

# AGENDA

Warrenton Urban Renewal Agency

October 23, 2018 – 6:00 p.m.

Warrenton City Hall – Commission Chambers  
225 S. Main Ave.  
Warrenton, Or 97146

1. CALL TO ORDER
2. ROLL CALL
3. CONSENT CALENDAR
  - A. Urban Renewal Agency Minutes – 6.12.18
  - B. Urban Renewal Agency Minutes - 6.26.18
4. BUSINESS
  - A. Urban Renewal Plan – Minor Amendment
5. ADJOURN

**Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Dawne Shaw, Deputy City Recorder, at 503-861-2233 at least 48 hours in advance of the meeting so appropriate assistance can be provided.**

3-A

MINUTES  
Warrenton Urban Renewal Agency  
June 12, 2018  
Warrenton City Hall - Commission Chambers  
225 S. Main  
Warrenton, Or 97146

Chair Henry Balensifer convened the Urban Renewal Agency meeting at 7:08 p.m.

Commissioners Present: Chair Henry Balensifer, Tom Dyer, and Rick Newton

Absent: Mark Baldwin and Pam Ackley

Staff Present: Executive Director Linda Engbretson, Public Works Director Collin Stelzig,  
Finance Director April Clark

CONSENT CALENDAR

A. Agency Minutes – 2.27.18

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

**Dyer – aye; Balensifer – aye; Newton – aye**

Executive Director Linda Engbretson stated that currently Urban Renewal provides a façade grant for the improvement of commercial buildings, and suggested offering a residential grant to help with the cost of cleaning up some of the residences in the district. She stated the Urban Renewal Advisory Board is very supportive of this idea; however after discussing with the consultant, it was noted that yard cleanup may not be allowable under the statute. Ms. Engbretson noted she sent it off for legal opinion and has not yet heard back. She stated she would like to put something in place for painting and façade maintenance. Discussion followed on grant/match options. Mayor Balensifer noted he would not be in favor of making these grant funds available to property owners that have had nuisance declarations. Ms. Engbretson noted this program could be an incentive for property owners to clean up before it gets to the nuisance stage. Discussion continued on criteria options and match options.

There was Commission consensus to move forward with a Residential Grant Program similar to the Commercial Façade Grant Program, and to add the cleanup aspect pending opinion from legal counsel.

There being no further business Chair Balensifer adjourned the URA meeting at 7:22 p.m.

APPROVED:

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Henry A. Balensifer III, Chair

ATTEST:

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Dawne Shaw, Deputy City Recorder

MINUTES  
Warrenton Urban Renewal Agency  
June 26, 2018  
Warrenton City Hall - Commission Chambers  
225 S. Main  
Warrenton, Or 97146

Chair Henry Balensifer convened the Urban Renewal Agency meeting at 8:40 p.m.

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

Staff Present: Executive Director Linda Engbretson, Finance Director April Clark, City Attorney Spencer Parsons, and Deputy City Recorder Dawne Shaw

Chair Balensifer opened the Public Hearing on Resolution No. 18-03; Adoption of the Warrenton Urban Renewal Agency FY 2018-2019 Budget. Executive Director Linda Engbretson stated this budget for the fiscal year commencing July 1, 2018 and ending June 30, 2019, was approved by the Warrenton Urban Renewal Agency Budget Committee. She noted the budget includes total appropriations of \$4,390,598. 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 2018-2019 Budget, as approved by the Warrenton Urban Renewal Agency Budget Committee as set forth in Resolution No. 18-03. Motion was seconded and passed unanimously.**

**Balensifer – aye; Dyer – aye; Newton – aye; Baldwin – aye; Ackley – aye**

There being no further business Chair Balensifer adjourned the URA meeting at 8:43 p.m.

APPROVED:

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Henry A. Balensifer III, Chair

ATTEST:

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Dawne Shaw, Deputy City Recorder

4-A

WARRENTON URBAN RENEWAL AGENCY  
PO BOX 250/225 S. MAIN  
WARRENTON, OR 97146

## AGENDA MEMORANDUM

TO: The Urban Renewal Agency Commission

FROM: Linda Engbretson, Executive Director

DATE: October 23, 2018

SUBJ: URBAN RENEWAL PLAN – MINOR AMENDMENT

### SUMMARY

The attached resolution makes minor amendments to the City of Warrenton Urban Renewal Plan. The Agency engaged Elaine Howard Consulting to assist the City in reviewing its plan resulting in suggested language updates to clarify specific projects planned or completed. The attached resolution satisfies their recommendations and allows the Agency to move forward with planned projects in FY 2018-2019. As you are aware, the City plans to consider a substantial amendment and staff is working with the consultant to bring the substantial amendment to you in the next few months.

### ALTERNATIVE

None recommended.

### FISCAL IMPACT

These projects are budgeted in the current fiscal year.

**Urban Renewal Agency of the City of Warrenton**

**Resolution URA 18-04**

**A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WARRENTON, CLATSOP COUNTY, OREGON MAKING MINOR PLAN AMENDMENTS TO THE WARRENTON URBAN RENEWAL PLAN**

WHEREAS, the Urban Renewal Agency of the City of Warrenton finds it desirable to amend the Warrenton Urban Renewal Plan (the "Plan") to add projects under \$250,000 in estimated cost and to clarify projects to be undertaken in Section III.C, and

WHEREAS, ORS 457.085(2)(i) and Section VII of the Plan allows the Plan to be amended by resolution of the Agency unless the amendment is:

- Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.
- Increasing the maximum amount of bonded indebtedness excluding bonded. Urban renewal indebtedness issued to refinance or refund existing bonded indebtedness issued or to be issued under the urban renewal plan;
- Addition of a project other than those listed over \$250,000 in estimated cost..
- Extending the term of the Urban Renewal Plan for the District.

WHEREAS, this amendment may be adopted by resolution of the Agency;

NOW THEREFORE, BE IT RESOLVED by the Urban Renewal Agency of the City of Warrenton that the Plan be amended as shown in Attachment A.

The foregoing resolution was duly adopted by the Urban Renewal Agency of the City of Warrenton, Clatsop County, Oregon, this 23rd day of October, 2018.

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Henry Balensifer, III, Chair

ATTEST:

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Dawne Shaw  
URA Secretary

## B. TYPES OF PROJECTS

To encourage rehabilitation and redevelopment of commercial and residential land and aid in the retention of existing business and attraction of new businesses, the Renewal Agency may improve or construct public facilities and utilities including but not limited to streets, sidewalks, restrooms, marina docks, parking areas and pedestrian amenities. Improvements may occur within public rights-of-way, easements, or on public property. The Renewal Agency will work with public and private utilities to make the necessary modifications and adjustments to implement the objectives of the plan.

## C. URBAN RENEWAL PROJECTS

The following projects have been identified to achieve the objectives of the Urban Renewal Plan. There is an overall need to improve the infrastructure in all of these areas to facilitate the proposed and potential new development and to encourage rehabilitation and redevelopment of the downtown, marina and residential areas.

### 1. Gateway Improvements

- Design and construct gateways to the Downtown and the Marina on S. Main Avenue and E. Harbor Street.

### 2. Public Improvements

- Inventory the public improvement deficiencies in the district including: storm drainage, streets, sidewalks, lighting, storm and sanitary sewer and water services.
- Based on the inventory begin a phased schedule to correct the deficiencies with storm drainage improvements in the downtown requiring the highest priority- *but also including water improvements and sewer improvements throughout the Area, including but not limited to water line upgrades.*
- Improve the downtown image and attractiveness by landscaping, benches, waste receptacles, lighting, art and other aesthetically pleasing amenities.

### 3. Pedestrian/Bicycle Improvements

- Provide pedestrian friendly streetscape improvements in the downtown. *Including but not limited to SW 4<sup>th</sup> Street and from the Harbor to the Highschool.*
- Develop bike and pedestrian trails with trailheads and restrooms, directional signage and rest areas.

### 4. Business and Residential Rehabilitation Programs

- Establish and manage low interest loan and small grant programs for businesses and residents to improve their appearance and condition. The Agency may establish policies and guidelines, and administer such loan and grant programs without amendment of the Plan.

### 5. Property Acquisition

- Acquisition and assembly of key properties for redevelopment. Projects are listed in detail by phase in the Urban Renewal Report.

### 6. Marina Improvements

- *Prepare Master Improvement and Maintenance Plan*
- *Design and construct a fish cleaning station*
- *Design and construct Marina dock improvements.*
- *Design and construct public restrooms*

### 7. Planning, Administration, and Planning Activities

- *This project category authorizes any administrative expenses associated with the Area, any special studies that may be needed to develop the Area and any planning activities associated with such development, including but not limited to zone changes or master improvement plans.*