

MINUTES
Warrenton Urban Renewal Advisory Committee
September 6, 2023 - 3:00 p.m.
Warrenton City Hall – Commissioners Chambers
225 S. Main
Warrenton, OR 97146

Chair Chedsey called the meeting to order at 3:28 p.m.

Warrenton Urban Renewal Advisory Committee Members Present: Karin Hopper, AmyLeigh Sutton, Tess Chedsey, Christie Coulombe, Cynthia O'Reilly and Dennis Faletti

Staff Present: Executive Director Esther Moberg, Finance Director April Clark, Planning Director Jay Blake and Secretary Hanna Bentley

CONSENT CALENDAR

- A. Urban Renewal Advisory Committee Minutes 3.01.23
- B. Urban Renewal Advisory Committee Work Session Minutes 4.12.23

Committee Member Hopper made the motion to approve the consent calendar as presented. Motion was seconded and passed unanimously.

Hopper – aye; Sutton - aye; Chedsey - aye; Faletti – aye; O'Reilly – aye; Coulombe - aye

PUBLIC COMMENT - None

BUSINESS ITEMS

Executive Director Esther Moberg gave an update on the 1st and Main building business proposal and grant request that was submitted to the Urban Renewal Agency. Ms. Moberg noted the Urban Renewal Agency received the business proposal well, but they want the seller to show he is an actual seller and would like more information provided by the seller. Once more details are available and the seller is showing they want to sell the building the Agency is willing to have a special meeting. She discussed the agency is considering doing a block grant for the purchase and a grant for renovations that would have a special agreement in it. She did receive an update from the Sollaccio's; they have put in another offer and haven't heard back yet. Ms. Chedsey noted that she hopes it goes forward. Ms. Hopper noted her concerns with the seller not wanting to sell, safety of the building as well as the building remaining an empty store front. Discussion continued on the state of the building and the empty store front.

Ms. Moberg discussed significant downtown buildings. She recommends that the committee select five key significant underutilized businesses in the Urban Renewal District that should be focused on in the next 3 years. She recommended selecting other buildings. The original top 3 were the Fenton building, Skipanon Marine, and the Old Gas Station. Ms. Hopper and Ms. Sutton passed out exhibit a, a list of ten possible buildings and land they believe could work. 1

tax lot 81021AD00300, 2 tax lot 81021AD00400, 3 tax lot 81021AD00500, 4 tax lot 81021AD00301, 5 tax lot 81022BD04200-4900, 6 tax lot 81021AD00301, 7 tax lot 81021AD05200, 8 tax lot 81021DB04400, 9 tax lot 81021DB0500 and 10 tax lot 81021DB00200/100. Ms. Sutton and Ms. Hopper discussed the buildings they have been looking into. They discussed vacant lots 1 and 3 on Heron and whether they would be able to build on the property. Ms. Moberg discussed additional buildings, Dairy Maid, Post Office, Century Link Building, the Mexican Restaurant, and the former Builders Supply. Mr. Faletti discussed building number 4 and stated he would like a coffee shop there. He stated he would also like to see building number 2; discussion continued on the state of the building. Ms. Hopper discussed the properties and possible work needed. Ms. Hopper asked what a conflict of interest would be; Ms. Moberg responded. Ms. Coulombe stated the Century Link building, and the seafood buildings would be a good opportunity. Ms. Chedsey asked what the state of the old fish market building was; Ms. Hopper stated that the building is no longer in use. Ms. Moberg clarified their current choices. Ms. Sutton asked if they could make an offer on the post office building to encourage them to move; Ms. Moberg stated that the post office is currently leasing the building. Ms. Coulombe stated that the building is for sale, and the post office lease is mentioned, the lease runs until October 2024 with the option to renew. Ms. Chedsey asked about the struggles with family trusts; Ms. Moberg stated it's difficult to purchase from a trust, she mentioned the former gas station is in a trust because the family has fond memories of the gas station. Ms. Hopper stated that she heard a rumor about number 10 becoming a nuisance property; Planning Director Jay Blake stated he has not received any nuisance complaints. Discussion continued. Ms. Hopper stated she thinks going with 5 properties to prioritize and see if they are feasible. She discussed her choices 2, 4, 10, Dairy Maid and the Post Office. Ms. Moberg asked if 2 and 4 would be considered one building. Discussion continued on possible buildings and property. Ms. Chedsey stated her number one priority is the Bornstein properties. Ms. Coulombe stated she would like to see Dairy Maid, Post Office, Mexican Restaurant and Century Link Building. Ms. O'Reilly and Ms. Sutton second her choices. Ms. Chedsey asked about the old Trina and Rons property; Ms. Moberg gave a brief update on the property.

Committee Member Coulombe made the motion to accept the prioritized list; the Bornstein's Buildings, Post Office, Dairymaid, 94 SE 3rd, and the Mexican Restaurant. Motion was seconded and passed unanimously.

Hopper – aye; Sutton - aye; Chedsey - aye; Faletti – aye; Coulombe – aye; O'Reilly – aye

Ms. Sutton asked if the Agency has additional buildings they are thinking about; Ms. Moberg stated that they could have other buildings in mind but she is unaware at this time.

Ms. Moberg gave an update on the food cart parking lot. She stated the parking lot has been designed by the engineer. She discussed the changes that will be made to the parking lot as well as adding an ADA porta potty and parking spots. She discussed that there will be two entrances into the parking lot as well as adding parking spots. There is a broken sidewalk that will need to be repaired as well as light paving. The parking lot design has been sent to ODOT for approval. She stated that the pergola could not be put in due cost and need for wind resistance. She discussed that they have received complaints from neighboring businesses about parking and trash. Mr. Faletti asked if there will be only one ADA parking spot; Ms. Moberg confirmed.

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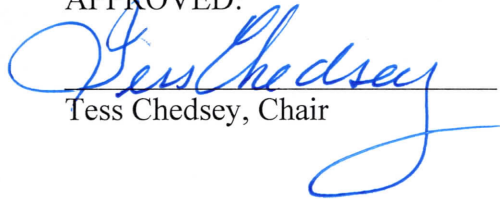
OTHER BUSINESS

Ms. Moberg gave an update on the roofing of the Skipanon building. She stated that siding will need to be done before the roof can be put on. They are currently out to bid for the siding and the sealed bids will be opened this week.

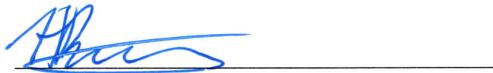
There being no further business, Chair Chedsey adjourned the meeting at 4:15 p.m.

Next regular meeting: December 6th, 2023, at 3:30 p.m.

APPROVED:


Tess Chedsey, Chair

ATTEST:


Hanna Bentley, Secretary