
Warrenton Urban Renewal Advisory Committee (WURAC)

Agenda

City Hall, 225 S. Main Warrenton, OR 97146

Wednesday, March 5, 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

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.
-

Regular Meeting: 3:30 PM

1. **Call to Order**
2. **Committee Member Introductions**
3. **Consent Calendar**
 - A. Urban Renewal Advisory Committee Minutes 12.4.2024
4. **Public Comment**
5. **Business Items**
 - A. 155 SE 1st St Commercial Façade Grant Application (FG027)
 - B. Marina Advisory Committee Recommendation
6. **Discussion Items**
 - A. Executive Director's Report
 - B. Upcoming Joint Work Session
7. **Other Business**
8. **Adjournment**

Joint Work Session with Urban Renewal Agency: March 21st at 4:30pm

Next Meeting: June 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.

Warrenton Urban Renewal Advisory Committee

Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Wednesday, December 4, 2024

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

Committee Members	Present	Excused
Karin Hopper	X	
Christy Coulombe (Zoom) 3:31	X	
Tony Faletti	X	
Mary Jo Gregoire	X	
Nicole Bain	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 9.4.2024

Motion:	Move to approve the minutes.				
Moved:	Faletti				
Seconded:	Hopper	Aye	Nays	Abstain	Recused
Vote:	Hopper	X			
	Faletti	X			
	Gregoire	X			
	Bain	X			
	Chedsey	X			
Passed:	5/0				

3. Public Comment

4. Business Items

Chair Chedsey requested review business items 7A, 7B and 7C together.

- 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)

Hopper noted concerns about the fencing not being address in the application for the property located at 155 SE 1st St (FG027). The committee requested follow up prior to approval of the grant. It was noted that staff will follow up with the applicant.

Gregoire noted that the application for FG025 might have been filled out incorrectly with the project completion date. Brief discussion followed on the timeline.

Faletti asked if there could be signs posted at projects noting that the project was funded by Urban Renewal; Moberg stated that signs can be given to applicants once their grant is approved.

Motion:	Move to approve business items A and B.				
Moved:	Hopper				
Seconded:	Faletti	Aye	Nays	Abstain	Recused
Vote:	Hopper	X			
	Coulombe	X			
	Faletti	X			
	Gregoire	X			
	Bain	X			
	Chedsey	X			
Passed:	6/0				

D. Election of 2025 Chair and Vice Chair

Chair Chedsey asked if there were any nominations; Faletti nominated Chedsey for chair.

Motion:	Move to approve Tess Chedsey as chair.				
Moved:	Faletti				
Seconded:	Bain	Aye	Nays	Abstain	Recused
Vote:	Hopper	X			
	Coulombe	X			
	Faletti	X			
	Gregoire	X			
	Bain	X			
	Chedsey	X			
Passed:	6/0				

Chair Chedsey asked if there were any nominations for vice chair. Bain noted she can stay as vice chair.

Motion:	Move to nominate Nicole Bain as vice chair for 2025.				
Moved:	Faletti				
Seconded:	Gregoire	Aye	Nays	Abstain	Recused
Vote:	Hopper	X			
	Coulombe	X			
	Faletti	X			
	Gregoire	X			
	Bain	X			
	Chedsey	X			
Passed:	6/0				

5. Discussion Items

A. Executive Director's Report

Executive Director Esther Moberg provided an update on the food cart pod, progress of buildings on the significant building list; Fenton building, Post Office, 69 NE Heron, and C&S Building. She noted that the Urban Renewal Agency approved the purchase of land next to the Warrenton Marina Commercial Docks.

B. Urban Renewal Project Summary 2007-2024

Executive Director Esther Moberg reviewed the project summary report. Faletti asked what work was done on the A, F, G, M and N Docks; Harbormaster Jessica McDonald responded. There was brief discussion on the remaining budget. Moberg responded and noted that she recommends holding a work session with the Urban Renewal Agency to discuss what they would like to accomplish with the remaining budget. There was brief discussion on potential projects. There was discussion on if an exception could be made for properties outside the district; Moberg responded stating that would be a change to the master plan and would have to go out to the taxing entities and could take a significant amount of time. Moberg asked if the committee would like her to bring a request to the agency for a work session to discuss the remaining budget there was consensus.

6. Other Business

Hopper noted that she will not be reapplying and that she is leaving because there needs to be more joint sessions and that there is a lack of dialogue between the Agency and Committee.

7. Adjournment

There being no further business, Chair Chedsey adjourned the meeting at 4:11 p.m.

Approved:

Attest:

Tess Chedsey, Chair

Hanna Bentley, Secretary

Warrenton Urban Renewal Advisory Committee Agenda Memo

Meeting Date: March 5, 2025
 From: Hanna Bentley, Deputy City Recorder
 Subject: 155 SE 1st St Façade Grant Application (FG027) Update

Summary:

At the last WURAC meeting the committee requested staff ask the applicant if they will be addressing the fencing. The applicant stated they removed damaged/broken slats from the west side fencing and the secured cedar colored lattice to the length of chain link fencing on the west border.

Recommendation/Suggested Motion:

"I move to approve façade improvement grant FG027 for 155 SE 1st St.

Alternative:

Other action as deemed appropriate by WURAC.

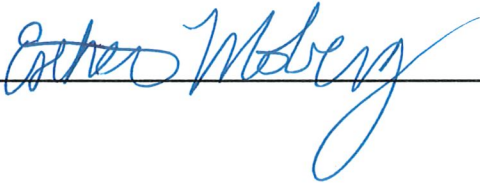
Fiscal Impact:

Budgeted

Attachments:

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

- Email received from applicant regarding the fencing
- Façade grant application

Approved by Executive Director: _____


RE: Update Regarding Your Façade Grant

From Holly Brown <office@boghelectric.com>

Date Tue 12/10/2024 2:37 PM

To Hanna Bentley <hbentley@warrentonoregon.us>

Hanna,

We have removed to damaged/broken slats from the west side fencing and have secured cedar colored lattice to the length of chain link fencing on our west border.

Holly Brown
Office Manager

Bogh Electric
PO BOX 1059
Warrenton, OR 97146
(503) 325.5000
office@boghelectric.com

From: Hanna Bentley <hbentley@warrentonoregon.us>

Sent: Thursday, December 5, 2024 11:42 AM

To: Holly Brown <office@boghelectric.com>

Subject: Update Regarding Your Façade Grant

Please see the email below from the Urban Renewal Executive Director regarding your facade grant application. Please let me know if you have any questions.

Best,

Hanna Bentley

Deputy City Recorder

Office : 971-286-2006

Fax : 503-861-2351

P.O. Box 250 | 225 S. Main Ave.

Warrenton, OR 97146

Warrentonoregon.us | [facebook.com](https://www.facebook.com)



"Making a difference through excellence of service"

This message may contain confidential and/or proprietary information, and is intended for the person/entity to which it was originally addressed. If you have received this email by error, please contact the City and then shred the original document. Any use by others is strictly prohibited.

Dear Façade Grant Applicant,

The WURAC (Warrenton Urban Renewal Advisory Committee) has reviewed your request for a façade grant but they had further questions.

They feel the fencing along Harbor is very unsightly. Is this something you will be refreshing or working on in the near future as part of your refresh of your lot? It would be very helpful to know if there is a timeline for replacing slats on the fence or otherwise refreshing it.

Since it is the first thing people see as they enter/exit downtown Warrenton, the Urban Renewal Advisory Committee feels strongly this should also be addressed and they wanted an update before they made a decision on your request for the façade grant.

Sincerely,

Esther Moberg

Urban Renewal Executive Director

City Manager

City of Warrenton

971-286-2017

emoberg@warrentonoregon.us

www.warrentonoregon.us

**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) Tony Bogh (Signature)
 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

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 VISIBLY UNAPPEALING. THIS SIDING WILL ALSO BE UPGRADED TO BOARD & BAT SIDING

Warrenton Urban Renewal Advisory Committee Agenda Memo

Meeting Date: March 5, 2025
 From: Hanna Bentley, Deputy City Recorder
 Subject: Marina Advisory Committee Recommendation

Summary:

At the Marina Advisory Committee meeting held January 27, 2025, the committee unanimously voted to put forward a request that WURAC consider providing funding for the Warrenton Marina E Dock replacement when planning their upcoming projects.

From Harbor Master Jessica McDonald: In November 2024, Greg Morrill, owner of Bergerson Construction, provided an inspection report for the Commercial E Dock at the Warrenton Marina. The report highlights significant structural issues, particularly with the Glulam beams, which are in poor condition. Despite ongoing maintenance efforts by marina staff, the dock's structural integrity has deteriorated to the point where repairs are no longer effective. The dock is reaching the end of its serviceable life and is in critical need of full replacement. Staff have begun preparations for a full rebuild with a similar footprint to ensure continued moorage availability for commercial fishing vessels.

The Commercial E Dock is home to twenty-two local businesses operating within the commercial fishing industry. Each vessel employs an average of 4-6 people, providing jobs that directly support our local economy. Additionally, these vessels rely on a network of local service providers, including welders, HVAC technicians, bookkeepers, plumbers, and electricians, further contributing to Warrenton's economic vitality.

Beyond their economic impact, these vessels are essential to the financial stability of the Warrenton Marinas, generating approximately 25% of total marina revenues. Moorage options for vessels of this size are extremely limited in the region, meaning that without this dock, many of these businesses would have nowhere else to go. Replacing the Commercial E Dock is not just an infrastructure upgrade—it is a critical investment in the future of Warrenton's maritime industry and local economy.

Recommendation/Suggested Motion:

"I move to ... bring forward a recommendation to the Urban Renewal Agency to consider providing funding for the Warrenton Marina E Dock replacement when planning upcoming projects."

Alternative:

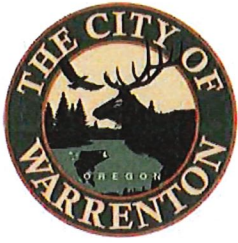
Other action as deemed appropriate by WURAC

Attachments:

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

- Marinas Advisory Committee Recommendation
- Photos of E Dock

Approved by Executive Director: _____



Committee Recommendation:

Marinas Advisory
Board January 27,
2025

Recommendation Title: E Dock Replacement Funding

The advisory board made a motion to ask the Urban Renewal Committee and Agency to consider helping fund the Warrenton Marina E dock replacement when planning their upcoming projects.

Vote Outcome 5/0 in favor

Opposition Statements? No

Recommendation Narrative:

- 1.The Warrenton E dock is home to 22 businesses in our community.
- 2.Commercial E dock is the largest generator of revenues in the Warrenton or Hammond Marina.
- 3.The dock is nearing the end of its usable life and in dire need of replacement.

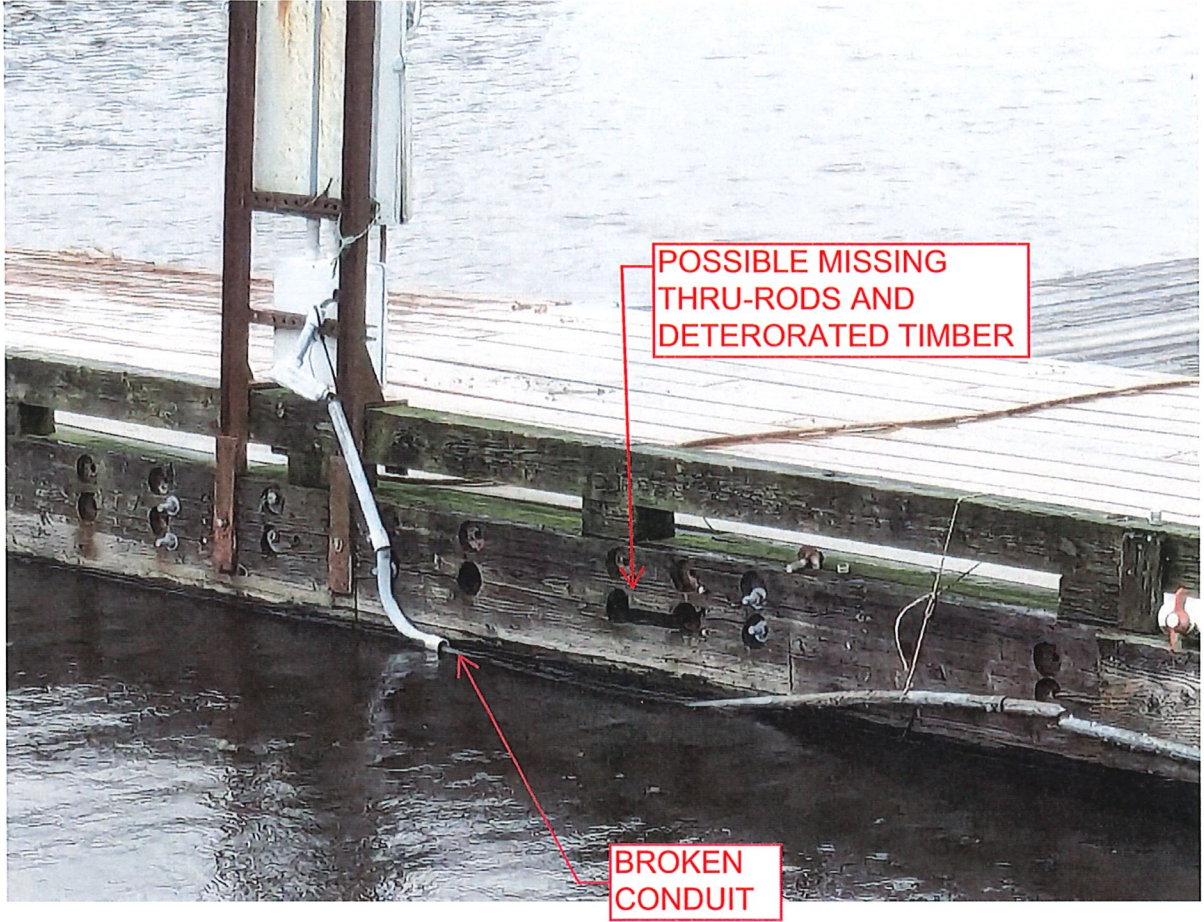
Jennifer Fowler

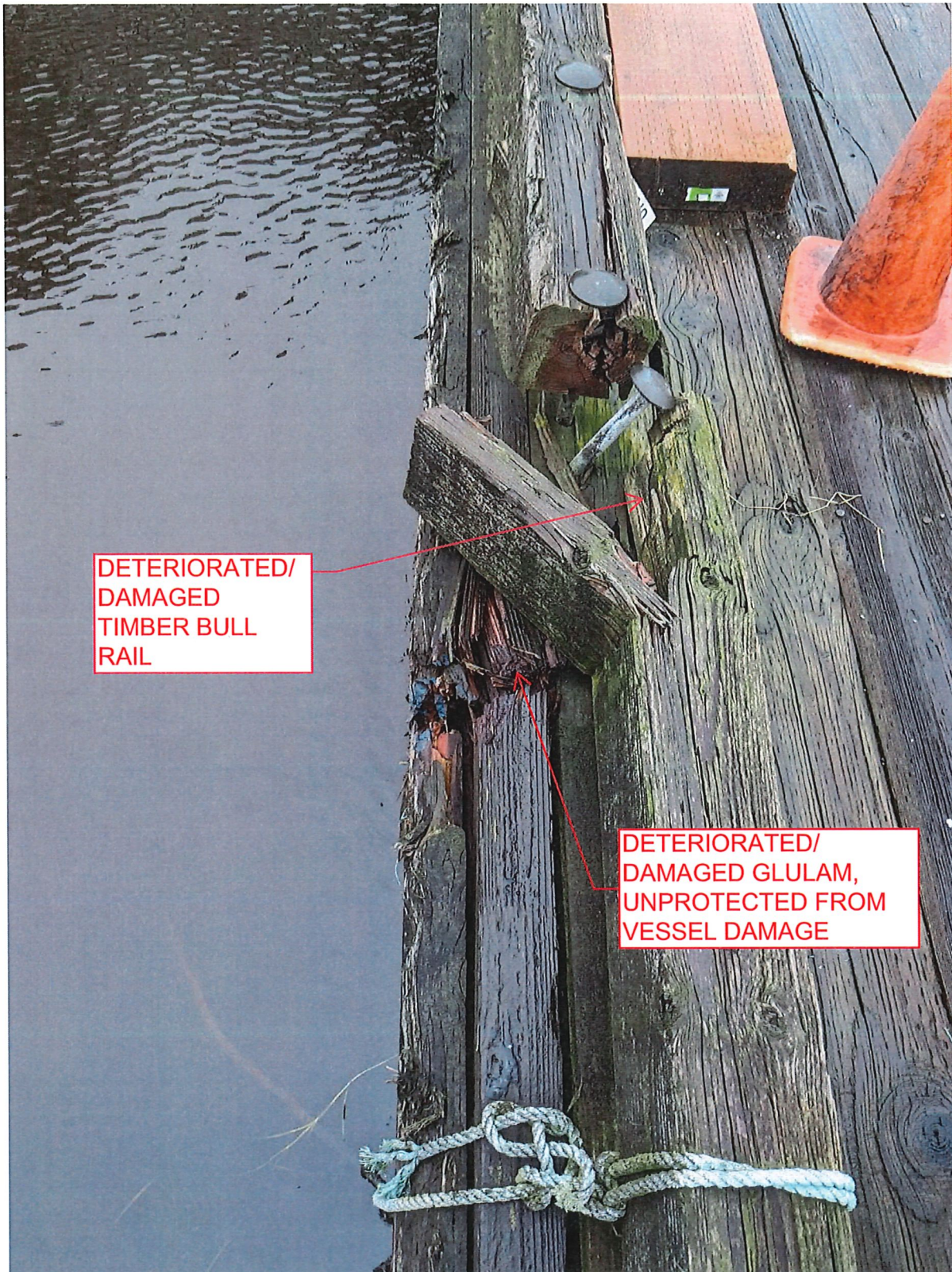
*Attach opposition statements and/
or additional narratives/info.*

Consideration of Warrenton E dock for Urban Renewal Funds.

Attachment 1 – Existing Dock General Condition Photos

- Glulam Beams





DETERIORATED/
DAMAGED
TIMBER BULL
RAIL

DETERIORATED/
DAMAGED GLULAM,
UNPROTECTED FROM
VESSEL DAMAGE

CITY OF WARRENTON
FACADE IMPROVEMENT GRANT PROGRAM
APPLICATION FORM

MAR 03 2024

RECEIVED
WARRENTON, OR 97146

Project Address:	Between S Main & Main ct. north of SE 10th		
Applicant Name:	Mike Balensifer		
Phone:			

Property Owner Name: (if different)				
Phone:		Fax:	Email:	

Estimated Project Start Date:	Possibly Summer/Fall 2025
Estimated Project Completion Date:	Unknown possible Winter 2025

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

\$10,000 - 30,000??

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: Mike Balensifer Mike Balensifer
(Printed Name) (Signature)

Owner (if different): _____
(Printed Name) (Signature)

Submit to
Warrenton Residential
Improvement Program
PO Box 250
Warrenton, Oregon 97146
Email:
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.

- \$ X Trash Cleanup/Dumpsters *-\$1,000*
- \$ X Brush/Stickers/Yard Clearing *\$500*
- \$ _____ Broken Window Repair/Replacement
- \$ _____ Exterior Painting
- \$ X Demolition Costs *\$9,500*
- \$ _____ Soil Remediation
- \$ _____ Asbestos/Hazardous Material Abatement
- \$ 4,000 Other (Please specify: Grading / Gravel)
- \$ _____ Other (Please specify: _____)
- \$ _____ Other (Please specify: _____)

\$ 15,000 **TOTAL PROJECT COST (Estimated)**

Very Rough estimator

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 after the proposed improvements is required if the proposed improvements include changes to the configuration of major elements (e.g., 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):

The Property has a derelict structure that was used to store lumber & building supplies

It is surrounded with chain link fence which is in need of extensive repair but probably best to just tear it down and remove

The structure needs to be demolished. Some materials may be salvaged but no idea how much of any until we start demolition.

A High Lift Sissor Jack (man lift) will need to be rented also Dump Truck to haul material off and to bring gravel once building is gone

I'm not experienced in demolition so I have no idea what kind of expense may occur but with the voucher and Reimbursement method if I don't need all the money I simply don't receive it.

I need clarification on acceptable Matching Funds for Labor, Excavator & Dump Truck

Thanks Mike B.