

MINUTES

Warrenton Urban Renewal Advisory Committee
June 3, 2020
3:30 p.m.
Warrenton City Hall – Commissioners Room
225 S. Main
Warrenton, OR 97146

Chair Poe called the meeting to order at 3:32 p.m.

Urban Renewal Advisory Committee Members Present: Tess Chedsey (zoom), Mel Jasmin (zoom), Frida Fraunfelder, Gerald Poe, Katie Burkhart (zoom), and Dennis Faletti (arrived at 3:45pm)

Excused: Bob Bridgens

Staff Present: Community Development Director Kevin Cronin (zoom) and Secretary Lindsay Duarte

CONSENT CALENDAR

A. Advisory Committee Meeting Minutes – 03.04.20

Ms. Fraunfelder made the motion to approve the minutes from 03.04.20. The motion was seconded and approved with all in favor.

Jasmin - aye; Burkhart – aye; Fraunfelder - aye; Poe - aye; Chedsey - aye; Faletti - aye

BUSINESS

Chair Poe noted the first order of business is election of chair. He continued to note that considering the COVID-19 restrictions and given that not everyone is present at this meeting, he would suggest tabling the vote for chair until next meeting. Brief discussion continued. Chair Poe suggested that next meeting that Frida Fraunfelder chair. There was a consensus.

Mr. Cronin gave a quick progress recap on the Façade Grant Applications. He noted the Fenton Grocery Building and reviewed the packet material provided pertaining to the building. He stated at the moment we have the approval for the general grant. For the size of the building the grant money will barely cover the cost of the paint. If we want to do anything over and above painting the building, we would have to decide if we want to support the Fenton Building Project over and above what we have already authorized. There was a consensus on using some of the Urban Renewal Agency funds to help further improvements on the building. Mr. Cronin noted we will have to bring the recommendations to the Urban Renewal Agency for approval. Conversation continued. Mr. Faletti asked for details on what the owner has been doing with the Fenton Building. Mr. Cronin gave an update and suggested a \$25,000.00 max matching grant to help facilitate all the needed repairs and upgrades to the Fenton Building. He continued to note that if the owners needed more funds than they would need to come back and reapply for a grant. Mr. Cronin continued to note how awesome the building will look once the project is done and how

much it will clean up the downtown area. Brief discussion continued.

Mr. Faletti made the motion to allow up to \$25,000.00 matching over and above the \$5,000.00 Façade Grant. Motion was seconded and passed unanimously.

Jasmin- aye; Burkhart – aye; Fraunfelder- aye; Poe- aye Chedsey- aye; Faletti- aye

Parking Lot Food Pod Design Priorities - Mr. Cronin noted that we got a bid from Big River who bid a baseline cost of just under \$70,000.00. He noted that as part of the planning process they had estimated about \$100,000.00. He stated the question before the WURAC is how many more additions they feel they want to do above the outline of the Big River estimate. Chair Poe asked for clarification on whether this was decided in a prior meeting; he recalled that this was already discussed. Ms. Engbretson clarified that her understanding of the direction of the agency was to see what additional improvements recommendations WURAC had other than just paving. Chair Poe stated that last meeting the committee discussed having water and hook ups for more than just a parking lot. A brief conversation continued. Chair Poe explained that prior to paving the electrical and water should be installed. He stated that he thinks the committee would need to approve additional funds if we want the ability to service multiple food trucks at once. He asked for Mr. Cronin's perspective. Mr. Cronin responded. Ms. Fraunfelder noted she would feel more comfortable having an outline of exactly how much the additions would cost. That way they can make an informed decision. Brief conversation continued. Ms. Chedsey asked for clarification on how well Tres Bros is currently doing. Chair Poe stated he is assuming it is doing well or it wouldn't still be in business. Ms. Clark, Finance Director, noted the city has reduced rent during the COVID-19 times. Brief conversation continued. There was a consensus to table the Parking Lot Food Pod Design Priorities until next meeting.

City Manager, Linda Engbretson, noted she wanted to discuss with the committee what projects they feel strongly about prioritizing; is it downtown, underground utilities, etc. She stated the projects will need to be completed by 2028. Do we want to throw all our energy on the underground project? Mr. Faletti noted we have all wanted to get that done since we became a committee. Ms. Chedsey noted she feels we should have to do that before we do anything else that makes the most sense. Mr. Jasmin noted that the underground utility is what he thinks we should be working on right now. Ms. Engbretson noted the financial commitment to making this a priority. Ms. Clark noted that next years' budget is 1.5 million to transfer into the capital projects fund, but that depends on how property taxes come in. She explained we are doing a "pay as you go" and explained what that meant and how that works. Brief conversation continued. Ms. Engbretson noted that her focus with staff will be looking at the next step on this project and the feasibility of the project. The project would start at the 4-way stop and go to 3rd street, or as far as they can with funds. Mr. Burkhart noted that when she drives through the downtown area, she notices the dilapidated buildings and the lack of greenery. Mr. Poe explained the history of wanting to do this project and how removing the poles will potentially help improve the greenery issues downtown. Ms. Fraunfelder asked for clarification on what Ms. Engbretson wanted from the committee. Ms. Engbretson wanted clarification on whether the underground was still a priority. She noted that she will check into the feasibility and bring it back in a future meeting. Ms. Engbretson noted that the City only budgeted \$30,000.00 for Façade Grants. Brief discussion continued on how the funds would have to be moved and how a budget adjustment would need to be made.

Spruce up Warrenton; Priorities 2020- Mr. Cronin noted that Spruce Up Warrenton has extra

funds and asked if anyone has ideas on how Spruce Up Warrenton can use those funds. Ms. Engbretson noted that Spruce Up Warrenton wants to move forward with purchasing picnic tables and pop up tents and wanted to know if the committee would be in support of that. Chair Poe noted he would be supportive of whatever Spruce Up Warrenton wants to do, within reason. Ms. Chedsey noted she would be in support of the tables and pop up tents. Mr. Jasmin stated he is worried about vandalism. Chair Poe noted that if anyone has any ideas on how Spruce Up Warrenton could help to email Mr. Cronin. Mr. Cronin noted that would be fine.

Mr. Faletti noted that he had messaged Dawne Shaw about a previous meeting where the Advisory Committee approved six receptacle and six benches. As far as he can see there are only two. He further explained. Ms. Engbretson stated she would check into the matter.

Ms. Fraunfelder wanted to remind everyone that at the next meeting the committee will be voting on selecting a Chair. Ms. Engbretson noted that the Public Works project updates will be emailed to the members today.

Christine Bridgens asked if there was availability to use URA funds to help clean up homeless camps. Mr. Poe noted that he thought they would have to be used inside the URA boundary. Ms. Engbretson clarified.

There being no further business, Chair Poe adjourned the meeting at 4:27 p.m.

Next regular meeting is scheduled for September 2, 2020, at 3:30 p.m.

Approved


Chair - *Bob Bridgens*

Attest


Dawne Shaw, Secretary