



WARRENTON URBAN RENEWAL AGENCY

PROPOSED BUDGET

FISCAL YEAR 2026-2027

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Budget Message - Urban Renewal District

May 10, 2026

Dear Urban Renewal Budget Committee Members:

The Warrenton City Commission adopted an ordinance creating an Urban Renewal Agency (URA) in 2007. At that time, the Commission appointed itself as the Agency. The Commission also decided to appoint members of the City's Budget Committee to the Urban Renewal Budget Committee. The latter action was to expedite the review and adoption of Urban Renewal budgets which are required by statute to be separate from the City budget. The Commission also appointed an advisory board to make recommendations to the URA as to the creation of Urban Renewal Districts, development plans, and related activities. The Advisory Board has been active in developing plans for the District as funding becomes available. We are rapidly approaching the end of the Urban Renewal Agency in the downtown core area. We have had many successes that the Urban Renewal Agency should be proud of including taking a several significant storefronts that have remained empty for years in the downtown core area and rejuvenating them with businesses that will draw people into the downtown core three major successes being 90 N. Main (The Outpost), 69 NE heron (Battery 245), and 1015 S. Main (Nu Way Carpet).

The Warrenton Urban Renewal Agency Budget is being recommended for your consideration. In 2009, the URA applied for a credit line to establish debt with a local bank and implemented a Downtown Master Plan and Warrenton Marina Master Plan process. In 2012 and 2016 the URA placed revenue bonds with a local bank in the amount of \$1.64 million and \$2.2 million, respectively to finance projects at the marina and downtown. In 2019, the City completed a substantial amendment providing for an approximate \$4.7 million in additional revenue over the life of the District. A minor amendment to the plan was made in 2023 that was not budgetary in nature. We are currently working on the closure of this area, with an anticipated new Urban Renewal Area potentially as soon as 2028 in the Hammond area.

The URA budget for the 2026-2027 budget year consists of a Capital Projects Fund, a Debt Service Fund, and a Debt Service Reserve Fund which is a requirement of the Urban Renewal

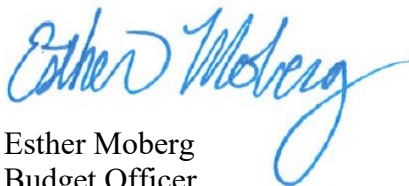
bond issuance, dated July 31, 2012 and August 4, 2016. The money in this fund is “reserved” to pay the debt service on these bonds. Staff is projecting tax increment revenue at \$838,315 with a total resource of \$1,924,850 in the Debt Service Fund. Staff is initially projecting transfers to the Capital Projects Fund in the amount of \$1,574,832 to use accumulated tax on a “pay as you go” basis, rather than incurring additional formal debt. While it is not currently budgeted for expenditure in this fiscal year, the estimated maximum indebtedness remaining at the end of this fiscal year is \$453,673.

Thanks to the Urban Renewal Agency setting a goals and priority list, we are currently working on the following projects: The Outpost building is anticipated to be open for business in this next fiscal year. The 69 NE Heron building has seen great success as a brewery and Urban Renewal wrapped the floodproofing project on this in the last fiscal year. Design of the new commercial E dock was completed for the Warrenton Marina and matching funds for a grant (should it be received) are reserved in this next fiscal year. The former gas station at 238 S. Main was added to the priority list and the City is working together with the current owners and DEQ to turn this brownfield around soon. Additionally, the 1st & Main Stormwater Infrastructure project is in design and construction the repair and upgrade should hopefully be resolved by the end of the next fiscal year.

All small Façade grants were completed by the end of 2025. All larger façade grants were completed in 2025-2026. We have done a preliminary design on the Peterson Property but have tabled any further development at this time. One last significant highlight was the purchase of a new Library Building which is a significant asset both to the downtown area and the City of Warrenton. The library had outgrown its current rental space approximately a year ago and this expansion will add more space to what the library can offer.

As we start the final chapter of the Urban Renewal Agency, and work toward wrapping up the final priority list the joint work sessions between the Urban Renewal Advisory Board and Urban Renewal Agency created, I am pleased by all that the Urban Renewal Agency has achieved for this area of Warrenton.

Respectfully submitted,



Esther Moberg
Budget Officer
Urban Renewal Agency Executive Director

**Warrenton Urban Renewal Agency
Budget Committee Members
Fiscal Year 2026-2027**

Commissioners

- Mayor Henry Balensifer III
- Commissioner Jessica Sollaccio
- Commissioner Mike Moha
- Commissioner Paul Mitchell
- Commissioner Gerald Poe

Appointed Members

- Budget Committee Member Grant Lehman
- Budget Committee Member Dan Sollaccio
- Budget Committee Member Carla Gonzalez
- Budget Committee Member Flint Carlson
- Budget Committee Member Vacancy

Budget Committee Staff

- Esther Moberg, Budget Officer
- Jessica Barrett, Finance Director
- Hanna Bentley, City Recorder

Warrenton Urban Renewal Agency
Budget Document

Capital Projects Fund 200 (800)

Historical Data			Budget for Fiscal Year 7/1/2026 - 6/30/2027			
Actual	Adopted Budget		Resources and Requirements	Proposed by Budget Officer	Approved by Budget Committee	Adopted by Governing Body
FYE 6/30/24	FYE 6/30/25	FYE 6/30/26				
Resources						
\$ 7,970	\$ 994,505	\$ 6,600	300000	Beginning Fund Balance	\$ 6,900	
314	257		361000	Interest Earnings		
				Transfer from:		
986,221	1,093,012	1,708,119	391300	Debt Service Fund	1,574,832	
<u>994,505</u>	<u>2,087,774</u>	<u>1,714,719</u>		Total Resources	<u>1,581,732</u>	<u>-</u>
Requirements						
				Materials and Services:		
1,546	1,846	1,000	310000	Printing/Advertising/Publicity	2,000	
567	567	650	320000	Dues/Mtgs/Travel/Training	1,300	
19,255	12,966	55,000	380000	Professional Services	50,000	
		25,000	390010	Holiday Decoration Grant		
		100,000	390020	Building Revitalization Grant		
25,900	44,803		390050	Façade Improvements		
<u>47,268</u>	<u>60,182</u>	<u>181,650</u>		Total Materials and Services	<u>53,300</u>	<u>-</u>
				Capital Outlay:		
1,278			620011	Commercial Work Pier Improvements		
178,411	12,975		620051	Parking Lot Improvements(Food Pod)		
535,000	637,569	750,000	620009	Building Purchases	65,000	
226,061	364,791		620012	Building Refurbishments		
			620016	238 S. Main Remediation Project	663,432	
		50,000	620096	1st & Main Stormwater Infrastructure	150,000	
		375,000	620097	Commercial E Dock	650,000	
	17,495	358,069	620098	Peterson Property Project		
			620100	Warrenton Campground Improvements	250,000	
<u>940,750</u>	<u>1,032,830</u>	<u>1,533,069</u>		Total Capital Outlay	<u>1,528,432</u>	<u>-</u>
			800000	Contingency		
	1,093,012			Total Expenditures	1,581,732	-
<u>994,505</u>	<u>994,762</u>	<u>1,714,719</u>		Ending Fund Balance	-	-
<u>\$ 994,505</u>	<u>\$ 2,087,774</u>	<u>\$ 1,714,719</u>		Total Requirements	<u>\$ 1,581,732</u>	<u>\$ - \$ -</u>

Warrenton Urban Renewal Agency

Budget Document

Debt Service Fund 300 (800)

Historical Data			Budget for Fiscal Year 7/1/2026 - 6/30/2027			
Actual		Adopted	Resources and Requirements	Proposed by	Approved by	Adopted by
FYE 6/30/24	FYE 6/30/25	Budget FYE 6/30/26		Budget Officer	Budget Committee	Governing Body
			<u>Resources</u>			
\$ 2,322,951	\$ 3,325,741	\$ 1,525,822	300000	Beginning Fund Balance	\$ 1,016,535	
841,634	844,822	838,315	311100	Current Ad Valorem Taxes	838,315	
23,999	20,972	24,000	311200	Prior Taxes	20,000	
137,157	97,131	70,000	361000	Interest Earnings	50,000	
	225		360000	Miscellaneous		
			314100	County Land Sales		
<u>3,325,741</u>	<u>4,288,891</u>	<u>2,458,137</u>	Total Resources	<u>1,924,850</u>	<u>-</u>	<u>-</u>
			<u>Requirements</u>			
			Debt Service:			
		200,000	471230	Other Principal and Interest		
125,091	129,782	134,649	471220	UR 2012 Bonds - Principal	139,698	
19,486	15,155	10,288	472220	UR 2012 Bonds - Interest	5,239	
187,895	191,408	194,983	471240	UR 2016 Bonds - Principal	198,627	
17,185	13,672	10,098	472240	UR 2016 Bonds - Interest	6,454	
<u>349,657</u>	<u>350,016</u>	<u>550,018</u>	Total Debt Service	<u>350,018</u>	<u>-</u>	<u>-</u>
			Transfers:			
986,221	1,093,012	1,708,119	860020	Transfer to Capital Projects	1,574,832	
		200,000	860040	Transfer to Debt Service Reserve		
<u>986,221</u>	<u>1,093,012</u>	<u>1,908,119</u>	Total Transfers	<u>1,574,832</u>	<u>-</u>	<u>-</u>
<u>-</u>	<u>-</u>	<u>-</u>	800000	Contingency		
	1,443,029		Total Expenditures	<u>1,924,850</u>	<u>-</u>	<u>-</u>
<u>3,325,741</u>	<u>2,845,862</u>	<u>2,458,137</u>	Ending Fund Balance	<u>-</u>	<u>-</u>	<u>-</u>
<u>\$ 3,325,741</u>	<u>\$ 4,288,891</u>	<u>\$ 2,458,137</u>	Total Requirements	<u>\$ 1,924,850</u>	<u>\$ -</u>	<u>\$ -</u>

Warrenton Urban Renewal Agency
Budget Document

Debt Service Reserve Fund 400 (800)

Historical Data			Budget for Fiscal Year 7/1/2026 - 6/30/2027			
Actual FYE 6/30/24	Actual FYE 6/30/25	Adopted Budget FYE 6/30/26	Resources and Requirements	Proposed by Budget Officer	Approved by Budget Committee	Adopted by Governing Body
<u>Resources</u>						
\$ 350,017	\$ 350,017	\$ 350,017	300000 Beginning Fund Balance	\$ 350,017		
		200,000	391300 Transfer from URA Debt Service Fund			
<u>350,017</u>	<u>350,017</u>	<u>550,017</u>	Total Resources	<u>350,017</u>	<u>-</u>	<u>-</u>
<u>Requirements</u>						
			Debt Service:			
		505,017	471220 UR Bonds - Principal	305,017		
		45,000	472220 UR Bonds - Interest	45,000		
<u>-</u>	<u>-</u>	<u>550,017</u>	Total Debt Service	<u>350,017</u>	<u>-</u>	<u>-</u>
<u>-</u>	<u>-</u>		800000 Contingency			
<u>-</u>	<u>-</u>		Total Expenditures	<u>350,017</u>	<u>-</u>	<u>-</u>
<u>350,017</u>	<u>350,017</u>	<u>550,017</u>	Ending Fund Balance	<u>-</u>	<u>-</u>	<u>-</u>
<u>\$ 350,017</u>	<u>\$ 350,017</u>	<u>\$ 550,017</u>	Total Requirements	<u>\$ 350,017</u>	<u>\$ -</u>	<u>\$ -</u>