

AGENDA

WARRENTON URBAN RENEWAL AGENCY

April 9, 2024 – 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.warrentonoregon.us/administration/page/public-meeting-zoom-access> for connection instructions.

1. CALL TO ORDER

2. ROLL CALL

3. CONSENT CALENDAR

- A. Urban Renewal Agency Meeting Minutes – 3.12.24

4. BUSINESS

- A. Update on Fenton Building Purchase – Sollaccio
- B. Consideration of Business Proposal – Roger Mitchell

5. EXECUTIVE SESSION

Under the authority of ORS 192.660(2)(e); to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

6. 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
 March 12, 2024
 Warrenton City Hall - Commission Chambers
 225 S. Main
 Warrenton, Or 97146

Chair Balensifer convened the Urban Renewal Agency meeting at 6:49 p.m.

Commissioners Present: Chair Henry Balensifer (via Zoom), Vice Chair Gerald Poe, Tom Dyer, Mark Baldwin, and Paul Mitchell

Staff Present: Executive Director Esther Moberg, Interim City Planner Scott Fregonese, Finance Director Jessica Barrett, Police Chief Mathew Workman, and Secretary Dawne Shaw

Executive Director Esther Moberg requested to add item 4C to the agenda - Warrenton Urban Renewal Advisory Committee (WURAC) nomination; there were no objections.

Chair Balensifer handed the meeting over to Vice Chair Poe.

CONSENT CALENDAR

- A. Urban Renewal Agency Meeting Minutes – 1.23.2024
- B. Urban Renewal Advisory Committee Meeting Minutes – 12.06.2023

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

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

PUBLIC HEARINGS - None

BUSINESS ITEMS

Executive Director Esther Moberg presented an agreement with the Sollaccio's for the purchase and renovation of the Fenton Building at 60 SW Main Ave. She noted the two options for the agreement. Dan Sollaccio gave an update on the purchase negotiations and discussed the inspection and estimates for the repairs and renovation. Brief discussion followed on the process that has taken place. Ms. Moberg noted the main differences in the agreements is the amount put towards the down payment and the amount put towards renovations. She noted the Sollaccio's might go back a negotiate a different price on the building and if that is the case the amount of the down payment might change, and they would be asking to use that money towards renovation. Mr. Sollaccio noted several points in the agreement for clarification. Brief discussion followed. Mayor Balensifer asked if there is a section on survivability after the Urban Renewal District sunsets; Ms. Moberg stated she will make sure it is included in the agreement.

Chair Balensifer made the motion to approve the agreement as amended within the

meeting, which related to the clauses that have been specifically stated.

Mayor Balensifer asked the City Recorder or City Manager to outline the clauses as they understand before the motion is finalized for the record. Ms. Moberg stated the clauses that will be amended the survivability clause if there were to be a default after the Urban Renewal Districts sunsets the money would go back to the City, if there is an extended time of negotiation with current owners the timeline will be adjusted, definition of eligible cost will include all renovation cost by an independent contractor, and it will be made clear that either a 3rd party anchor tenant or the Sollaccio's since the intent is for an active business while keeping the clause of what business they will not allow in the building.

The motion was seconded and passed unanimously.

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

Ms. Moberg discussed a proposal from Ken Yuill to sell his lots in Chelsea Gardens to the city and turn them into a city park. Discussion followed on the park requirement of the Chelsea Gardens master plan, and it was noted that the developer would put in the park, not the city.

Commissioner Dyer made the motion to not purchase the property. Motion was seconded and passed unanimously.

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

Vice Chair Poe noted Chair Balensifer's nomination to appoint Tony Faletti to the Urban Renewal Advisory Committee.

Commissioner Baldwin made the motion to appoint Tony Faletti to Position No. 3 on the Warrenton Urban Renewal Advisory Committee. Motion was seconded and passed unanimously.

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

There being no further business Vice Chair Poe adjourned the URA meeting at 7:11 p.m.

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

APPROVED:

Henry A. Balensifer III, Chair

ATTEST:

Dawne Shaw, Secretary