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# Warrenton Urban Renewal Agency Agenda

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, April 22, 2025

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\*\*\*The meeting will be broadcast via Zoom at the following link\*\*\*

<https://us02web.zoom.us/j/5332386326?pwd=VHNVVXU5blkxbDZ2YmxlSWpha0dhUT09#success>

Meeting ID: 533 238 6326 | Passcode: 12345 | Dial-in Number: 253-215-8782

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## Urban Renewal Agency Regular Meeting 6:00 PM

1. Call to order
2. Roll Call
3. Consent Calendar
  - A. Urban Renewal Agency Meeting Minutes 2025.04.08
4. Public Hearings - None
5. Business Items
  - A. Update on Current Fiscal Year Projects and Outstanding Budget
6. Executive Session
7. Adjournment

**Warrenton Urban Renewal Agency**  
**Meeting Minutes**  
City Hall, 225 S. Main Warrenton, OR 97146  
Tuesday, April 8, 2025

1. Urban Renewal Agency meeting called to order at 6:00 pm.
2. Roll Call

Commission Members	Present	Excused
Gerald Poe	X	
Jessica Sollaccio	X	
Tom Dyer	X	
Paul Mitchell	X	
Henry Balensifer, Chair	X	

Staff Members Present	
Executive Director Esther Moberg	Police Chief Mathew Workman
Deputy City Recorder Hanna Bentley	Public Works Director Kevin Gorman

3. **Consent Calendar**

\*Items on the Consent Calendar have previously been discussed and/or are considered routine. Approval of the Consent Calendar requires a motion, a second, and no discussion, unless requested by a member of the Urban Renewal Agency.

- A. Urban Renewal Agency Meeting Minutes 2025.03.11
- B. Joint Work Session Minutes – 2025.03.11

<b>Motion:</b>	Move to approve the consent calendar presented.				
<b>Moved:</b>	Mitchell				
<b>Seconded:</b>	Poe	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
	Balensifer	X			
<b>Passed:</b>	5/0				

4. **Public Hearing - None**

5. **Business Items**

- A. Consideration of 2025-2027 Priority Projects List:

Chair Balensifer read the priority list into the record:

1. New Library Building
2. Warrenton E Dock Replacement

3. 89 N. Main Ave (Dairy Maid)
4. Stormwater/Infrastructure - 1st & Main
5. 679 S. Main (Methodist Church) – private purchase
6. Spruce Up Warrenton Decorations
7. Warrenton Marina Campground
8. Welcome To Warrenton Sign - 104 Intersection
9. 238 S. Main (Gas Station)
10. Post Office Repairs
11. Outdoor Covered Area
12. Williamson Yard - 45 SW 3rd North Lot (81021AC0860)
13. 2nd & Anchor - Empty Lot

He noted that the project priority list does not guarantee the projects will be completed and that if the Executive Director Esther Moberg cannot make sufficient progress she will move to the next one. Moberg noted there are other items that have already been approved that are still being worked on.

<b>Motion:</b>	Move to adopt the Priority list for 2025-2027.				
<b>Moved:</b>	Poe				
<b>Seconded:</b>	Mitchell	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
	Balensifer	X			
<b>Passed:</b>	5/0				

B. Consideration of Significant Buildings Grant - Nu-Way Carpet, LLC:

Moberg reviewed the request from Bert Young she noted the building is on the significant buildings list. Young reviewed the items he submitted to the Agency. He provided a brief history on himself and his business Nu-Way Carpet. There will be three businesses in the building: Nu-Way Capet, Christy's Cabinetry & Design and Young At Heart Paper Crafting. He reviewed the cost of renovations that have already been completed. Commissioner Sollaccio asked how business has been since he moved to Warrenton; Young stated that business has been booming. Chair Balensifer asked Young to confirm that \$173,688 has been spent to date and that the building purchase was \$450,000 for a total of \$623,688; Young confirmed. It was noted that the total remaining work is approximately \$170,000. There was brief discussion on the budget available. Commissioner Mitchell asked if the seller gave any contingencies or discounts; Young stated that the building was purchased as is. Commissioner Mitchell asked what the anticipated start and completion date is; Young stated that so much of it is weather dependent and that he hopes to have it done by the end of summer. Chair Balensifer asked Young if the board gave him \$100,000 to move forward on repairs if he thinks with that, he would be able to complete the listed projects by the end of the year; Young stated by the end of fall. Executive Director Esther Moberg noted her recommendation is the \$100,000 range.

<b>Motion:</b>	Move to approve the grant of \$100,000 to Nu-Way Carpet out of the of the significant buildings grant fund to improve the facility.
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<b>Moved:</b>	Poe				
<b>Seconded:</b>	Sollaccio	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
	Balensifer	X			
<b>Passed:</b>	5/0				

Moberg asked for clarification that the terms of the grant to state it will be done in the next years' time (12 months) and that it is a reimbursement grant; Chair Balensifer confirmed.

**6. Executive Session - None**

**7. Adjournment**

There being no further business, Chair Balensifer adjourned the meeting at 6:31 pm.

Approved:

Attest:

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Henry A. Balensifer III, Chair

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Dawne Shaw, CMC, City Recorder

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## Warrenton Urban Renewal Agency Agenda Memo

Meeting Date: April 22, 2025  
From: Esther Moberg, Executive Director  
Subject: Anticipated spending & project summary through FY 2024-2025

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### Summary:

Brief update of Outstanding Urban Renewal Projects for FY 2024-2025 as we move toward the final prioritized projects for 2025-2027:

#### **Peterson Property**

- Wetland delineation completed
- Design of project
- Project kickoff (2025-2026)

#### **Heron Building**

- Door drop ins
- HVAC platform & HVAC install
- Final asphalt
- Painting exterior
- Generator

#### **Façade Grants**

- 4 remaining

***No more budgeted for***

#### **Priority Buildings Grants**

- Nu-Way Carpet

*Next priority building grants anticipated are on priority list 2025-2027*

#### **Food Cart Pod**

- Picnic tables, trash receptables, and planters

*Wrap up by May 2025*