
Warrenton Urban Renewal Agency Agenda

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, September 9, 2025

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

Urban Renewal Agency Regular Meeting 6:00 PM

1. Call to order
2. Roll Call
3. Consent Calendar
 - A. Urban Renewal Agency Meeting Minutes 2025.08.12
 - B. Warrenton Urban Renewal Advisory Committee (WURAC) Meeting Minutes 2025.03.05
4. Public Hearings – None
5. Business Items
 - A. Consideration of Director's Report
 - B. Consideration of Peterson Property Design
6. Executive Session
7. Adjournment

Warrenton Urban Renewal Agency
Meeting Minutes
City Hall, 225 S. Main Warrenton, OR 97146
Tuesday, August 12, 2025

1. Urban Renewal Agency meeting called to order at 7:10 pm.
2. Roll Call

| Commission Members | Present | Excused |
|------------------------------|---------|---------|
| Gerald Poe | X | |
| Jessica Sollaccio (via Zoom) | X | |
| Tom Dyer | X | |
| Paul Mitchell | X | |
| Henry Balensifer, Chair | X | |

| Staff Members Present | |
|----------------------------------|--------------------------|
| Executive Director Esther Moberg | City Recorder Dawne Shaw |

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 2025.06.10

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

4. **Public Hearing – None**
5. **Business Items**

A. Consideration of Flood Proofing Barriers Contract with Bergeman Construction:

Executive Director Esther Moberg discussed the contract for flood proofing barriers at the 69 NE Heron building. The contract is with Bergeman Construction with a not-to-exceed amount of \$84,007.94.

| | | | | | |
|------------------|--|------------|------------|----------------|----------------|
| Motion: | Move to approve the contract with Bergeman Construction. | | | | |
| Moved: | Poe | | | | |
| Seconded: | Dyer | Aye | Nay | Abstain | Recused |
| | Sollaccio | X | | | |
| | Dyer | X | | | |
| | Poe | X | | | |
| | Mitchell | X | | | |
| | Balensifer | X | | | |
| Passed: | 5/0 | | | | |

B. Consideration of Directors Report and Project Update:

Moberg provided an update on Urban Renewal projects.

6. **Executive Session** - None

7. **Adjournment**

There being no further business, Chair Balensifer adjourned the meeting at 7:14 pm.

Approved:

Attest:

Henry A. Balensifer III, Chair

Dawne Shaw, Secretary

Warrenton Urban Renewal Advisory Committee (WURAC)

Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Wednesday, March 5, 2025

1. Warrenton Urban Renewal Advisory Committee meeting called to order at 3:30 pm.

| Committee Members | Present | Excused |
|---------------------|---------|---------|
| Amy Atkinson | X | |
| Christine Bridgens | | X |
| Tony Faletti | X | |
| Mary Jo Gregoire | X | |
| Nicole Bian | X | |
| Kelly McGuffin | X | |
| Tess Chedsey, Chair | X | |

| Staff Members Present | |
|----------------------------------|------------------------------------|
| Executive Director Esther Moberg | Deputy City Recorder Hanna Bentley |
| Harbor Master Jessica McDonald | |


2. Committee Member Introductions

Committee members introduced themselves.

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 City Commission.

A. Warrenton Urban Renewal Advisory Committee Minutes 2024.12.04

| | | | | | |
|---|---|------------|------------|----------------|----------------|
| Motion: | Move to approve the consent calendar presented. | | | | |
| Moved: | Faletti | | | | |
| Seconded: | Bian | Aye | Nay | Abstain | Recused |
|  | Atkinson | X | | | |
| | Bridgens | X | | | |
| | Faletti | X | | | |
| | Gregoire | X | | | |
| | Bian | X | | | |
| | McGuffin | X | | | |
| | Chedsey | X | | | |
| Passed: | 6/0 | | | | |

4. Public Comment - None

5. Business Items

A. 155 SE 1st St Commercial Façade Grant Application (FG027)

Deputy City Recorder Hanna Bentley reviewed the façade grant application. She requested to add item 5C façade grant FG028; there were objections.

| | | | | | |
|------------------|---|------------|------------|----------------|----------------|
| Motion: | Move to approve façade improvement grant FG027 for 155 SE 1st St. | | | | |
| Moved: | Gregoire | | | | |
| Seconded: | Faletti | Aye | Nay | Abstain | Recused |
| | Atkinson | X | | | |
| | Faletti | X | | | |
| | Gregoire | X | | | |
| | Bian | X | | | |
| | Mcguffin | X | | | |
| | Chedsey | X | | | |
| Passed: | 6/0 | | | | |

B. Marina Advisory Committee Recommendation

Harbormaster Jessica McDonald reviewed the Marina Advisory Committees recommendation. There was brief discussion on the project and cost. The project is estimated to cost between two and three million dollars. Marina Advisory Committee Chair Jen Fowler reviewed the recommendation. There was brief discussion on the timeline of the project.

| | | | | | |
|------------------|--|------------|------------|----------------|----------------|
| Motion: | Move to bring forward a recommendation to the Urban Renewal Agency to consider providing funding for the Warrenton Marina E Dock replacement when planning projects. | | | | |
| Moved: | Gregoire | | | | |
| Seconded: | Faletti | Aye | Nay | Abstain | Recused |
| | Atkinson | X | | | |
| | Faletti | X | | | |
| | Gregoire | X | | | |
| | Bian | X | | | |
| | Mcguffin | X | | | |
| | Chedsey | X | | | |
| Passed: | 6/0 | | | | |

C. Façade Grant FG028.

Moberg reviewed FG028. The applicant is requesting \$10,000 for removal of a wood storage structure no longer in use at the lot across from 1015 S Main Ave (tax lot 81021DC05600). There was consensus that the structure is better gone regardless of what may come up next.

| | | | | | |
|------------------|---|------------|------------|----------------|----------------|
| Motion: | Move to approve façade improvement grant FG028. | | | | |
| Moved: | Bian | | | | |
| Seconded: | Gregoire | Aye | Nay | Abstain | Recused |
| | Atkinson | X | | | |
| | Faletti | X | | | |
| | Gregoire | X | | | |
| | Bian | X | | | |

| | | | | | |
|----------------|----------|---|--|--|--|
| | Mcguffin | X | | | |
| | Chedsey | X | | | |
| Passed: | 6/0 | | | | |

6. Discussion Items

A. Executive Director's Report

Moberg provided an update on current Urban Renewal projects. She noted that there are 3 business that might be requesting larger grants from the Agency.

B. Upcoming Joint Work Session

Moberg reminded the committee of the upcoming work session. She recommends the committee look for possible projects in the community. Moberg reviewed the current significant buildings list and noted potential buildings and projects. It was noted that Urban Renewal District sunsets in August of 2027. There was a brief discussion on potential projects and what will be discussed at the work session.

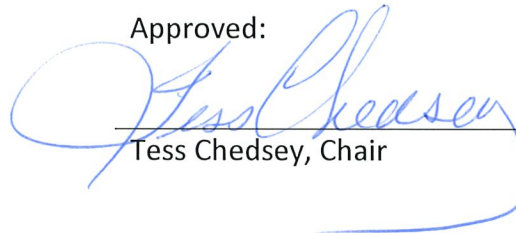
7. Adjournment

There being no further business, Chair Chedsey adjourned the meeting at 4:31 pm.

Attest:


Hanna Bentley, Secretary

Approved:


Tess Chedsey, Chair

Warrenton Urban Renewal Agency Agenda Memo

Meeting Date: September 9, 2025
 From: Esther Moberg, Urban Renewal Agency Executive Director
 Subject: Director's Report

Summary:

Project Updates

- Preliminary Design of the Peterson Property will be presented at this meeting
- Building Permits have been issued for the Outpost Building and construction is expected to begin soon.
- Battery 245 will open its doors this month
 - There are two final items left for Urban Renewal Flood proofing, the generator (and install) and flood proofing barriers. There is also one ventilation of an attic crawl space that needs to be installed.
- The Food Cart Pod has 4 active food carts, we have interest in one additional space and hope to fill that soon. Currently the food cart pod can comfortably hold between 5-6 food carts. The sixth cart must be under 10' long if there are 6.

Future projects for 2025-2026

#1 priority list:

Design of the dock at Warrenton Marina (starting soon)

Purchase of Library Building.

Most likely updates on the library building will start beginning of next year.

Depending on these projects, the other items on the priority list will follow including the Peterson project.

Façade Grants

4 façade grants were completed in the last fiscal year.

There are two final outstanding facade grants:

| # | Name | Property Address | Type | Amount | Status |
|-------|--|----------------------|-------------|-------------|--------|
| FG028 | Mike Balensifer (9/30/25) | Lots Across from C&S | Residential | \$10,000.00 | Oper |
| FG030 | Deep Sea Fishermens Benefit Fund (11/1/25) | Lighthouse Park | Commercial | \$5,000.00 | Oper |

Projects disbursed this fiscal year:

NuWay Carpet \$100,000 (complete) front of building and roof as well as some structural were all repaired.

Spruce Up SkyLine holiday décor \$9,325.00 (check issued to spruce up) 2 Sky Lines.

Approved by Executive Director:

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

Warrenton Urban Renewal Agency Board Agenda Memo

Meeting Date: September 9, 2025
From: Esther Moberg, Urban Renewal Agency Executive Director
Subject: Peterson Property Design First Draft Discussion

Summary:

Presenting the Peterson Property Draft Design as presented to the Urban Renewal Advisory Board on September 3rd.

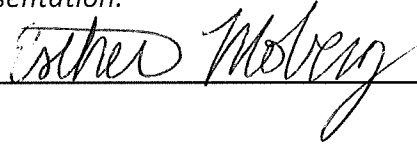
Initial design options presented

Discussion take aways from Urban Renewal Advisory Board

- Paved or ADA accessible paths
- Lighting
- Trash cans
- Benches
- Sidewalk in full
- Doggy bags
- Covered space

Final details TBD after final design presentation.

Approved by Executive Director: _____





Committee Recommendation:

Committee Name: WURAC

Date when voted on: 9/3/2025

Recommendation **Title:**

Peterson Property Park Conceptual Master Plan

Vote Outcome: (e.g., 4-1-0) In Favor – Opposed – Recused 4-0-0

Opposition Statements: Yes ___ No X

Recommendation Narrative:

Narrative should include:

- 1) The proposal/recommendation details
- 2) Operational or Maintenance Impacts short and long term (if known, include expected revenue outcomes or costs)

If the proposal has multiple parts that were voted on, outline the vote outcomes for each part and separate parts in paragraphs or bullet points.

DO NOT send multiple different/unconnected recommendations on the same form.

The recommendation of the Urban Renewal Advisory was to unanimously approve the preliminary design draft of the Peterson property park design with the understanding there will be further discussion and changes as the design is finalized.

The advisory committee had some suggestions for improvements with the understanding that funding (at a later date) may be required to do some of the suggested improvements:

1. Lighting particularly in the parking lot and the multiuse plaza
2. Continue sidewalks all around
3. ADA friendly pathways and parking
4. A spigot for water in the Plaza area (for schoolkids to use as fundraising car wash events, etc.)

The Advisory committee understands that the budget for this from Urban Renewal funds is \$200,000.

We feel this will be a welcome, natural addition to the community and bring people downtown where they can take advantage of the businesses and events there.

Once completed, save and email to the City Recorder at: cityrecorder@warrentonoregon.us

Signature: *Tess Chedsey*
Title: Chair

*Attach opposition statements
and/ or additional
narratives/info.*



DATE: 08/07/2025 AKS JOB: 11682

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PARK CONCEPTUAL MASTER PLAN - OPTION A PETERSON PROPERTY PARK

CITY OF WARRENTON
WARRENTON, OREGON



DATE: 08/07/2025 AKS JOB: 11682

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PARK CONCEPTUAL MASTER PLAN - OPTION B PETERSON PROPERTY PARK

CITY OF WARRENTON
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