

MINUTES
Warrenton Urban Renewal Agency
June 27, 2017
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, Or 97146

Chair Henry Balensifer convened the Urban Renewal Agency meeting at 7:27 p.m.

Commissioners Present: Chair Henry Balensifer, Tom Dyer, Rick Newton and Mark Baldwin
Excused: Pam Ackley

Agency Staff Present: Executive Director Linda Engbretson, Finance Officer April Clark, Public Works Director Jim Dunn, Public Works Operations Manager Kyle Sharpsteen and Deputy City Recorder Dawne Shaw

CONSENT CALENDAR

A. Urban Renewal Agency Minutes – 5.23.17

Commissioner Baldwin made the motion to approve the Consent Calendar as presented. Motion was seconded and passed unanimously.

Dyer – aye; Balensifer – aye; Baldwin – aye; Newton – aye

Chair Balensifer opened the Public Hearing on Resolution No. 17.02; Adoption of the Warrenton Urban Renewal Agency FY 2017-2018 Budget. Formalities followed and no ex-parte or conflicts of interest were reported. Executive Director Linda Engbretson stated this budget for the fiscal year commencing July 1, 2017 and ending June 30, 2018, was approved by the Warrenton Urban Renewal Agency Budget Committee. She explained the various funds as outlined in the agenda packet. Chair Balensifer asked for public comment, and no one spoke in favor or opposition. There being no public comment, Chair Balensifer closed the public hearing.

Commissioner Newton made the motion to adopt the Warrenton Urban Renewal Agency FY 2017-2018 Budget, as approved by the Warrenton Urban Renewal Agency Budget Committee as set forth in Resolution No. 17-02. Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Baldwin – aye

Executive Director Engbretson presented a request from Mr. Ken Yuill regarding the possible use of Urban Renewal Funds to assist with a zone change and infrastructure needs in the Spur 104 area, behind Home Depot, (approximately 15.96 acres). She noted the letter Mr. Yuill's

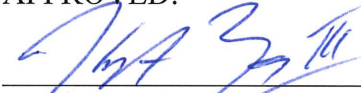
letter in the agenda packet and stated the request fits the Urban Renewal plan. Mr. Yuill presented his request to the advisory committee and they recommended the use of URA funds for the zone change, from R10 General Commercial to Mixed Use. Mr. Yuill gave a brief presentation on his proposal, and noted the area is ripe for potential development. Discussion followed on the zone change excluding industrial and concerns were noted about the Crab Pot. Mr. Yuill also discussed the lack of fire hydrants in the area, but noted the first step is the zone change. Chair Balensifer asked for clarification if URA funds would pay for the zone change and fire hydrants. Ms. Engbretson noted the advisory committee suggests paying for the zone change, but not the infrastructure yet. Mr. Yuill noted future commercial developments could possibly pay for the hydrants.

Commissioner Baldwin made the motion to approve the use of Urban Renewal Funds and direct staff move forward with rezoning the Spur 104 neighborhood as presented to Mixed-Use Commercial. Motion was seconded and passed unanimously.


Balensifer – aye; Dyer – aye; Newton – aye; Baldwin – aye

There being no further business Chair Balensifer adjourned the URA meeting at 7:42 p.m.

APPROVED:


Henry A. Balensifer III, Chair

ATTEST:


Dawne Shaw, Deputy City Recorder