

MINUTES
Warrenton Urban Renewal Agency
November 28, 2023
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, Or 97146

Chair Balensifer convened the Urban Renewal Agency meeting at 7:14 p.m.

Commissioners Present: Chair Henry Balensifer, Mark Baldwin, Tom Dyer, Gerald Poe, and Paul Mitchell

Staff Present: Executive Director Esther Moberg, and Secretary Dawne Shaw

CONSENT CALENDAR

A. Urban Renewal Agency Meeting Minutes – 11.14.23

Commissioner Mitchell made the motion to approve the consent calendar as presented. Motion was seconded and passed unanimously.

Dyer – aye; Baldwin – aye; Poe – aye; Mitchell – aye; Balensifer - aye

PUBLIC HEARINGS - None

BUSINESS ITEMS

Executive Director Moberg requested to add agenda item 4.B – the Fenton building proposal (60 S. Main).

Commissioner Baldwin recused himself from this agenda item, noting he has a conflict and stepped down from the dais. Chair Balensifer listed the buildings recommended by the Warrenton Urban Renewal Advisory Committee. He asked Ms. Moberg what the advisory committee is trying to aim at in terms of their prioritizations. Ms. Moberg responded stating the committee was looking to name specific buildings that can revitalize downtown. Ms. Moberg discussed a list of key significant buildings for revitalization. Chair Balensifer noted additional buildings that could be considered. Discussion continued on the recommended buildings and the possible buildings that were not recommended by the Warrenton Urban Renewal Advisory Committee. There was discussion on what the next steps should be going forward. Consensus was to send the recommendation back to the Advisory Committee and request a joint work session to further discuss the priorities.

Ms. Moberg recalled the August meeting where they considered a proposal from the Sollaccios for the Fenton Building. Jessica Sollaccio gave an update, noting they have received counter offers from the seller and things are moving. Dan Sollaccio noted the terms they received from the seller. Chair Balensifer asked if they can disclose any number; Ms. Sollaccio stated they are currently at \$785,000 with a 3 year carry of 5% she stated they are going to counter with \$750,00. Discussion continued. Commissioner Mitchell Commissioner Dyer would like the grants contingent on inspections. Commissioner Baldwin voiced concerns that \$250,000 is not enough for the renovation and that he wants to ensure that renovations can be completed.

Commissioner Mitchell made the motion to approve the block grant of \$650,000, with up to \$400,000 for acquisition and the remainder for renovations pending an inspection report. Motion was seconded and passed unanimously.

Dyer – aye; Baldwin – aye; Poe – aye; Mitchell – aye; Balensifer - aye

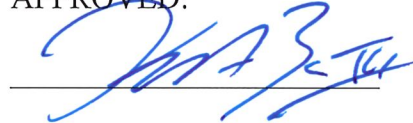
There being no further business Chair Balensifer adjourned the URA meeting at 7:50 p.m.

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

ATTEST:


Dawne Shaw, Secretary

APPROVED:


Henry A. Balensifer III, Chair