



BUDGET COMMITTEE MEETING - URA

May 13, 2025 at 7:00 PM

Boardman City Hall Council Chambers

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL/EXCUSED ABSENCES**
- 3. APPOINT BUDGET COMMITTEE CHAIR**
- 4. COMMITTEE TO ESTABLISH GROUND RULES FOR MEETING**
 - A. Length of Meeting
 - B. Breaks
 - C. Length of individual speaking time
 - D. Review process
- 5. BUDGET OFFICER - BUDGET MESSAGE**
 - A. Budget Message
- 6. BUDGET OFFICER - PRESENTATION OF BUDGET DOCUMENT**
 - A. Budget Document
- 7. PUBLIC COMMENT**

This time is set-aside for persons wishing to address the Committee on matters of the proposed budget. Speakers will be limited to three minutes, unless extended by the Budget Committee Chair. This will also be the time for readings of testimonies submitted in writing. If no one wishes to comment, or no testimony is submitted, the next agenda item will be considered.
- 8. MOTION TO APPROVE BUDGET OT PROCESS CONTINUATION**
 - A. Next Budget Committee Meeting Date: May 20, 2025 7:00 PM
- 9. ADJOURNMENT**

Zoom Meeting Link: <https://us02web.zoom.us/j/2860039400?omn=89202237716>

This meeting is being conducted with public access in-person and virtually in accordance with Oregon Public Meeting Law. If remote access to this meeting experiences technical difficulties or is disconnected and there continues to be a quorum of the council present, the meeting will continue.

The meeting location is accessible to persons with disabilities. Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 48 hours prior to the meeting. To make your request, please contact a city clerk at 541-481-9252 (voice), or by e-mail at city.clerk@cityofboardman.com.

May 8, 2025

Members of the Boardman Urban Renewal Agency Budget Committee,

The Boardman Urban Renewal Agency (URA) was formed with the idea of adding utility infrastructure and streets to areas that were blight or undeveloped. This vision was started over twenty-five years ago but has established the foundation that has allowed for the currently identified projects to be feasible. Within the URA, there are three districts known as the Central Urban Renewal District (CURD), the West Urban Renewal District (WURD), and the recently added, North Urban Renewal District (NURD). Tonight, we will review the budget for each district.

As the city grows and expands, the needs and opportunities change, as the needs of the community change. The CURD will have a busy year with lots of infrastructure going into that district. The WURD, however, is seeing a slowdown of projects and winding down. The NURD was established in the northeast section of town to accomplish a similar goal, of the other two districts, in promoting development.

This year, an anticipated loan from the City to CURD is for water and sewer infrastructure and some streets in the SE Boardman area. Expanding these services will allow for more development to occur within our central part of town and the increase in the assessed value will help to recoup those costs.

The WURD has fulfilled its liability with the City, and no funds are due for repayment. No additional funds will be levied for WURD, this year.

In the NURD, plans for land purchases, new streets, and water and sewer line infrastructure are anticipated. This area is being designed for commercial use along NE Front St. and N. Olson Rd. with housing development to be considered in the area behind these lots. There is a lot of planning, a lot of what-ifs, and a lot of consulting as ideas are brought to the table and feasibility and resource availability are considered. Some ideas are easily discarded while others remain on the table for further consideration and analysis. It's an exciting time in Boardman, as the growth pushes us to create on the empty canvases we've had for so long. The added amenities will bring new opportunities and added benefits to our community. Thank you for your continued support on the budget committee. I will now present and review with you these financial plans.

Respectfully submitted,

Marta Barajas

Finance Director/Budget Officer

BOARDMAN URBAN RENEWAL AGENCY



PROPOSED BUDGET FY 2025 – 2026

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2025-2026 Budget

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BUDGET COMMITTEE ROSTER
Boardman Urban Renewal Agency
2025-2026 Budget

Commission Chair -----

Paul Keefer

Commission Vice Chair-----

Heather Baumgartner

Commissioner-----

Cristina Cuevas

Commissioner-----

Karen Pettigrew

Commissioner-----

Brenda Profit

Commissioner-----

Richard Rockwell

Commissioner-----

Ethan Salata

Citizen Member-----

Dori Drago

Citizen Member-----

Stephen Fuss

Citizen Member-----

Emerald Lantis

Citizen Member-----

Alejandra Mendoza

Citizen Member-----

Lisa Mittelsdorf

Citizen Member-----

Edith Velasco

STAFF
Boardman Urban Renewal Agency

Brandon Hammond, City Manager

Marta Barajas, Finance Director

Amanda Mickles, City Clerk/Recorder



**Budget Calendar
Boardman Urban Renewal Agency
2025-2026 Budget**

Jan. 7, 2025	Appoint Budget Officer and Budget Committee
Feb. -April 2025	Prepare proposed budget
April 30, 2025	Publish 1 st Notice of Budget Committee Meeting (5-30 days prior to meeting)
May 2, 2025	Publish 2 nd Notice of Budget Committee Meeting (if online: \geq 10 days prior to the meeting)
May 13, 2025	Budget Committee meeting..... 7:00 pm
May 20, 2025	Second Budget Committee meeting (if needed) 7:00 pm
May 28, 2025	Publish Notice of Budget Hearing & Budget Summary (5-30 days prior to meeting)
June 3, 2025	Budget Hearing 7:00 pm
June 3, 2025	Enact Resolution to Adopt
July 15, 2025	Submit tax certification documents to Tax Assessor
Sept. 30, 2025	Send copy of all budget documents to County Clerk

May 8, 2025

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Respectfully submitted,

Marta Barajas

Finance Director/Budget Officer

BOARDMAN URBAN RENEWAL AGENCY

Boardman Urban Renewal Agency

The Boardman Urban Renewal Agency was established on August 19, 2008 to help with development activities in designated areas of Boardman. These activities are designated by its Governing body. Under an urban renewal agency, the governing body can establish districts, which are identified by boundaries, and submitted to the state. The duration of an urban renewal district may have an end date or may be perpetual as per state regulations. WURD is the only district with an established term of 25 years, which would discontinue the district in the year 2038.

If feasible, the City of Boardman is the districts' financial leverage. The alternate option is an external loan for infrastructure. The overall total construction, improvements, and investments in the Urban Renewal Agency have a combined total of \$3,399,409. There are plans for additional construction and investment in the coming years.

Districts within the Boardman Urban Renewal Agency

- Central Boardman Urban Renewal District: Est. 8/19/2008
- West Boardman Urban Renewal District: Est. 11/18/2013
- North Boardman Urban Renewal District: Est. 09/05/2023

CENTRAL URBAN RENEWAL DISTRICT

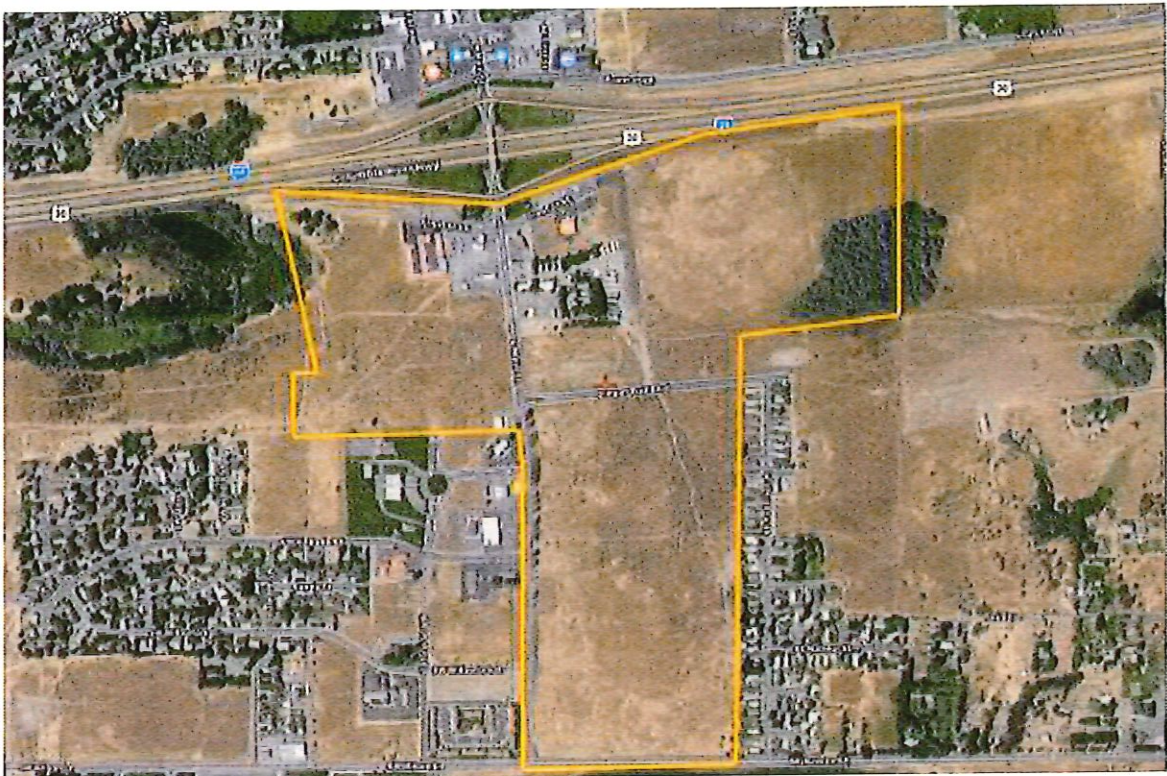
The Central Boardman Urban Renewal District was adopted on August 19, 2008 without an end term date. It covers the area from SE Front Street to Wilson Lane along the East side of Main Street. Multiple projects have been completed and these have brought in new ventures along the areas of improvement.

- In 2014, approximately 900 feet of water and sewer lines were constructed from Oregon Trail Blvd North to SE Front Street with additional connections and street upgrades on a section of SE Front Street.
- In fiscal year 2015-2016 a commercial food entity along with two additional retail spaces was constructed and has been operational on SE Front Street.
- In 2018-2019 an upgrade to the City's main water line, along Wilson Road, was completed.
- In 2020, a food pod was constructed and has 4-5 vendors at any given time.
- In 2021, a new hotel establishment opened its doors along SE Front Street and is now considering expanding its business, at the same location.
- In May 2024, it acquired land underneath the Bonneville Power Administration power lines, along S Main St. The plans are to create a green space with walking trails, road access and parking.
- In 2024-205 SE Front St. was completely redone and SE 1st St. was constructed as a connector to SE Oregon Trail Blvd.

In 2025-2026, CURD anticipates the construction of SW (1st Street) Loop Rd., which includes SW Oregon Trail Blvd. This will connect to Tatone St. This project will be funded by the City, who will upfront the money and the CURD will repay it over the coming years. This area is anticipated to have commercial development soon, reducing the outstanding liability timeframe.

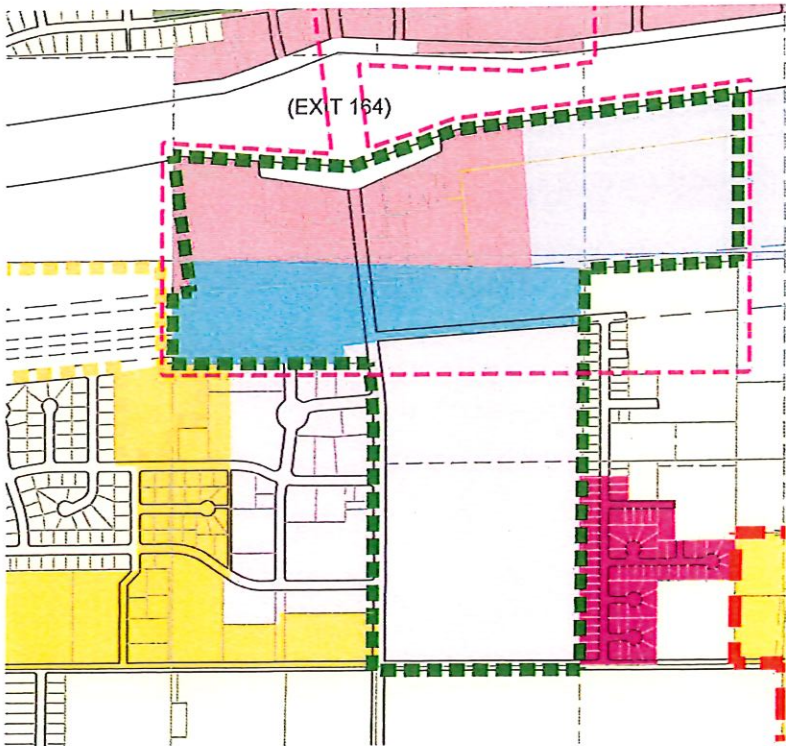
Also in the CURD will be new water, sewer, and street infrastructure in the SE Boardman quadrant. This project should increase the assessed value in the area and, in turn, increase the property taxes levied, bringing in the money to help repay this infrastructure investment. This area is also expected to have commercial development soon, which would reduce the repayment period necessary, as well.

BOARDMAN CENTRAL URBAN RENEWAL DISTRICT MAPS



Boardman Central Urban Renewal Satellite Map 2017

https://satellites.pro/Boardman_map.Oregon_region.USA



Boardman Central Urban Renewal
Boundary Map

Boardman Urban Renewal Agency
Budget Year 2025 - 2026

**** BOARDMAN CENTRAL URBAN RENEWAL DISTRICT ****

Historical Data			RESOURCES	Proposed Budget	Approved Budget	Adopted Budget
Actual 2022-2023	Actual 2023-2024	Adopted Budget 2024-2025		2025-2026	2025-2026	2025-2026
129,960	238,210	330,000	BEGINNING CASH	497,000	0	0
162,155	77,055	137,200	TAXES	154,400	0	0
4,427	4,406	2,004,500	GRANTS & LOANS	7,294,500	0	0
6,996	14,419	300	OTHER REVENUES	500	0	0
0	0	0	TRANSFERS IN	0	0	0
303,539	334,091	2,472,000	TOTAL RESOURCES	7,946,400	0	0

Historical Data			EXPENDITURES	Proposed Budget	Approved Budget	Adopted Budget
Actual 2022-2023	Actual 2023-2024	Adopted Budget 2024-2025		2025-2026	2025-2026	2025-2026
0	0	61,000	PROFESSIONAL FEES	63,000	0	0
0	0	3,500	ADVERTISING & PUBLICATIONS	3,500	0	0
0	0	400	DUES & TAXES	400	0	0
0	0	0	GRANTS	0	0	0
0	0	0	OTHER EXPENSES	0	0	0
0	0	2,000,000	CAPITAL PROJECTS	7,294,500	0	0
0	0	0	DEBT SERVICE	0	0	0
65,210	0	0	TRANSFERS	400,000	0	0
0	0	407,100	CONTINGENCY	185,000	0	0
238,329	334,091	0	RESERVE FOR FUTURE EXPENDITURES	0	0	0
303,539	334,091	2,472,000	TOTAL EXPENDITURES	7,946,400	0	0

WEST URBAN RENEWAL DISTRICT

The West Boardman Urban Renewal District was adopted on November 18, 2013 covering 169.7 acres in West Boardman. It is bordered by W. Wilson Lane to the south and Paul Smith Road to the west. This district has an end term date of November 2038.

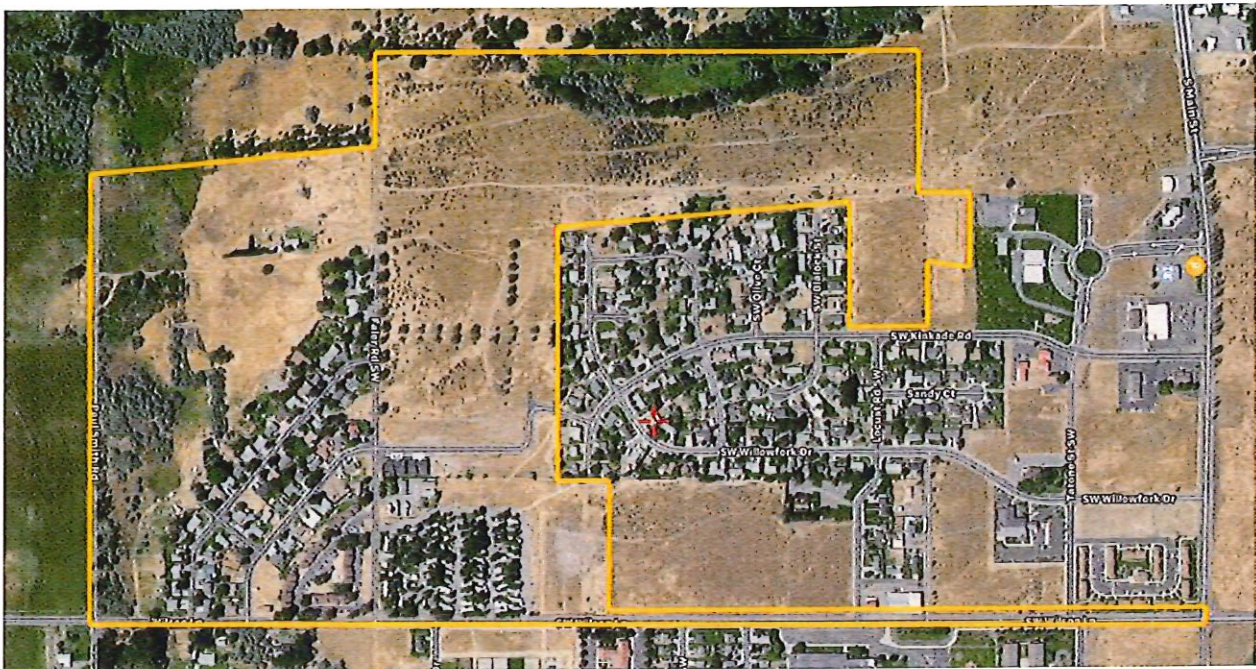
Projects accomplished

- In 2014, the street extension of Mt. Hood Ave, in the Chaparral subdivision (photo on cover page) was completed along with the construction of additional water and sewer infrastructure. Much of the improvements were aided by in-kind support from the Port of Morrow and financial backing by the City for utility services.
- Two duplexes were constructed in 2016 and two more were completed in 2019, and as of 2023 there are a total of seven duplexes on that street.
- In fiscal year 2018-2019, Faler Road was repaired and upgraded. Along with Faler Road, the City's main water and sewer lines were upgraded to replace the outdated utility lines.

WURD fulfilled its liability with the City in the 2025 fiscal year. No further payments are expected to be made to the City. This district is being considered for closure. For this year, there will be no further tax levy for the WURD.

The district is planning on completing some more sidewalk and street improvements with the current funds in the WURD.

BOARDMAN WEST URBAN RENEWAL DISTRICT MAPS



Boardman West Urban Renewal Satellite Map 2017

https://satellites.pro/Boardman_map.Oregon_region.USA



Boardman Urban Renewal Agency
Budget Year 2025 - 2026

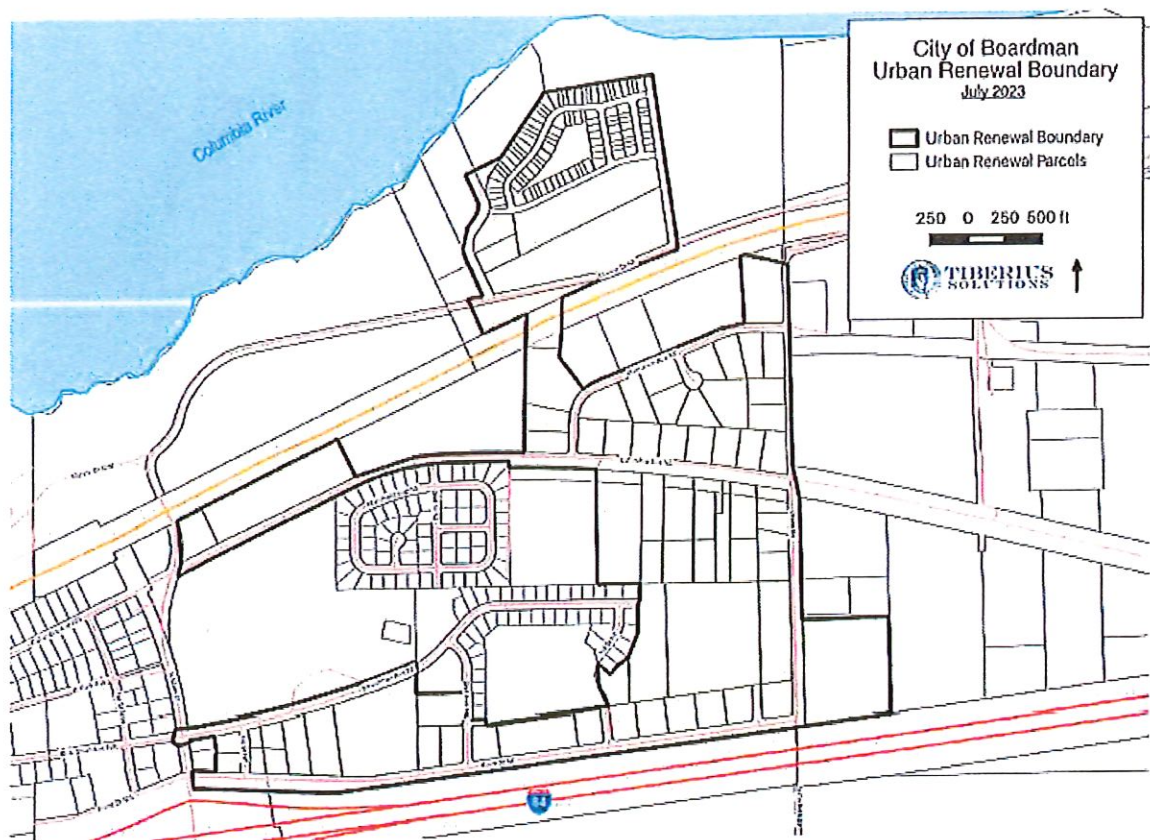
**** BOARDMAN WEST URBAN RENEWAL DISTRICT ****

Historical Data			RESOURCES	Proposed	Approved	Adopted
Actual	Actual	Adopted		Budget	Budget	Budget
2022-2023	2023-2024	2024-2025		2025-2026	2025-2026	2025-2026
99,290	91,166	86,000	BEGINNING CASH	208,000	0	0
83,835	91,137	83,390	TAXES	127,940	0	0
0	0	0	GRANTS & LOANS	0	0	0
3,385	6,369	200	OTHER REVENUES	300	0	0
0	0	0	TRANSFERS IN	0	0	0
186,511	188,672	169,590	TOTAL RESOURCES	336,240	0	0

Historical Data			EXPENDITURES	Proposed	Approved	Adopted
Actual	Actual	Adopted		Budget	Budget	Budget
2022-2023	2023-2024	2024-2025		2025-2026	2025-2026	2025-2026
0	0	11,000	PROFESSIONAL FEES	3,000	0	0
0	0	800	ADVERTISING & PUBLICATIONS	800	0	0
0	0	0	DUES & TAXES	0	0	0
0	0	0	GRANTS	0	0	0
95,345	0	0	OTHER EXPENSES	0	0	0
0	0	0	CAPITAL PROJECTS	280,000	0	0
0	0	0	DEBT SERVICE	0	0	0
0	101,290	109,000	TRANSFERS	0	0	0
0	0	48,790	CONTINGENCY	52,440	0	0
91,166	87,382	0	RESERVE FOR FUTURE EXPENDITURES	0	0	0
186,511	188,672	169,590	TOTAL EXPENDITURES	336,240	0	0

NORTH URBAN RENEWAL DISTRICT

The North Urban Renewal District was just adopted on September 5, 2023. There are currently apartments and condos being built within that district that will contribute to the property taxes the NURD would be entitled to. This district anticipates construction of NE Front St., completion of some smaller streets that would connect to the expanded Boardman Ave. These projects are being analyzed for funding sources and viability. The budget allows for Grants and Loans are funding options for this project that would include not only new streets but some sewer and water lines. If the funding is not attainable, the project will be reviewed for completion in phases or postponed. These developments are projected to cost approximately \$4,150,000. The taxes collected in fiscal year 2025 surpassed the budgeted amount of \$65,000 by over double the taxes received at approximately \$164,000. This is promising for financial viability of the potential projects.



Source: City of Boardman

Boardman Urban Renewal Agency
Budget Year 2025 - 2026

**** BOARDMAN NORTH URBAN RENEWAL DISTRICT ****

Historical Data			RESOURCES	Proposed	Approved	Adopted
Actual	Actual	Adopted		Budget	Budget	Budget
2022-2023	2023-2024	2024-2025		2025-2026	2025-2026	2025-2026
0	0	0	BEGINNING CASH	164,000	0	0
0	0	65,000	TAXES	150,000	0	0
0	0	0	GRANTS & LOANS	4,000,000	0	0
0	0	0	OTHER REVENUES	350	0	0
0	0	0	TRANSFERS IN	0	0	0
0	0	65,000	TOTAL RESOURCES	4,314,350	0	0

Historical Data			EXPENDITURES	Proposed	Approved	Adopted
Actual	Actual	Adopted		Budget	Budget	Budget
2022-2023	2023-2024	2024-2025		2025-2026	2025-2026	2025-2026
0	0	10,000	PROFESSIONAL FEES	10,000	0	0
0	0	0	ADVERTISING & PUBLICATIONS	850	0	0
0	0	0	DUES & TAXES	0	0	0
0	0	0	GRANTS & LOANS	0	0	0
0	0	0	OTHER EXPENSES	4,000	0	0
0	0	0	CAPITAL PROJECTS	4,150,000	0	0
0	0	0	DEBT SERVICE	0	0	0
0	0	0	TRANSFERS	0	0	0
0	0	55,000	CONTINGENCY	149,500	0	0
0	0	0	RESERVE FOR FUTURE EXPENDITURES	0	0	0
0	0	65,000	TOTAL EXPENDITURES	4,314,350	0	0

BUDGET SUMMARY BY DISTRICT

Boardman Urban Renewal Agency
Budget Year 2025 - 2026

RESOURCES - BY DISTRICT

Historical Data				Proposed Budget 2025-2026	Approved Budget 2025-2026	Adopted Budget 2025-2026
Actual 2022-2023	Actual 2023-2024	Adopted Budget 2024-2025				
303,539	334,091	2,472,000	NET CENTRAL DISTRICT	7,946,400	0	0
174,616	188,672	169,590	NET WEST DISTRICT	336,240	0	0
0	0	65,000	NET NORTH DISTRICT	4,314,350	0	0
478,155	522,763	2,706,590	TOTAL RESOURCES	12,596,990	0	0

EXPENDITURES - BY DISTRICT

Historical Data				Proposed Budget 2025-2026	Approved Budget 2025-2026	Adopted Budget 2025-2026
Actual 2022-2023	Actual 2023-2024	Adopted Budget 2024-2025				
303,539	334,091	2,472,000	NET CENTRAL DISTRICT	7,946,400	0	0
174,616	188,672	169,590	NET WEST DISTRICT	336,240	0	0
0	0	65,000		4,314,350	0	0
478,155	522,763	2,706,590	TOTAL EXPENDITURES	12,596,990	0	0

BUDGET SUMMARY BY
CATEGORY

Boardman Urban Renewal Agency
Budget Year 2025 - 2026

RESOURCES - BY CATEGORY

Historical Data		
Actual 2022-2023	Actual 2023-2024	Adopted Budget 2024-2025
178,575	329,376	228,400
248,129	168,192	179,400
44,102	4,406	2,002,100
7,348	20,789	1,000
0	0	0
478,155	522,763	2,410,900

BEGINNING CASH
TAXES
GRANTS & LOANS
OTHER REVENUES
TRANSFERS IN

TOTAL EXPENDITURES - BY CATEGORY

Proposed Budget 2025-2026	Approved Budget 2025-2026	Adopted Budget 2025-2026
869,000	0	0
432,340	0	0
11,294,500	0	0
1,150	0	0
0	0	0
12,596,990	0	0

EXPENDITURES - BY CATEGORY

Historical Data		
Actual 2022-2023	Actual 2023-2024	Adopted Budget 2024-2025
309	0	227,755
0	0	1,700,000
0	0	0
188,210	101,290	0
0	0	483,145
289,636	421,473	0
478,155	522,763	2,410,900

MATERIALS & SERVICES
CAPITAL OUTLAY
DEBT SERVICE
TRANSFERS
CONTINGENCY
RESERVES

TOTAL EXPENDITURES - BY CATEGORY

Proposed Budget 2025-2026	Approved Budget 2025-2026	Adopted Budget 2025-2026
85,550	0	0
11,724,500	0	0
0	0	0
400,000	0	0
386,940	0	0
0	0	0
12,596,990	0	0