

AGENDA

WARRENTON URBAN RENEWAL AGENCY

November 28, 2023 – 6:00 P.M.
Warrenton City Commission Chambers – 225 South Main Avenue
Warrenton, OR 97146

Public Meetings will also be audio and video live streamed. Go to <https://www.ci.warrenton.or.us/administration/page/live-stream-public-meetings> for connection instructions.

1. CALL TO ORDER
2. ROLL CALL
3. CONSENT CALENDAR
 - A. Urban Renewal Agency Meeting Minutes – 11.14.23
4. BUSINESS
 - A. Consideration of WURAC Recommendation and Agency Priorities
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, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.

MINUTES
 Warrenton Urban Renewal Agency
 November 14, 2023
 Warrenton City Hall - Commission Chambers
 225 S. Main
 Warrenton, Or 97146

Acting Chair Dyer convened the Urban Renewal Agency meeting at 6:00 p.m. and led the public in the Pledge of Allegiance.

Commissioners Present: Acting Chair Tom Dyer, Gerald Poe, and Paul Mitchell

Excused: Chair Henry Balensifer, and Mark Baldwin

Staff Present: Executive Director Esther Moberg, Police Chief Mathew Workman, Interim Harbormaster Don Beck, Public Works Director Greg Shafer, Public Works Operations Manager Jim McCarthy, Library Director Josh Saranpaa, City Recorder Dawne Shaw, and Deputy City Recorder Hanna Bentley

CONSENT CALENDAR

- A. Urban Renewal Agency Meeting Minutes – 9.12.23
- B. Urban Renewal Advisory Committee Meeting Minutes- 6.07.23
- C. Urban Renewal Advisory Committee Special Meeting Minutes – 8.15.23

Commissioner Mitchell made the motion to accept the consent calendar. Motion was seconded and passed unanimously.

Dyer – aye; Poe – aye; Mitchell – aye

PUBLIC HEARINGS - None

BUSINESS ITEMS

Acting Chair Dyer noted they will table item 4-A until the next meeting.

Ms. Moberg reviewed an IGA amendment for the Peterson Property. She noted these changes were discussed at the past work session between the Urban Renewal Agency and the Advisory Board.

Commissioner Poe made the motion to approve Resolution No. 23-03 and the IGA

amendment for the Peterson property. Motion was seconded and passed unanimously.

Dyer – aye; Poe – aye; Mitchell – aye

Ms. Moberg reviewed a second resolution amending the Urban Renewal Plan. She noted the changes were discussed in the joint work session with the Urban Renewal Advisory Board.

Commissioner Mitchell made the motion to approve Resolution No. 23-04, making a minor amendment to the Urban Renewal plan. Motion was seconded and passed unanimously.

Dyer – aye; Poe – aye; Mitchell – aye

Ms. Moberg discussed the parking lot reconfiguration for the Food Cart pod. She discussed that the parking lot has been engineered and approved by ODOT. She stated she is requesting budget approval since it was not in the budget. She noted there is room in the budget for the parking lot improvements.

Commissioner Poe made the motion to approve the new budget for the Urban Renewal parking lot improvements, not to exceed \$150,000. Motion was seconded and passed unanimously.

Dyer – aye; Poe – aye; Mitchell – aye

Commissioner Poe made the motion to go out to bid for the parking lot improvements. Motion was seconded and passed unanimously.

Dyer – aye; Poe – aye; Mitchell – aye

Ms. Moberg reviewed a change order for the contract from Woodpecker Roofing and Remodeling for the siding of the building at 69 NE Heron. She noted the state of the building and that the building is not up to city code. She stated that she requested Woodpecker Roofing provide the change order. She stated the building renovation will still be under the anticipated budget. Commissioner Mitchell thanked the City Manager Moberg for her diligence in finding the problems within the building and addressing them before the project was completed.

Commissioner Poe made the motion to approve Change Order No. 1 for the work done on the 69 NE Heron building. Motion was seconded and passed unanimously.

Dyer – aye; Poe – aye; Mitchell – aye

There being no further business Acting Chair Dyer adjourned the URA meeting at 6:07 p.m.

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

APPROVED:

ATTEST:

Henry A. Balensifer III, Chair

Dawne Shaw, Secretary



AGENDA MEMORANDUM

TO: The Warrenton Urban Renewal Agency
FROM: Esther Moberg, URA Executive Director
DATE: 11/28/2023
SUBJ: Significant Buildings List for Urban Renewal Core area

SUMMARY

The Urban Renewal work session April of 2023 brought forward two buildings that were deemed significant in revitalizing the downtown core area, 60 S. Main Ave (former Fenton building), and the 69 NE Heron Building. At the Urban Renewal Advisory Committee meeting on September 6, the Urban Renewal Advisory Committee discussed and put forward a list of additional items they considered significant. The goal of this list is to encourage business owners, property owners, and developers to bring these forward for possible assistance from Urban Renewal in revitalizing what are considered key businesses for the downtown core. Along with the recommendation from the Advisory Committee, the Executive Director of the Urban Renewal agency is asking that the Urban Renewal Agency review the list and either add or confirm which buildings they feel are significant as we make the final push for revitalization in the Main Ave/downtown area for Urban Renewal.

RECOMMENDATION/SUGGESTED MOTION

I move to approve the list of key significant buildings for revitalization of the downtown core area as Urban Renewal is able to work on or partner with businesses as opportunities arise.

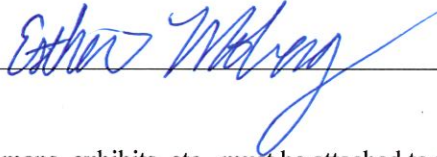
ALTERNATIVE

- 1) I move to approve the updated list of key significant buildings for revitalization of the downtown core area as Urban Renewal works to partner with or encourage the revitalization of these buildings.
- 2) None recommended

FISCAL IMPACT

Budgeted within Urban Renewal funds as appropriate.

Approved by City Manager:

A handwritten signature in blue ink, appearing to read "Esther Madry", is written over a horizontal line.

All supporting documentation, i.e., maps, exhibits, etc., must be attached to this memorandum.



Committee Recommendation:

Committee Name: Urban Renewal Advisory Committee

Date when voted on: September 9, 2023

Recommendation Title:

Prioritizing Significant Downtown Buildings

Vote Outcome: In Favor 5– Opposed 0– Recused 0

Opposition Statements: Yes ___ No X

Recommendation Narrative:

The Urban Renewal Advisory Committee has prioritized the following buildings for rehabilitation and perhaps different functions from which they now serve. Currently, those different functions are to be determined at a later date pending costs, changing times, and the whims of the owners of the buildings in question. Priorities are as follows (in no particular order):

- The two Bornstein buildings
- Dairy Maid
- Post Office
- El Compadre
- 94 SE 3rd Street building

No fiscal impact estimate available at this time.