot Purchase:

Ms. Moberg briefly discussed the vacant lot. She noted the property is by the Warrenton Marina area near the commercial pier.

<b>Motion:</b>	Move to authorize City Manager to enter into property negotiations				
<b>Moved:</b>	Poe				
<b>Seconded:</b>	Dyer	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
<b>Vote:</b>	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Balensifer	X			
<b>Passed:</b>	4/0				

## 7. Adjournment

There being no further business, Chair Balensifer adjourned the meeting at 6:32 pm.

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

Approved:

Attest:

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Henry A. Balensifer III, Chair

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

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## Warrenton Urban Renewal Agency Agenda Memo

Meeting Date: November 26, 2024  
From: Esther Moberg WURA Executive Director  
Subject: Floodproofing approval 69 NE Heron Building

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### Summary:

Bringing an update to the Urban Renewal agency on the dry floodproofing project of the 69 NE Heron building and asking for additional budget approval for the remainder of the dry floodproofing project.

### Recommendation/Suggested Motion:

*I move to approve the completion costs for the dry floodproofing project at the 69 NE Heron building, which is now more than the original budget approval of \$150,000.*

### Alternative:

Other action as deemed appropriate by the City Commission

OR

None recommended

### Fiscal Impact:

N/A or...budgeted....or how funded

### Attachments:

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

- XXXX

Approved by City Manager: \_\_\_\_\_

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## Warrenton Urban Renewal Agency Agenda Memo

Meeting Date: November 26, 2024  
From: Esther Moberg, Urban Renewal Executive Director  
Subject: Update on Dry Floodproofing 69 NE Heron Building

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### Summary:

In 2023-2024 fiscal year Urban Renewal worked on the 69 NE Heron building to revitalize it.

### The project included:

- Roof replacement
- Siding replacement
- All bay doors replaced (one removed and filled in)

In 2024-2025 fiscal year Urban Renewal Agency has been dry floodproofing the 69 NE Heron building as well as some infrastructure needs. The following infrastructure work has been completed or will be completed shortly:

- Water and Sewer lines replaced (exterior of building) \$27,205.80
- HVAC system (should be installed within the next 60 days) \$42,206.42: Paid \$21,203.21, \$21,103.21 outstanding.

**Total Outstanding: \$21,103.21**

### Dry Flood Proofing:

- Engineering, elevation certificate: \$7,279.84
- Sump Pump \$3,837.60
- Additional 2x4s added to the interior of all exterior walls to weigh down the building to remove the potential for buoyancy in flooding as well as interior fire wall (will be installed within next 60 days) total outstanding: \$37,500

Total paid: \$11,117.44

**Total Outstanding: \$37,500**

### The following Dry Flood proofing that is still work in progress

- Helical Anchors to attach the building to the footing (Should be installed within the next 3 weeks) \$49,340: Paid \$24,670, total outstanding: \$24,670

**Total outstanding: \$24,670**

**Total Paid all dry floodproofing projects: \$56,990.65**

**Outstanding all projects above: \$83,273.21**

**The following Dry Flood Proofing still remains to be bid out and contractors hired for completion: (The following are approximate and not exact)**

- Impermeable 3' surfacing on exterior of building (working on estimates) may cost up to \$40-50,000
- Barriers for doors and windows on exterior of building \$20,000
- Potentially needing to replace the doors \$10,000
- Small generator for running sump pump \$10,000

We have also learned that the stormwater pipe under the building have potentially failed and may need to be replaced.

**The Urban Renewal Agency approved up to \$150,000 for dry flood proofing. With some outstanding items remaining, the Urban Renewal Executive Director is requesting a higher budgetary approval (a maximum \$100,000 additional budget) to finish out the dry flood proofing project.**