



AGENDA

WARRENTON URBAN RENEWAL ADVISORY COMMITTEE REGULAR MEETING

September 6, 2023 – 3:30 P.M.

Warrenton City Commission Chambers – 225 South Main Avenue
Warrenton, OR 97146

1. CALL TO ORDER

2. CONSENT CALENDAR

- A. Urban Renewal Advisory Committee Minutes 6.07.23
- B. Urban Renewal Advisory Committee Special Minutes – 8.15.23

3. PUBLIC COMMENT

4. BUSINESS ITEMS

- A. 1st And Main Business Proposal and Grant Update
- B. Prioritizing Significant Downtown Buildings
- C. Food Cart Parking Lot Update

5. OTHER BUSINESS

6. ADJOURNMENT

Next Meeting: December 6th at 3:30pm

MINUTES
 Warrenton Urban Renewal Advisory Committee
 June 7, 2023
 3:30 p.m.
 Warrenton City Hall – Commissioners Chambers
 225 S. Main
 Warrenton, OR 97146

Committee Member AmyLeigh Sutton called the meeting to order at 3:32 p.m.

Warrenton Urban Renewal Advisory Committee Members Present: Karin Hopper, AmyLeigh Sutton, Tess Chedsey (via Zoom), Christy Coulombe, Cynthia O'Reilly, and Dennis Faletti.

Staff Present: Executive Director Esther Moberg, Public Works Director Greg Shafer, and Secretary Dawne Shaw

Committee Member Karin Hopper nominated AmyLeigh Sutton as Vice Chair.

Committee Member Hopper made the motion to appoint AmyLeigh Sutton as Vice Chair. Motion was seconded and passed unanimously.

Hopper – aye; Sutton - aye; Chedsey - aye; Faletti – aye; O'Reilly – aye; Coulombe - aye

CONSENT CALENDAR

- A. Urban Renewal Advisory Committee Minutes 3.01.23
- B. Urban Renewal Advisory Committee Work Session Minutes 4.12.23

Committee Member Dennis Faletti commented on the 4.12.23 work session minutes and asked what three things they agreed upon; Executive Director Esther Moberg clarified...

Committee Member Faletti made the motion to approve the consent calendar as presented. Motion was seconded and passed unanimously.

Hopper – aye; Sutton - aye; Chedsey - aye; Faletti – aye; O'Reilly – aye; Coulombe - aye

BUSINESS

Chair Tess Chedsey discussed the Port Warren Condos façade grant;

Chair Chedsey made the motion to approve the Port Warren Condos façade grant. Motion was seconded and passed unanimously.

Hopper – aye; Sutton - aye; Chedsey - aye; Faletti – aye; O'Reilly – aye; Coulombe - aye

Ms. Moberg reviewed the Tapales grant request;

Committee Member Faletti made the motion to approve the Tapales façade grant. Motion was seconded and passed unanimously.

Hopper – aye; Sutton - aye; Chedsey - aye; Faletti – aye; O’Reilly – aye; Coulombe - aye

Ms. Moberg gave an update on the Food Cart pod;

Ms. Moberg gave an update on the building lease at 69 NE Heron, noting the 5-year lease will now go to Battery 245, a brew pub.

OTHER BUSINESS

Ms. Moberg noted with the changes to the URA plan, there may be a need to update/amend the plan...She also stated she wants to do a push on the grants...

There being no further business, Chair Chedsey adjourned the meeting at 4:00 p.m.

Next regular meeting: September 6th, 2023, at 3:30 p.m.

APPROVED:

ATTEST:

Tess Chedsey, Chair

Hanna Bentley, Secretary

MINUTES
 Warrenton Urban Renewal Advisory Committee
 Special Meeting
 August 15, 2023 - 3:00 p.m.
 Warrenton City Hall – Commissioners Chambers
 225 S. Main
 Warrenton, OR 97146

Chair Chedsey called the meeting to order at 3:00 p.m.

Warrenton Urban Renewal Advisory Committee Members Present: Karin Hopper, Amy Leigh Sutton, Tess Chedsey, and Dennis Faletti

Excused: Christie Coulombe, and Cynthia O'Reilly

Staff Present: Executive Director Esther Moberg, Finance Director April Clark, City Recorder Dawne Shaw, and Secretary Hanna Bentley

BUSINESS ITEMS

Executive Director Esther Moberg discussed a building opportunity at the Fenton Building and introduced Jessica and Dan Sollaccio. Ms. Sollaccio discussed their vision for the Fenton Building. She discussed their background, experience in renovating buildings, and what brought them to Warrenton. Mr. Sollaccio discussed the state of the building; the commercial space is currently vacant, and the top floor has six residential units. The building will need renovation as well as structural and electrical work. Ms. Sollaccio discussed their plans for the building, keeping the building mixed-use, renovating the apartments, and keeping the rent affordable. For the commercial space, they want to make it a place for the community to gather. They would like to have two anchor businesses, one of them being a coffee shop. The building would also allow them to have four to six micro-enterprises in the building. She wants to highlight what Warrenton has to offer and ensure that Warrenton isn't a footnote. Chair Chedsey asked if they have an idea of what teens around here would want. She discussed her concern with teens not having anything to do in Warrenton. Ms. Sollaccio stated she has a teen neighbor who has told her that having a place to go and hang out is important. Discussion continued on teens in the community and what they want. Chair Chedsey asked if all the units are studios; Ms. Sollaccio stated they have only seen one studio and they were told there are two two-bedroom units and four studio units. Mr. Faletti asked if they have a name for the building besides Fenton Building. Ms. Sollaccio discussed the possible building names and noted they haven't found one yet but would like to honor the legacy of the community. Ms. Sollaccio discussed their timeline with the building. She hopes to open the building on July 1st, 2024. Mr. Faletti asked if they have purchased the building; Ms. Sollaccio stated they have not. Mr. Faletti asked if they will be leasing the building; Ms. Sollaccio stated they will only be pursuing this plan if they can purchase the building. Mr. Sollaccio discussed their financial plan and how they plan to work with the Urban Renewal funds. Chair Chedsey asked if they were asking for \$650,000 from Urban Renewal; Ms. Sollaccio confirmed. Ms. Sollaccio discussed their mission for the building: making a welcoming place for people to gather, provide safe and affordable housing, and

supporting economic growth and entrepreneurs. Mr. Faletti asked how they are going to solicit the retail space to the community. Ms. Sollaccio discussed that they will be doing that in phase three of their plan. Ms. Sutton asked if the city would have some ownership of the building. Ms. Moberg stated that she would recommend a grant to the Urban Renewal Agency and that it will be a grant with an agreement. She discussed examples of what can be in the agreement. She stated she doesn't want it to be a co-ownership since Urban Renewal will be sunseting. Ms. Sutton asked if when they discussed buildings in the past if the plan was to repair and lease out. Ms. Moberg stated that from the workshop that was done in the past that they planned on purchasing or leasing buildings and then releasing ownership, and the intent of Urban Renewal is to rejuvenate the buildings. Chair Chedsey asked if the owner of the building has any other offers; Ms. Sollaccio stated that the building is not currently on the market. Mr. Sollaccio discussed that their offer is contingent on the price of the building. Ms. Moberg discussed that the building needs a lot of work and that she would be tasked with the building but if they partnered with a community member it would allow more to be done in a timely manner. Ms. Hopper discussed her concerns with how the financing will work. Ms. Hopper stated that she sees the need for a space for teens and that this is a wonderful opportunity. Discussion continued.

Committee Member Faletti made the motion to recommend turning the Fenton building into a community center with \$650,000 of Urban Renewal funds. Motion was seconded and passed unanimously.

Hopper – aye; Sutton - aye; Chedsey - aye; Faletti – aye

Ms. Moberg discussed that if Urban Renewal were to take on the Fenton Building it would cost nearly double. Chair Chedsey stated she will have the recommendation prepared for the next city commission meeting.

There being no further business, Chair Chedsey adjourned the meeting at 3:45 p.m.

APPROVED:

ATTEST:

Tess Chedsey, Chair

Hanna Bentley, Secretary



Recommendation Response Form

Recommendation:

Thank you for your committee's recommendation. The City Commission reviewed and/or decided your committee's recommendation on:

Recommendation was:

Accepted

Accepted w/ Amendment

Remanded

Rejected

Decision Narrative

Henry A. Zaleski III

*Attach additional narratives on
blank pages if needed*



AGENDA MEMORANDUM

TO: The Warrenton Urban Renewal Advisory Board
 FROM: Esther Moberg, Executive Director
 DATE: September 6, 2023
 SUBJ: Selection of Key Significant Businesses

SUMMARY

The Executive Director is requesting that the Urban Renewal Advisory Board select a top 3-5 list of Key Significant underutilized or blighted Businesses in the Urban Renewal District that should be focused on in the next 3 years.

RECOMMENDATION/SUGGESTED MOTION

Recommendation of key significant buildings selected by criteria regarding underutilization, blight, inability of property owner to bring back to business ready, significant deferred maintenance or seen as a key property/group of properties to unlocking more business potential in the Urban Renewal Area.

ALTERNATIVE

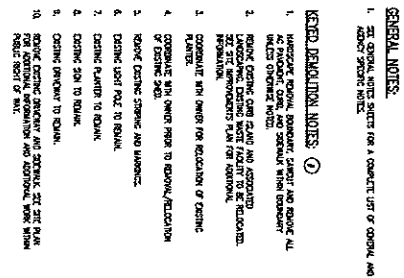
None recommended.

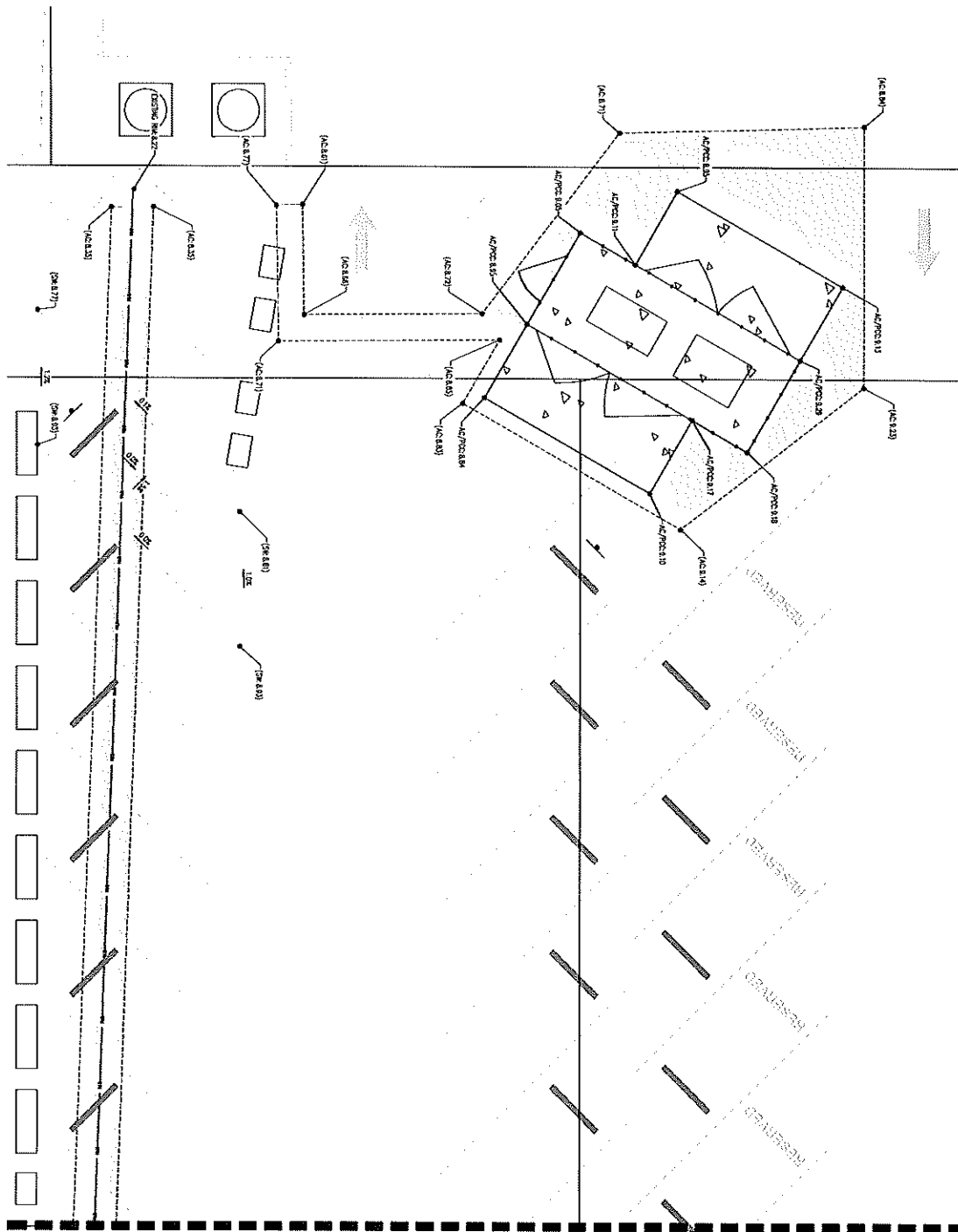
FISCAL IMPACT

This list will help define future projects and plans around significant grants or funding to support rehabbing these areas or buildings with Urban Renewal dollars.

Approved by City Manager: _____

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





SEE SHEET C102

ABBREVIATIONS:
 (BY #/IN) = LAND ELEVATION
 A = ADJACENT
 C = CONCRETE
 E = EXISTING
 F = FINISHED
 G = GRAVEL
 H = HATCH
 I = IMPROVED
 J = JOINT
 K = KICK-OUT
 L = LANDING
 M = MOUNTAIN
 N = NORTH
 O = OCEAN
 P = PAVEMENT
 Q = QUANTITY
 R = ROAD
 S = SIDEWALK
 T = TOP OF CURB
 U = UTILITY
 V = VALLEY
 W = WATER
 X = X-SECTION
 Y = Y-SECTION
 Z = ZONE



C101

SHEET

JOB NUMBER
10205

DATE: 11/1/2023

WARRENTON PARKING LOT RECONFIGURATION

AKS ENGINEERING & FORESTRY, LLC

SPOT ELEVATION PLAN

WARRENTON PARKING LOT RECONFIGURATION

WARRENTON OREGON

CLATSOP COUNTY TAX MAP 8 12 21 AC

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