



AGENDA

Warrenton Urban Renewal Advisory Committee
Regular Meeting
March 6, 2024 – 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 12.6.2023

3. **PUBLIC COMMENT**

4. **BUSINESS ITEMS**

A. Executive Directors Report; Update on Planting Bump Outs, Post Office Building, Significant Building List/Business Proposals, and Food Cart Parking Lot.

5. **DISCUSSION ITEMS:**

6. **OTHER BUSINESS**

7. **ADJOURNMENT**

Next Meeting: June 5th at 3:30pm

MINUTES
 Warrenton Urban Renewal Advisory Committee
 Decembre 6, 2023 - 3:30 p.m.
 Warrenton City Hall – Commissioners Chambers
 225 S. Main
 Warrenton, OR 97146

Chair Chedsey called the meeting to order at 3:30 p.m.

Warrenton Urban Renewal Advisory Committee Members Present: Chair Tess Chedsey, Karin Hopper, Christy Coulombe, Cynthia O’Reilly, and Dennis Faletti arrived at 3:33 pm.

Staff Present: Executive Director Esther Moberg, Finance Director April Clark, Accountant Jessica Barrett, and Secretary Hanna Bentley

CONSENT CALENDAR

A. Urban Renewal Advisory Committee Minutes 9.6.2023

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

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

PUBLIC COMMENT

Mayor Balensifer provided an update on what had been discussed in the previous Urban Renewal Agency meeting. He discussed why he has not responded to the advisory committee’s recommendation and that he would like to have a joint work session on January 9th to discuss the recommendation. He touched on the lack of applications to serve on the advisory committee. He noted he would like them to think of people to recommend joining the Warrenton Urban Renewal Advisory Committee (WURAC). He noted the progress that has been made with Urban Renewal Funds. He thanked the Urban Renewal Agency for the work they have done. Chair Chedsey asked if there was a time in mind for the January 9th meeting. Brief discussion followed on what time to hold the meeting. There was a consensus to hold the meeting on January 9th at 5 pm.

BUSINESS ITEMS

Executive Director Esther Moberg provided an update on Urban Renewal projects. Ms. Moberg gave an update on the Peterson Property noting the IGA was approved and the project will start next fiscal year. She highlighted the possibilities of the property. Ms. Moberg provided an update on the parking lot design for the food cart lot. She noted that one bid was received and they will be going for an intent to award at the next agency meeting. She noted the Fenton building grants were approved pending inspections. She discussed the agreement that will be made with the owners once their offer is accepted. She noted that food cart licenses were sent out for annual renewal. She stated that starting July 1st, 2024, the price will increase to \$600 a month and noted they were at \$475 a month. She noted the intent of the food cart pod.

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Chair Chedsey noted the façade grants that were received for 1665 S Main Ave and 426 S Main Ave.

Committee Member Chedsey made the motion to approve both grants for 1665 S Main Ave and 426 S Main Ave. Motion was seconded and passed unanimously.

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

Mr. Faletti asked if they could start work before they get approval; Ms. Moberg stated anything they do after the approval date would be reimbursed.

Election on the chair and vice chair. Ms. Hopper nominated Ms. Chedsey for Chair and Ms. Chedsey nominated Ms. O’Reilly as vice chair. Brief discussion followed on the role as vice chair.

Committee Member Hopper made the motion to elect the slate of officers. Motion was seconded and passed unanimously.

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

DISCUSSION ITEMS

Ms. Chedsey noted her thoughts on Spruce Up Warrenton working with the Warrenton Urban Renewal Advisory Committee (WURAC). She noted her thoughts on meeting with them to discuss projects and possibly funding an event that they cannot afford. She noted she would like them to present their needs and WURAC could consider funding them. Ms. Moberg noted the process that would need to take place. Ms. Moberg noted that Spruce up Warrenton does receive funds from the City Commission. Ms. Chedsey noted she would not make the recommendation after learning that Spruce Up already receives funds from the City Commission. Discussion continued on local nonprofits.

Faletti asked what he missed at the beginning of the meeting; Ms. Moberg responded.

OTHER BUSINESS - NONE

There being no further business, Chair Chedsey adjourned the meeting at 3:53 p.m.

Next regular meeting: March 6th, 2024, at 3:30 p.m.

APPROVED:

ATTEST:

Tess Chedsey, Chair

Hanna Bentley, Secretary

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Urban Renewal Agency

Criteria for review of proposed Projects and "Significant Business" building investments in the Urban Renewal District 2024-2027.

1. Is the building on the list of selected "Significant buildings" (See Appendix A) as put together by the Urban Renewal Agency and Urban Renewal Task Force 2023-2024?

Yes No

2. If the answer to question #1 is no, is it still a building that should be considered because of blight or for an extended amount of time (more than 12 months)has remained an empty business storefront? *See definition of blight below**

Yes No

3. Is the building underutilized or underused for business currently?

Yes No

4. Will revitalizing this building help "unlock key areas" or significant business opportunities in the downtown core area of Warrenton? (Urban Renewal District area)

Yes No

5. Is this a tear down grant project? (If a blight removal only, refer to the Urban Renewal Master plan to make sure it fits within the Master Plan of the Urban Renewal District)
*Per Urban Renewal: economic development will be stimulated by the elimination of blighting conditions. **

Yes No

6. Is this a Renovation grant project?

Yes No

7. If so, how much money is the proposed investor or business owner putting in? Are there multiple partners, agencies, or funders?

Yes No

8. Is the proposer/Business owner asking Urban Renewal asking to for help in purchasing a property?

Yes No

9. If so, is the property underutilized or empty currently?

Yes No

10. Will the purchase create a significant business or more than one business opportunity in the downtown area?

Yes No

11. Will the new business plan bring people to the downtown area because of this business and/or additional opportunities this business will aid or create?

Yes No

12. Does this project need the assistance of Urban Renewal in order to happen OR is it a project that will already be "turnkey" once the building has a new property owner (If turnkey, may not meet urban renewal requirements unless empty, blighted, or significantly underutilized more than 1-3 years)

Yes No

Depending on the answers, (the majority of which should be yes), this criteria will help guide your decision on whether to fund any investment or grant opportunity being presented for properties and business projects in the Urban Renewal area.

Appendix A

List of Significantly Designated Buildings January 2024

69 NE Heron (Former Skipanon Marine & RV)
90 N. Main Ave (Former Fenton Building)
99 N. Main Ave (Currently Post Office)
51 Harbor St. (Mini Storage at corner of Harbor & Main)
1015 S. Main (Former Old Builders Supply/C&S Builders)
45 NE Harbor Place (Bornstein Buildings)
368 S. Main Ave (Referred to as the Vitko Building)
165 SE 2nd Ave (Currently a residence but in a zoned C1 area)

*Blighted areas are areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the health, safety or welfare in the community. As defined in ORS 457.010.

Goals and Objectives of Urban Renewal

The primary goal of the Warrenton Urban Renewal Plan is to improve the economic health, condition, and appearance of the Warrenton Urban Renewal Area and to eliminate the existing blight and blighting influences in order to strengthen the Warrenton Economy.