
Warrenton Urban Renewal Agency

Agenda

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, December 10, 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

Urban Renewal Agency Regular Meeting 6:00 PM

1. Call to order
2. Roll Call
3. Consent Calendar
 - A. Urban Renewal Agency Meeting Minutes 11.26.2024
4. Public Hearings - None
5. Business Items
 - A. Consideration of Warrenton Urban Renewal Advisory Committee Appointment
 - B. Discussion of Urban Renewal Agency Remaining Budget
6. Executive Session
7. Adjournment

Warrenton Urban Renewal Agency
Meeting Minutes
City Hall, 225 S. Main Warrenton, OR 97146
Tuesday, November 26, 2024

1. **Urban Renewal Agency meeting called to order at 6:33 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
Police Chief Mathew Workman	Harbormaster Jessica McDonald

Chair Balensifer requested to add item 5B reappointment of Tony Faletti to Warrenton Urban Renewal Advisory Committee; there were no objections.

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 – 9.24.2024

Motion:	Move to approve the consent calendar as presented.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Mitchell	X			
	Sollaccio	X			
	Dyer	X			
	Balensifer	X			
Passed:	5/0				

4. Public Hearing – None

5. Business Items

A. Consideration of 69 NE Heron Floodproofing Costs:

Executive Director Esther Moberg gave an update on the dry floodproofing project of the 69 NE Heron building and requested additional budget approval. Brief discussion followed on floodplain permits and floodproofing.

Commissioner Mitchell asked about the post office lease; Ms. Moberg responded and noted he was not present at the meeting it was discussed.

Motion:	Move to approve \$100,000 additional funding for the 69 NE Heron floodproofing project.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Dyer	X			
	Balensifer	X			
Passed:	5/0				

B. Consideration reappointing Tony Faletti to Warrenton Urban Renewal Advisory Committee (WURAC)

Chair Balensifer asked if there was another applicant for WURAC; Secretary Dawne Shaw responded noting staff would follow up. There was no further discussion.

Motion:	Move to appoint Tony Faletti to the Urban Renewal Advisory board to his current position.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Dyer	X			
	Balensifer	X			
Passed:	5/0				

6. **Executive Session**

7. **Adjournment**

There being no further business, Chair Balensifer adjourned the meeting at 6:45 pm.

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

Approved:

Attest:

Henry A. Balensifer III, Chair

Dawne Shaw, Secretary

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 th and SE Anchor	Downtown areas
2020 Cost: \$93,037	SE 14 th Place Waterline	SE 14 th 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.