
Warrenton Urban Renewal Agency

Agenda

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, April 8, 2025

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

Urban Renewal Agency Regular Meeting 6:00 PM

1. Call to order
2. Roll Call
3. Consent Calendar
 - A. Urban Renewal Agency Meeting Minutes 2025.03.11
 - B. Joint Work Session Minutes – 2025.03.21
4. Public Hearings - None
5. Business Items
 - A. Consideration of 2025-2027 Priority Projects List
 - B. Consideration of Significant Buildings Grant - Nu-Way Carpet, LLC
6. Executive Session
7. Adjournment

Warrenton Urban Renewal Agency
Meeting Minutes
 City Hall, 225 S. Main Warrenton, OR 97146
 Tuesday, March 11, 2025

1. Urban Renewal Agency meeting called to order at 8:15 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	Police Chief Mathew Workman
Deputy City Recorder Hanna Bentley	Finance Director Jessica Barrett
City Recorder Dawne Shaw	

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 2.25.2025
- B. Warrenton Urban Renewal Advisory Committee Minutes 12.04.2024

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

4. **Public Hearing** - None
5. **Business Items**

A. Consideration of Warrenton Urban Renewal Advisory Committee (WURAC) Recommendation:

Executive Director Esther Moberg noted the recommendation from WURAC which originated from the Marina Advisory Committee. There was consensus to respond stating they approve the recommendation without a specified amount.

Motion:	Motion to accept the recommendation as stated prior.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Balensifer	X			
Passed:	4/0				

B. Update to Food Cart Finalization:

Moberg gave an update to the food cart pod and requested an additional \$20,000 to finish out the area with landscaping, trash cans and picnic tables. Brief discussion followed.

Motion:	Motion to approve the finalization of the food cart pod in the not to exceed amount of \$20,000.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Balensifer	X			
Passed:	4/0				

6. Executive Session - None

7. Adjournment

There being no further business, Chair Balensifer adjourned the meeting at 8:20 pm.

Approved:

Attest:

Henry A. Balensifer III, Chair

Dawne Shaw, CMC, City Recorder

Warrenton Urban Renewal Agency and Warrenton Urban Renewal Advisory Committee

Joint Work Session Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, March 11, 2025

1. Urban Renewal joint work session called to order at 4:02 pm.
2. Roll Call

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

Committee Members	Present	Excused
Amy Atkinson (Arrived at 4:10)	X	
Christine Bridgens		X
Tony Faletti	X	
Mary Jo Gregoire	X	
Nicole Bain	X	
Kelly Mcguffin		X
Tess Chedsey, Chair	X	

Staff Members Present	
Executive Director Esther Moberg	Harbormaster Jessica McDonald
Deputy City Recorder Hanna Bentley	Library Director Joshua Saranpaa

3. Discussion Items

A. Urban Renewal Remaining Budget

Executive Director Esther Moberg noted the remaining budget is \$2.3 million after this budget year. She noted the remaining funds will be split into two fiscal years.

B. Presentation of Potential Projects

Moberg presented the potential projects noting there are 3 categories city projects, significant buildings and properties, and additional projects. Harbormaster Jessica McDonald reviewed the marinas request for funds noting E Dock hosts 22 businesses and how much revenue the dock brings in. There was brief discussion on how much life the dock has left. Library Director Joshua Saranpaa discussed the need for a larger facility. There was brief discussion on the potential new library building. Following the presentation there was brief discussion on additional projects that the agency and committee would like to consider.

C. Project Prioritization

Chair Balensifer lead the conversation on prioritizing projects. Tony Faletti noted the warehouse behind Arnie's and the potential of a city facility moving there. After brief discussion the Agency and Advisory Committee determined their list of priorities.

One

- A. New Library
- B. Warrenton Marina E Dock

Two

- A. Dairy Maid 89 N Main
- B. Stormwater Infrastructure 1st & Main Near Fishstix

Three

- A. Methodist Church 679 S Main (As a Partnership)
- B. Spruce Up Warrenton Decorations

Four

- A. Marina Campground
- B. 104 Intersection Welcome to Warrenton Sign

Five

- A. Former Gas Station 238 S Main
- B. Post Office 99 N Main
- C. Covered Outdoor Structure

Six

- A. Williamson Lot Behind Arnie's 45 SW 3rd North Lot (81021AC0860)
- B. Interion Drainage CIP

Seven

- A. Empty Lot On 2nd

There was consensus to have the list go before the Agency and bypass the Advisory Committee since the priorities were determined in a joint work session.

Moberg noted there will be administration fees to wrap up when the district sunsets.

4. Adjournment

There being no further business, Chair Balensifer adjourned the work session at 5:42 pm.

Approved:

Attest:

Henry A. Balensifer III, Chair

Dawne Shaw, CMC, City Recorder

Warrenton Urban Renewal Agency Agenda Memo

Meeting Date: April 8, 2025
From: Esther Moberg Executive Director
Subject: 2025-2027 Urban Renewal Priority Projects List

Summary:

The attached is the list of Priority Projects for the final two years of the Urban Renewal District. The Executive Director is requesting that the Urban Renewal Agency approve the list which was discussed during the joint work session between the Urban Renewal Advisory Committee and Urban Renewal Agency in March.

Recommendation/Suggested Motion:

I move to approve the Priority list for 2025-2027 for the Urban Renewal District and directing the executive director to move forward on these projects as time, budget, and opportunity presents itself.

Alternative:

Other action as deemed appropriate by the City Commission

Fiscal Impact:

Budgeted in the Urban Renewal budgets over the next two fiscal years.

Attachments:

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

- Draft priority list from the joint worksession

URBAN RENEWAL AGENCY

2025-2027 Priority Project List

1. New Library Building
2. Warrenton E Dock Replacement
3. 89 N. Main Ave (Dairy Maid)
4. Stormwater/Infrastructure 1st & Main
5. 679 S. Main (Methodist Church)
6. Spruce Up Warrenton Decorations
7. Marina Campground
8. Welcome To Warrenton Sign 104 Intersection
9. 238 S. Main (Gas Station)
10. Post Office Project
11. Outdoor Covered Area
12. Williamson Yard 45 SW 3rd North Lot (81021AC0860)
13. 2nd & Anchor Empty Lot

A little bit about Nu-Way Carpet LLC

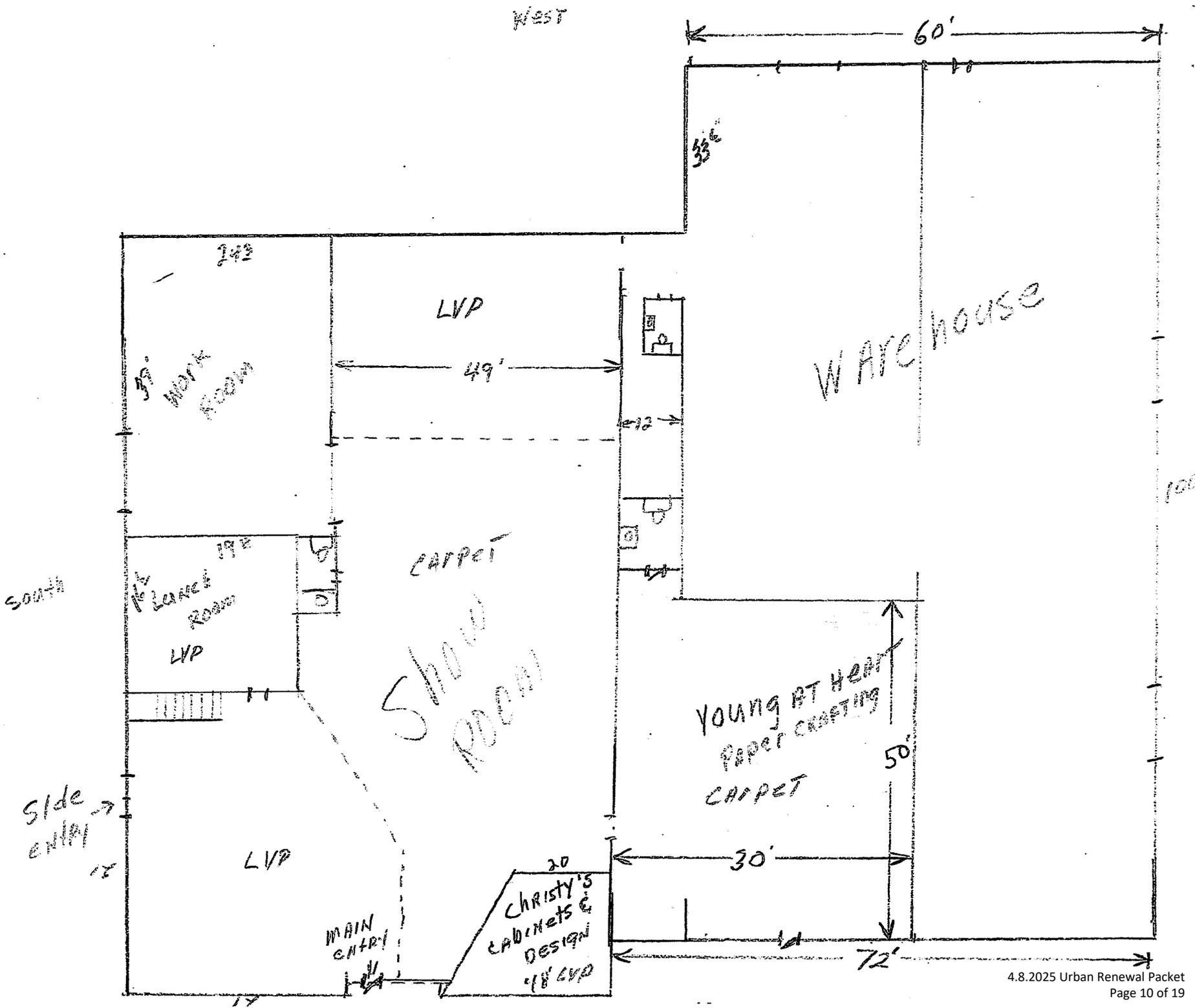
Nu-Way was started by Burton and Frances Young in 1953. The business was run out of their home at 673 S.W. Cedar st. in Warrenton. The business at that time was Nu-Way Venetian Blind Laundry and Janitorial Service.

In 1975 my father, Burton passed away from a heart attack. I quit my job in California where I was an office manager for Insurance Companies Inspection Bureau in Fresno Calif. We were private investigators working for Insurance companies. I had thirty two part time and full time inspectors working for us out of the Fresno office. When my father passed away, I resigned my job and moved back to Warrenton to take over the family business. I ran the business as it was structured until around 1979 when I sold the Janitorial end of the business, and I also sold the venetian blind end of the business. I changed the name of the business to Nu-Way Carpet. We were still working out of the house at that time, but in 1981, I opened a floor covering store in the Chuck Berguson building, Harbor Place. We soon outgrew that location, so we moved the store to the location where Walgreens store is located. We were forced out of that location when our landlord gave Wallgreens a 50 year lease on the property. We then moved the Store to Astoria where we had been for twenty years. Just recently, November 1st we moved the store back to Warrenton. We bought the former Warrenton Builders Supply building. It needs lots of work and we are working on bring the building back. This will be our permanent location for years to come. My Daughter and Son In Law will continue running the business after I retire.

A little bit about Burt Young

I grew up in Warrenton and graduated from WHS in 1964. I joined the Navy right out of high school and wanted to go to the Navy photography school in Pensacola Florida, the best photography school in the country. However, the Government had other plans for me since we were at war in Viet Nam. They sent me to Norfolk Virginia to communication school. I was one of four that were trained for a specific duty. I came out of there with a crypto top secret clearance and was sent to Nave Comm Sta in the Philippines. I was there for a year and a half while others were being trained to relieve the four of us. All four of us were then sent to different Aircraft carriers. I spent a year and a half on the USS Hancock and spent nine months in Viet Nam waters. I got out of the Navy in June of 1968 and then spent two years in the Navy Reserve. I received an Honorable discharge in June of 1970.

I got out of the service and stayed in San Francisco, working for a short time selling Life and Disability insurance. I moved on from there to a loan office and assistant manager of United Finance in San Bruno California. I didn't like having to do collections, plus a personality conflict with the manager, so I left and went to work as a private investigator with Insurance Companies Inspection Bureau in San Francisco. I became assistant Manager of that office and was later transferred to Manager of the Fresno office where I was working until the time my father passed away in 1975. I resigned my position there and moved back to Warrenton to take over Nu-Way as my Mother was not capable of running it by herself. Plus, it got me out of California where I could raise my four year old son in a better environment. The rest is History.





Nu-Way Carpet, LLC

OR CCB #236228
WA CCB #NUWAYCL 77400

ESTIMATE WORKSHEET 1021 S Main Ave • Warrenton OR 97146 • 503-383-5592

NAME _____ DATE _____

STREET _____

CITY _____ STATE _____ ZIP _____

WORK PHONE _____ CELL _____

EMAIL _____

LVP 3325 SF x \$3.29 = \$11136.65

Floor prep 790.00

INSTALL 16925.00

TOTAL \$ 28851.65

Carpet 798 yds x \$9.99 = 7942.05

INSTALL 9540.00

Adhesive 420.00

TOTAL \$ 17902.05

Base boards 316.5 LF x .85 269.32

PAINT BASE 126.00

INSTALL BASE 949.50

TOTAL \$ 1344.82

NOTES _____

SUB TOTAL \$ _____

DEPOSIT \$ _____

BALANCE \$



Nu-Way Carpet, LLC

OR CCB #236228
WA CCB #NUWAYCL 77400

ESTIMATE WORKSHEET 1021 S Main Ave • Warrenton OR 97146 • 503-383-5592

NAME _____ DATE _____

STREET _____

CITY _____ STATE _____ ZIP _____

WORK PHONE _____ CELL _____

EMAIL _____

Purchase Building \$ 450,000.00

New Roof over Warehouse \$ 60,000.00

New GUTTERS \$ 17,450.00

Clean up + Remove debris \$ 2,950.00

JACK HAMMER FLOOR + POOR CONCRETE \$ 4300.00

Pour 28 bags self leveling \$ 1900.00

36 GALLONS OF PAINT \$ 2667.00

Labor to Spray PAINT \$ 1680.00

Purchase used FORKLIFT \$ 3900.00

Purchase used scissor LIFT \$ 4800.00

Bathroom Vanity \$ 449.00

Fiberglass BATT INSULATION \$ 2193.00

\$ 102,289.00

NOTES _____

SUB TOTAL \$ 150,385.62

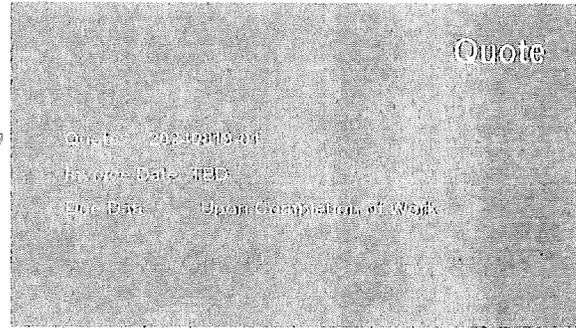
DEPOSIT \$ _____

BALANCE \$



Licensed, Bonded and Insured OR#230749

M&H Quality Construction
PO Box 1022
Astoria, OR 97103
Contact John
☎: 503-308-0140



BILL TO:
Burt Young

SITE ADDRESS
1012 S Main
Warrenton Oregon
(Photo Attached)

Project Scope - Approxintely 95 Square Roof

- Demo and Haul away all existing damaged roof
- Remove and replace all rotten battens
- Sheet entire roof
- Install Malarkey Vista Architectural Shingles - **STORM GREY**
- Install air vents / ridge vent as needed
- All Flashing to be Stainless Steel
- Replace fascia with T-111 to Replicate Existing - painting excluded

Site Cleanup of all debris including magetic nail pickup

Roofing Material: Malarkey Architectural Shingle, Storm Grey (other colors are available based on in stock options. Upgrades to Shingle Type are available at an additional cost

(Manufacturer offers Limited Lifetime Warranty and NON Pro Rated warranty of 15 years. 130mph Enhanced Wind Warranty)
<https://www.malarkeyroofing.com/>

Installation Warranty 10 years

Price is good for 15 days from date estimate provided. Projected Start 09/01

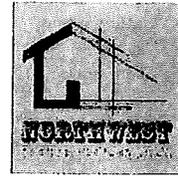
Quote based on Scope of Work Above	\$60,000.00
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	See Above
TOTAL	\$60,000.00

In the event payment is not received upon completion of work, interest will be charged at 1.5% per month and a pre-lien notice will be issued. Payment in the form of Cash or Check. NO Credit Cards

DONE

INVOICE # 1745
INVOICE DATE 02/11/2025



BILL TO

Nu-way Flooring
1021 South Main Ave.
Warrenton, OR
503-338-5592
ey149211@gmail.com

Northwest Roofing & Construction LLC

(503) 468-0117
3360 Franklin Ave
Astoria, OR 97103
OR CCB # 219623 WA # NORTHRL821DM
info@northwestroofllc.com

DESCRIPTION	AMOUNT
Installed continuous aluminum gutter with hidden hangers and 2 downspouts to side of warehouse.	1,745.00

INVOICE TOTAL

\$1,745.00

Done

TERMS & CONDITIONS

\$.00 deposit due upon agreement of proposal, balance payment due in full upon completion. Deposit is nonrefundable after 3 days of signing. Due to uncertain times and a volatile market, the cost of materials may increase at time of service.

Any / All additional work will be covered under a separate bid. Homeowner / Business is always responsible for cost of materials used to perform work. Failure to pay for work done and materials provided may result in the filing of lien[s] against subject property.

Acceptance of proposal: the above prices, specifications and conditions are satisfactory as stated and are hereby accepted and agreed upon. You are authorized to do the work as specified. Payment will be made as outlined above.

Owner / Authorized signature please sign here: _____

ESTIMATE

ESTIMATE FOR :
Warrenton Project

ESTIMATE 00102
DATE: 3/5/2025

ESTIMATOR

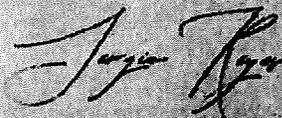
Exterior Kings LLC
Sergio Reyes
13 Nimitz #2
Astoria OR 97103

DESCRIPTION

Estimate for the project in Warrenton based on what the client told us, Exterior Kings, LLC estimates charging a total price of \$73,000, this price includes all the material needed to completely finish the project. Any repairs due to rot are excluded from the cost, that will have an extra cost. The estimated price the following will be done: sheet metal siding will be removed, as well as 1-11 siding which will be replaced with plywood in a total of 18 squares of plywood. A total of 36 squares of board and batten 4-10 sheets will be installed, above this a 4/5 by 8 band will be installed, after that 21 squares of hardie shingles siding will be installed, 6 inches review. All the garbage that comes out will be removed from the place. 3 windows will also be removed and reinstalled appropriately, trim will be installed on windows and a couple of doors, as well as cornices and flashing in all parts where necessary. Caulking will also be done on all the board and batten for added protection against water. All this for a total price of \$73,000 including the following materials:

Siding
Wrap paper
Hydroflex
Plywood
5/8" x 8
4/5" x 4
Caulking
Flashing
Stainless steel nails
Stainless steel finish nails
Framing nails
Butt
Paper wraps

Tax 0%
TOTAL \$73,000



ESTIMATE

Grand Total (USD)
\$10,800.00

Building

Estimate Number: 2
Estimate Date: March 11, 2025
Valid Until: April 10, 2025
Grand Total (USD): \$10,800.00

Items	Quantity	Price	Amount
Paint exterior of the new siding of the building with 2 colors	1	\$10,800.00	\$10,800.00
Supplies and paint included	1	\$0.00	\$0.00
Grand Total (USD):			\$10,800.00



MVM Construction LLC CCB # 250145
 661 49th Street
 mandvconstruction2023@gmail.com
 Astoria, Oregon 97103
 United States

Contact Information
5037914092

QUOTE #	2292
QUOTE DATE	01/03/2025



BILL TO

Nu-way Flooring
 1021 South Main Ave.
 Warrenton, OR
 503-338-5592
 ey149211@gmail.com

Northwest Roofing & Construction LLC
 (503) 468-0117
 3360 Franklin Ave
 Astoria, OR 97103
 OR CCB # 219623 WA # NORTHRL821DM
 info@northwestroofllc.com

DESCRIPTION	AMOUNT
Over the top application- Remove cap metal. Install separation sheet. Install 60mil IB PVC membrane, gray, mechanically fastened and hot air-weld seams. Install drains. Install IB pipe boots. Install IB vents. Re-install cap metal* Everything installed to IB specs for high wind rating. Magnetic sweep, ground clean up and removal of all job-related debris. 10-year labor guarantee. 20-year IB Roof Systems manufacture warranty. *We plan to reuse the existing cap metal and reinstall that after, if possible, if the cap metal is in too poor of condition, then we will have to have new cap metal made to install.	45,248.00

QUOTE TOTAL

\$45,248.00

TERMS & CONDITIONS

\$6787.00 deposit due upon agreement of proposal, balance payment due in full upon completion. Deposit is nonrefundable after 3 days of signing. Due to uncertain times and a volatile market, the cost of materials may increase at time of service.

Any / All additional work will be covered under a separate bid. Homeowner / Business is always responsible for cost of materials used to perform work. Failure to pay for work done and materials provided may result in the filing of lein[s] against subject property.

Acceptance of proposal: the above prices, specifications and conditions are satisfactory as stated and are hereby accepted and agreed upon. You are authorized to do the work as specified. Payment will be made as outlined above.

Owner / Authorized signature please sign here: _____

Padgett B&R LLC #233621

966 5th ave
 Hammond, Or. 97121
 503.791.1869

Bid / T&M
 Job #:

Job: **Nu Way Carpet**
 Address: **1012 s Main Ave**
 Phone # **5033385592**

Estimate or T&M

Labor:				
Code	Description	Hrs.	Rate	Total
	demo front	90	\$ 70.00	\$ 6,300.00
	install front	175	\$ 70.00	\$ 12,250.00
	window/door install	24	\$ 70.00	\$ 1,680.00
	downspouts	1.5	\$ 70.00	\$ 105.00
	painting front	60	\$ 70.00	\$ 4,200.00
	prep/final front	36	\$ 70.00	\$ 2,520.00
	demo back	90	\$ 70.00	\$ 6,300.00
	install back	150	\$ 70.00	\$ 10,500.00
	painting back	48	\$ 70.00	\$ 3,360.00
	prep/final back	24	\$ 70.00	\$ 1,680.00

Total Labor: \$ 48,895.00

Materials:			
Code	Description	Notes:	Amount
	trash front		\$ 2,320.00
	waterproof membrane front		\$ 3,836.70
	siding front		\$ 31,405.26
	fastners front		\$ 1,160.00
	caulking front		\$ 420.50
	flashing front		\$ 603.20
	door and window materials f	no door/window	\$ 290.00
	painting front		\$ 6,887.50
	rentals		\$ 10,875.00
	trash rear		\$ 1,160.00
	waterproof membrane rear		\$ 2,192.40
	siding rear		\$ 8,204.56
	fastners rear		\$ 725.00
	caulking rear		\$ 145.00
	flashing rear		\$ 266.80
	painting rear		\$ 2,537.50
	rentals rear		\$ 7,250.00
	downspouts		\$ 145.00

OVER

	misc	\$	725.00
	polycarbonate	\$	130.50
Total Materials:			\$ 81,279.92
Payments:		Total	130174.92