

**City of Warrenton Urban Renewal Advisory  
Committee (WURAC)  
Regular Meeting Agenda  
Wednesday, June 3, 2026 – 3:30 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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Below are the methods to provide public comment and/or public testimony on a public hearing:

1. In-person: Complete a comment card and submit to the Secretary prior to the start of the meeting.
2. Via Zoom: Register with the Secretary, at [hbentley@warrentonoregon.us](mailto:hbentley@warrentonoregon.us) no later than 3pm the day of the meeting. Please ensure that your zoom name matches the name registered to comment.
3. Written comments: Submit via e-mail to the Secretary, at [hbentley@warrentonoregon.us](mailto:hbentley@warrentonoregon.us), no later than 3:00 p.m. the day of the meeting.

**Public Comment:** To provide public comment, participants should register prior to the meeting. All remarks will be addressed to the whole Committee and limited to 3 minutes per person. The Committee reserves the right to delay any action, if required, until such time as they are fully informed on a matter. Once your public comment is submitted it becomes part of permanent public record.

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- 1. Call to Order**
- 2. Consent Calendar**
  - A. WURAC Minutes 2025.12.03
- 3. Public Comment**
- 4. Business Items**
- 5. Discussion Items**
  - A. Executive Director's Report
  - B. 147 S. Main Ave Update
  - C. 228 S. Main Ave Update
- 6. Other Business**
- 7. 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.

# Warrenton Urban Renewal Advisory Committee (WURAC)

## Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Wednesday December 3, 2025

### 1. Warrenton Urban Renewal Advisory Committee meeting called to order at 3:31 pm.

| Committee Members   | Present | Excused |
|---------------------|---------|---------|
| Amy Atkinson        |         | 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 |

### 2. 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. Warrenton Urban Renewal Advisory Committee Minutes 2025.09.05

|                  |  |            |            |                |                |
|------------------|--|------------|------------|----------------|----------------|
| <b>Motion:</b>   | Move to approve the minutes of the last meeting. |            |            |                |                |
| <b>Moved:</b>    | Faletti  |            |            |                |                |
| <b>Seconded:</b> | Gregoire   | <b>Aye</b> | <b>Nay</b> | <b>Abstain</b> | <b>Recused</b> |
|                  | Atkinson   | X          |            |                |                |
|                  | Faletti  | X          |            |                |                |
|                  | Gregoire   | X          |            |                |                |
|                  | Bian   | X          |            |                |                |
|                  | Chedsey  | X          |            |                |                |
| <b>Passed:</b>   | 5/0  |            |            |                |                |

### 3. Public Comment - None

### 4. Business Items

#### A. 2026 Chair and Vice Chair:

Faletti nominated Chedsey for chair. Chedsey nominated Bian as vice chair.

|                  |   |            |            |                |                |
|------------------|---|------------|------------|----------------|----------------|
| <b>Motion:</b>   | Move to approve the election of officers. |            |            |                |                |
| <b>Moved:</b>    | Gregoire                                  |            |            |                |                |
| <b>Seconded:</b> | Faletti                                   | <b>Aye</b> | <b>Nay</b> | <b>Abstain</b> | <b>Recused</b> |

|                |          |   |  |  |  |
|----------------|----------|---|--|--|--|
|                | Atkinson | X |  |  |  |
|                | Faletti  | X |  |  |  |
|                | Gregoire | X |  |  |  |
|                | Bian     | X |  |  |  |
|                | Chedsey  | X |  |  |  |
| <b>Passed:</b> | 5/0      |   |  |  |  |

B. Bylaws update

It was noted to change when the election of the chair and vice chair is as well as removing the secretary.

|                  |                                       |            |            |                |                |
|------------------|---------------------------------------|------------|------------|----------------|----------------|
| <b>Motion:</b>   | Move to approve to adopt the bylaws . |            |            |                |                |
| <b>Moved:</b>    | Bian                                  |            |            |                |                |
| <b>Seconded:</b> | Faletti                               | <b>Aye</b> | <b>Nay</b> | <b>Abstain</b> | <b>Recused</b> |
|                  | Atkinson                              | X          |            |                |                |
|                  | Faletti                               | X          |            |                |                |
|                  | Gregoire                              | X          |            |                |                |
|                  | Bian                                  | X          |            |                |                |
|                  | Chedsey                               | X          |            |                |                |
| <b>Passed:</b>   | 5/0                                   |            |            |                |                |

C. Work session invitation

Executive Director Esther Moberg invited the committee to the January 13th work session noting that they will be reviewing the priority list.

5. Discussion Items

A. Executive Director's Report and Project Update

Executive Director Esther Moberg provided a summary of her staff report. There was brief discussion on the report. She noted that WURAC should think about future plans for the food cart pod.

B. Update: Current Urban Renewal Projects

Moberg reviewed current Urban Renewal projects.

6. Other Business

7. Adjournment

There being no further business, Chair Chedsey adjourned the meeting at 4:20 pm.

Approved:

Attest:

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Tess Chedsey, Chair

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Hanna Bentley, Secretary

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## Urban Renewal Advisory Committee (WURAC) Agenda Memo

**Meeting Date:** June 3, 2026  
**From:** Esther Moberg, City Manager  
**Item Name:** Executive Director's Report

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### Summary:

Urban Renewal Has had a business season. We are working on wrapping up Urban Renewal Agency in the downtown area over the next 1-2 years while we also create a new Urban Renewal Agency in the Hammond area.

Some areas of note for the Urban Renewal Agency recently have included 147 S. Main and 228 S. Main which I have as separate items on this agenda.

69 S. Heron the city owned property that Battery 245 leases from the city is finally wrapping up the Floodproofing portion of their permit. Urban Renewal is just putting in a generator on a platform with the wiring and switch. Once that is fully installed, Urban Renewal Agency will be done with this building and Permanent Occupancy may be issued by the Building Official. The generator was required for the sump pump as part of the floodproofing. As a reminder, here is what was required for the floodproofing:

All electrical to be 3 feet or higher from the floor. Platforms for the HVAC and generator. Floodproofing barriers 3 feet up the exterior wall installed under the external siding. Barriers to install when required in front of windows and doors. Extra studs and nails to weight down the building so it won't float on all external walls on the taller sides of the building. Anchors around the entire external walls of the building, anchoring the building to the cement.

We have wrapped all facade grants issued by the Urban Renewal Agency.

As a reminder, the Urban Renewal Agency and WURAC decided to not move forward with the Peterson property at this time, keeping the design for future discussion.

Urban Renewal Agency  
Executive Director  
Esther Moberg

### Recommendation/Suggested Motion:

### Alternative:

### Fiscal Impact:

### Attachments:

None



## Urban Renewal Advisory Committee (WURAC) Agenda Memo

**Meeting Date:** June 3, 2026  
**From:** Esther Moberg, City Manager  
**Item Name:** 147 S. Main Ave Update

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### Summary:

Update on 147 S. Main Ave (New Library Building)

Inspection on 147 S. Main avenue was completed and the Urban Renewal Agency authorized the final purchase of the building which is anticipated to close on June 15th. We offered a rent back for up to two months (just a couple of the office spaces) to NOHA, at this point they have indicated they plan to move out before closing. The process for the new building is anticipated as follows:

Closing on the new building June 15th. Move items from old building into new building the last week of June. Light repairs to be done immediately (minor plumbing needed) Renovations on the new building (minor) anticipated beginning to mid-July. Painting exterior mid-July/end of July. Reopen to public sometime in August/end of August if all goes well.

### Recommendation/Suggested Motion:

### Alternative:

### Fiscal Impact:

### Attachments:

None



## Urban Renewal Advisory Committee (WURAC) Agenda Memo

**Meeting Date:** June 3, 2026  
**From:** Esther Moberg, City Manager  
**Item Name:** 228 S. Main Ave Update

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### Summary:

Brownfield site 228 S. Main Avenue (former Niemi Oil gas station, currently taxi stand) update: The Executive Director has been working with an assessment company, legal, the current owners/trust, their legal, and DEQ on this property for the last two months. The following items are currently in the works:

- In discussion with the property owners regarding a potential purchase and sale agreement (cannot be executed until agreement with DEQ, the PPA is finalized)
- Have received approval from DEQ for a PPA
- Working with DEQ to start a PPA agreement
- Have received a brownfield grant from Business Oregon for \$60,000 for assessment of the site
- Have hired ACC to assess the site (phase I and II) to review current situation of groundwater, wells, building.

### Next steps:

Finalizing PSA (purchase and sale agreement) with property owners

Finalizing PPA with DEQ

Get final estimates on the remediation costs for the property

The Urban Renewal Agencies whole goal is remediation of a brownfield site and they recognize this property will be a significant cost that we do not expect to recoup in the sale of the lot/land after remediation.

### Recommendation/Suggested Motion:

### Alternative:

### Fiscal Impact:

### Attachments:

None