

**City of Warrenton Urban Renewal Agency**  
**Regular Meeting Agenda**  
**Tuesday, February 10, 2026 – 6:00 PM**  
**City Hall, 225 S. Main, Warrenton, OR 97146**

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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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- 1. Call to Order**
- 2. Roll Call**
- 3. Consent Calendar**
  - A. Urban Renewal Agency Minutes 2026.01.13
  - B. Urban Renewal Agency Minutes 2026.01.13 JT WS WURAC
- 4. Public Hearings**
- 5. Business Items**
  - A. Urban Renewal Priority List updated 2026
- 6. Discussion Items**
- 7. Executive Session**
  - A. Under the authority of ORS 192.660(2)(e); to conduct deliberations with persons designated by the governing body to conduct real property transactions.
- 8. Adjournment**

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 Hanna Bentley, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.



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# Warrenton Urban Renewal Agency

## Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, January 13, 2026

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1. Urban Renewal Agency meeting called to order at 7:34 pm.

2. Roll Call

Commission Members	Present	Excused
Gerald Poe	X	
Jessica Sollaccio	X	
Mike Moha	X	
Paul Mitchell	X	
Henry Balensifer, Chair	X	

Staff Members Present	
Executive Director Esther Moberg	City Recorder Hanna Bentley
Acting Public Works Director Dale McDowell	Harbormaster Jessica McDonald

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 2025.12.09

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

4. Public Hearing – None

5. Business Items

A. Consideration of Chair and Vice Chair Selection:

Chair Balensifer noted that historically the Mayor and Mayor Pro-Tem of the City Commission act as Chair and Vice-Chair of the Agency.

<b>Motion:</b>	Move to appoint Henry A. Balensifer as Chair and Paul Mitchell as Vice-Chair.				
<b>Moved:</b>	Sollaccio				
<b>Seconded:</b>	Poe	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Moha	X			
	Balensifer	X			
<b>Passed:</b>	5/0				

B. Consideration of Committee Appointments:

<b>Motion:</b>	Move to adopt Resolution No. 26-01, appointing persons to serve on the Warrenton Urban Renewal Advisory Committee and setting terms of office.				
<b>Moved:</b>	Poe				
<b>Seconded:</b>	Sollaccio	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Moha	X			
	Balensifer	X			
<b>Passed:</b>	5/0				

C. Consideration of Contract for Warrenton Marina E Dock for Design and Permitting:

Harbormaster Jessica McDonald reviewed her staff.

<b>Motion:</b>	Move to enter into contract with PNG Engineering to complete design and permitting for Warrenton Marina's Commercial E Dock.				
<b>Moved:</b>	Mitchell				
<b>Seconded:</b>	Poe	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Moha	X			
	Balensifer	X			
<b>Passed:</b>	5/0				

6. Discussion Items

7. Executive Session

At 7:37 pm., Mayor Balensifer recessed the regular meeting and announced the Agency will now meet in executive session under authority of ORS 192.660(2)(e); to conduct deliberations with persons designated by the governing body to conduct real property transactions.

At 7:44 pm., Mayor Balensifer reconvened the regular meeting.

(5.D) Consideration of Purchase Offer for property at 147 S. Main

<b>Motion:</b>	Move to approve the purchase offer on the property located at 147 S. Main Ave. in the amount of \$839,375 not including closing costs.				
<b>Moved:</b>	Poe				
<b>Seconded:</b>	Sollaccio	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Moha	X			
	Balensifer	X			
<b>Passed:</b>	5/0				

**8. Adjournment**

There being no further business, Chair Balensifer adjourned the meeting at 7:45 pm.

Approved:

Attest:

\_\_\_\_\_  
Henry A. Balensifer III, Chair

\_\_\_\_\_  
Hanna Bentley, City Recorder

**Warrenton Urban Renewal Agency and  
Warrenton Urban Renewal Advisory Committee  
Joint Work Session Minutes  
City Hall, 225 S. Main Warrenton, OR 97146  
Tuesday, January 13, 2026**

1. Urban Renewal joint work session called to order at 5:00 pm.
2. Roll Call

Commission Members	Present	Excused
Gerald Poe	X	
Jessica Sollaccio	X	
Mike Moha	X	
Paul Mitchell	X	
Henry Balensifer, Chair	X	

Committee Members	Present	Excused
Amy Atkinson	X	
Tony Faletti	X	
Nicole Bain	X	
Kelly Mcguffin		X
Tess Chedsey, Chair	X	

Staff Members Present	
Executive Director Esther Moberg	City Recorder Hanna Bentley
Harbormaster Jessica McDonald	Police Chief Mathew Workman

Mayor Balensifer noted that there has been a resignation from WURAC and asked that the bylaws be reviewed at their next meeting.

**3. Discussion Items**

**A. Project Prioritization**

Executive Director Esther Moberg reviewed the current priority list. Discussion followed on what items should be added or removed from the priority list. She noted the remaining budget and what expenses will be occurring. There was brief discussion on the cost of projects and what other departments can contribute in addition to Urban Renewal. The Agency and Committee reviewed the current and recommended projects. The following changes were made to the priority list:

The original currently stands with the following changes and additions.

- Former Gas Station
- Marina Campground
- Stormwater Infrastructure 1st & Main

- Peterson Property
- Hwy 104 Intersection

B. Peterson Property

Moberg noted the two design concepts for the Peterson Property. There was brief discussion on parking.

**4. Adjournment**

There being no further business, Chair Balensifer adjourned the work session at 5:58 pm.

Approved:

Attest:

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Henry A. Balensifer III, Chair

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Hanna Bentley, Deputy City Recorder

DRAFT



## Urban Renewal Agency Agenda Memo

**Meeting Date:** February 10, 2026

**From:**

**Item Name:** Urban Renewal Priority List updated 2026

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### Summary:

As discussed in the Urban Renewal joint work session please find attached the updated Urban Renewal priority list for approval

### Recommendation/Suggested Motion:

I move to approve the updated Urban Renewal Priority list, a list directing the executive director in projects to wrap up the Urban Renewal down town area ending in 2027.

### Alternative:

### Fiscal Impact:

As budgeted in the Urban Renewal Agency

### Attachments:

1. WURAC Updated PRIORITY LIST 2026-2027 updated january 2026

# WARRENTON URBAN RENEWAL AGENCY

Priority List

*Work Session Updated January 2026*

## 2026-2027 Priority Project List

1. Library Building \$750,000
  - a. 2025-2026 – Offer was been made 1/2026.
2. Commercial E Dock
  - a. Design Phase 2025-2026 \$450,000 – Under contract 2026
  - b. *Remainder of funds toward building the dock 2026-2027 was not discussed regarding fy funding 2025-2026 – assuming further discussion regarding fy budget 2026-2027.*
3. Stormwater Infrastructure 1<sup>st</sup> & Main near fishstix
  - a. Design Phase 2025-2026 – (design will begin in next 1-3 months)
  - b. Build Phase 2026-2027 (not budgeted at this time, assuming further discussion during budget for fy 2026-2027)
4. Marina Campground \$50-100,000
  - a. 2026-2027
5. Peterson Property (no consensus on work to be done after design has been completed).
6. 104 Intersection \$25,000
  - a. 2026-2027

## Urban Renewal Building Purchase List

1. 238 S. Main Avenue (Former Gas Station)