



## URBAN RENEWAL AGENCY

Wednesday, February 07, 2024 at 6:00 PM  
HYBRID: Council Chambers & ZOOM (details below)

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### AGENDA

#### ROLL CALL

#### CONSENT AGENDA FOR APPROVAL

1. Draft Minutes dated April 6, 2022

#### PUBLIC COMMENT

#### DISCUSSION/ACTION ITEMS

2. Chair/Vice Chair Selection
3. Urban Renewal Basics & Upcoming Budget Process Presentation

#### ADMINISTRATOR REPORT

#### ADJOURNMENT

#### VIRTUAL MEETING DETAILS

##### Join Zoom

**Meeting:** <https://us06web.zoom.us/j/86498687343?pwd=4G7xwM1KRbQF0FIy77s362dkdYlauD.1>

**Meeting ID:** 864 9868 7343

**Passcode:** 290917

**Call in:** 1 (253) 215 - 8782

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The meeting will be held via Zoom and in person in the Council Chambers at City Hall, 265 Strand Street, Plaza Entrance, St. Helens, Oregon. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at 503-397-6272.

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## URBAN RENEWAL AGENCY

Wednesday, April 06, 2022 at 6:00 PM

### DRAFT MINUTES

#### PRESENT

Chair Doug Morten  
Agency Member Rick Scholl  
Agency Member Stephen R. Topaz  
Vice Chair Jessica Chilton  
Agency Member Patrick Birkle

#### STAFF PRESENT

Agency Administrator John Walsh  
Community Development Project Manager Jennifer Dimsho  
Deputy City Recorder Lisa Scholl

#### OTHERS PRESENT

Steven Toschi  
Jennifer Pugsley  
Jane Garcia  
Ali Hasenkamp  
Andrew Neimi  
Elena Womack  
Shawn Clark  
Chase Berg

#### ROLL CALL

The meeting was called to order by Chair Morten at 6 p.m.

#### CONSENT AGENDA FOR APPROVAL

1. Draft minutes dated January 5, 2022

**Motion:** Motion made by Agency Member Scholl and seconded by Agency Member Topaz to approve the draft minutes dated January 5, 2022. **Vote:** Yea: Chair Morten, Agency Member Scholl, Agency Member Topaz, Vice Chair Chilton, and Agency Member Birkle.

#### PUBLIC COMMENT

There were no public comments.

#### DISCUSSION/ACTION ITEMS

2. Intergovernmental Agreement between City Council and the Urban Renewal Agency

Administrator Walsh reviewed the draft Intergovernmental Agreement (IGA) between the City Council and the Urban Renewal Agency (URA) to transfer tax increment revenues of the URA to the City to pay a Business Oregon Special Public Works Fund (SPWF) Loan. A full copy of the IGA is included in the archive packet for this meeting. Administrator Walsh reported that the City Council also reviewed a

draft at a previous City Council meeting. He reviewed the debt service schedule for the SPWF loan, which is included as Exhibit B of the IGA.

**Motion (No. 1):** Motion made by Agency Member Scholl and seconded by Agency Member Topaz to authorize signature of the IGA by Chair Morten to pay off the loan.

Administrator Walsh clarified that the motion should not be to pay off the loan, but only to enter into the loan agreement.

**Motion (No. 2):** Motion made by Chair Morten and seconded by Agency Member Topaz to amend the original motion to authorize signature of the IGA by Chair Morten to enter into the loan agreement as described. **Vote:** Yea: Chair Morten, Agency Member Scholl, Agency Member Topaz, Vice Chair Chilton, and Agency Member Birkle.

## ADMINISTRATOR REPORT

### 3. Financial Forecast

Administrator Walsh said it is nice to finally report on something other than the woes of Armstrong World Industries leaving. He reviewed a graph of the URA estimated revenues versus the actual revenues. A copy of the financial forecast graph is included in the archive packet for this meeting.

Project Manager Dimsho pointed out that the start date of the loan is January 1, 2027, which is three years and three months after the completion of the infrastructure project. She said the revenues are tracking to be able to make the projected debt service payments.

Vice Chair Chilton asked about the jump in revenue from Year three to four. There was a small discussion of new construction within the urban renewal boundary that has increased URA revenues. Dimsho also noted that the urban renewal boundary amendment from 2020 is also paying off.

Chair Morten asked about getting regular updates on URA revenue projections. Dimsho reminded the URA that they adopted a two-year budget in January 2022. Another agency meeting will be required if there are any expenditures. Agency member Topaz asked what the closing date of taxes is. Dimsho said that Finance Director Matt Brown has provided updates in November in the past.

Agency Member Scholl said it would be great for an economist to do a study on the return on investment before the URA spends any money, similar to Independence, Oregon. He suggested that the study could be paid for with the URA. Walsh said it makes more sense to do a study once there is a development proposal to be able to project return on investment more accurately.

## ADJOURNMENT

Chair Morten asked Vice Chair Chilton to adjourn. Vice Chair Chilton adjourned the meeting at 6:27 p.m.

# Urban Renewal Agency

February 7, 2024



John Walsh, Agency Administrator  
Gloria Butsch, Finance Director  
Jennifer Dimsho, Project Manager



# Urban Renewal Basics

What is Urban Renewal?

How does Urban Renewal work?

What is the lifespan of Urban Renewal?

Elaine Howard, Elaine Howard Consulting, LLC

*Item 3.*



# What is Urban Renewal?

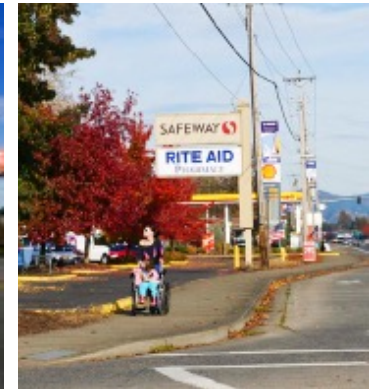
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- Used throughout Oregon
- Addresses “blighting” influences in designated areas
- Provides financing mechanism to implement city plans
  - Uses increases in property taxes within area to fund projects within area
  - Amount of spending in an urban renewal area is controlled by “maximum indebtedness” in each Urban Renewal Plan

# What is Blight?

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- Defined by the State Statute ORS 457
- Generally covers:
  - Underdevelopment or underutilization of property
  - Poor condition of buildings
  - Inadequacy of infrastructure including streets and utilities



# What is Maximum Indebtedness?

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- Total amount of \$\$ of Projects, Programs, and Administration over life of Urban Renewal Plan
- **THE** constraining factor on urban renewal agencies
- The City's Urban Renewal Agency has a maximum indebtedness of **\$62 million.**
- Our current remaining maximum indebtedness is **\$62 million.**

# CRASH COURSE | UR 101



# CRASH COURSE | UR 101





# CRASH COURSE | UR 101





# URBAN RENEWAL AND LOCAL SCHOOL DISTRICTS

An Indirect Impact



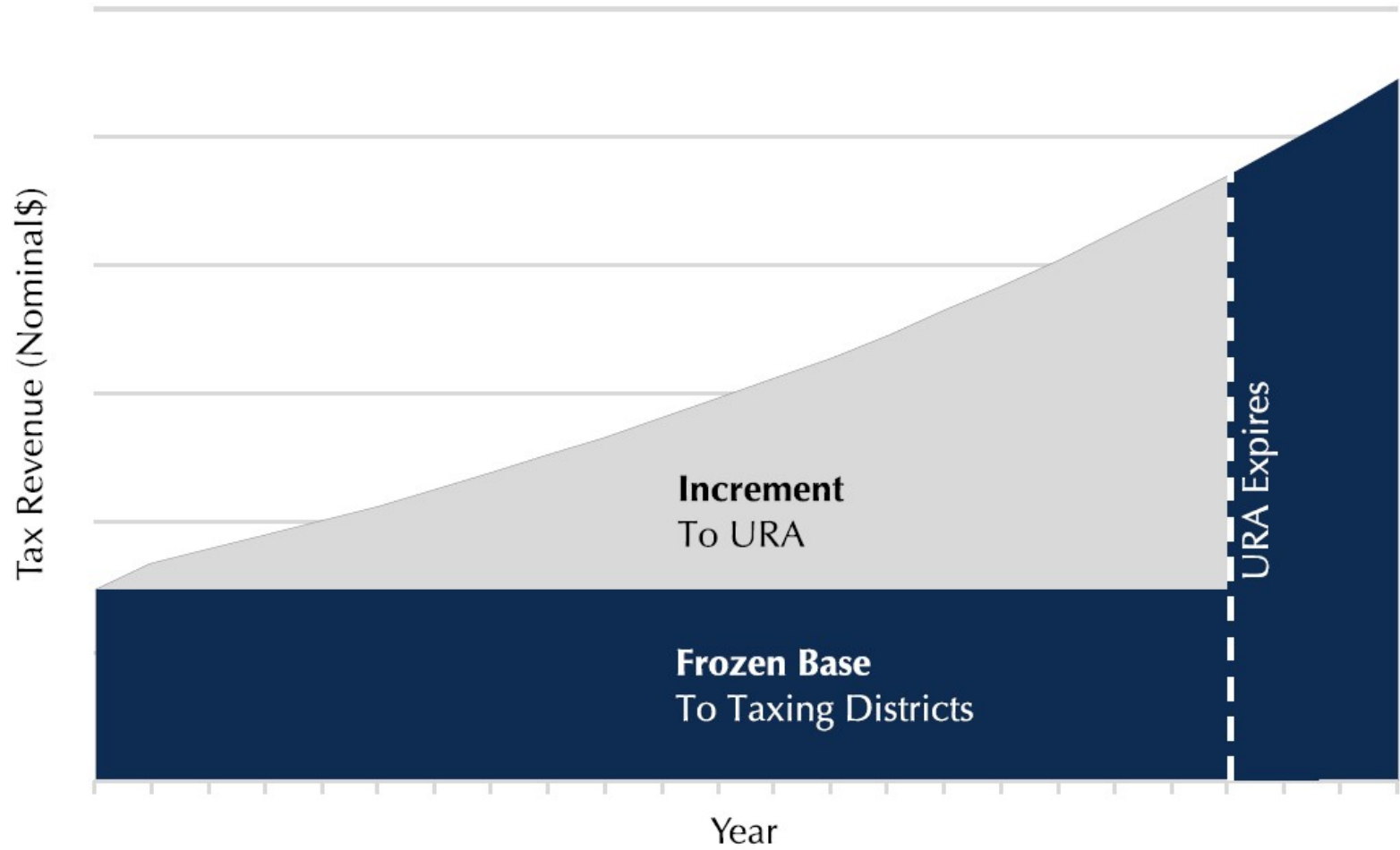
# How does Urban Renewal Work?

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- An area is designated as an urban renewal area
- The tax assessed value of properties within the area is frozen
- Taxes from that “frozen base” go to all taxing jurisdictions
- Increases in taxes over the “frozen base” go to the urban renewal agency for use in the area
- All tax bills in the city show urban renewal division of taxes

# How does Urban Renewal Work?

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## How long does Urban Renewal last?

- Typical for 25 to 30 year period to invest in projects
- May last a few years longer to pay off the debt
- Time period is not a requirement of ORS 457
- Our URA will sunset when Maximum Indebtedness is reached

## What happens after Urban Renewal?

- Increased value of the area is returned to the tax rolls and all taxing jurisdictions benefit from increased taxes
- Area is improved and better serves the citizens of the community

# BEST PRACTICES

## FOR TAX INCREMENT FINANCING AGENCIES IN OREGON

November 2019



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# St. Helens Urban Renewal Plan

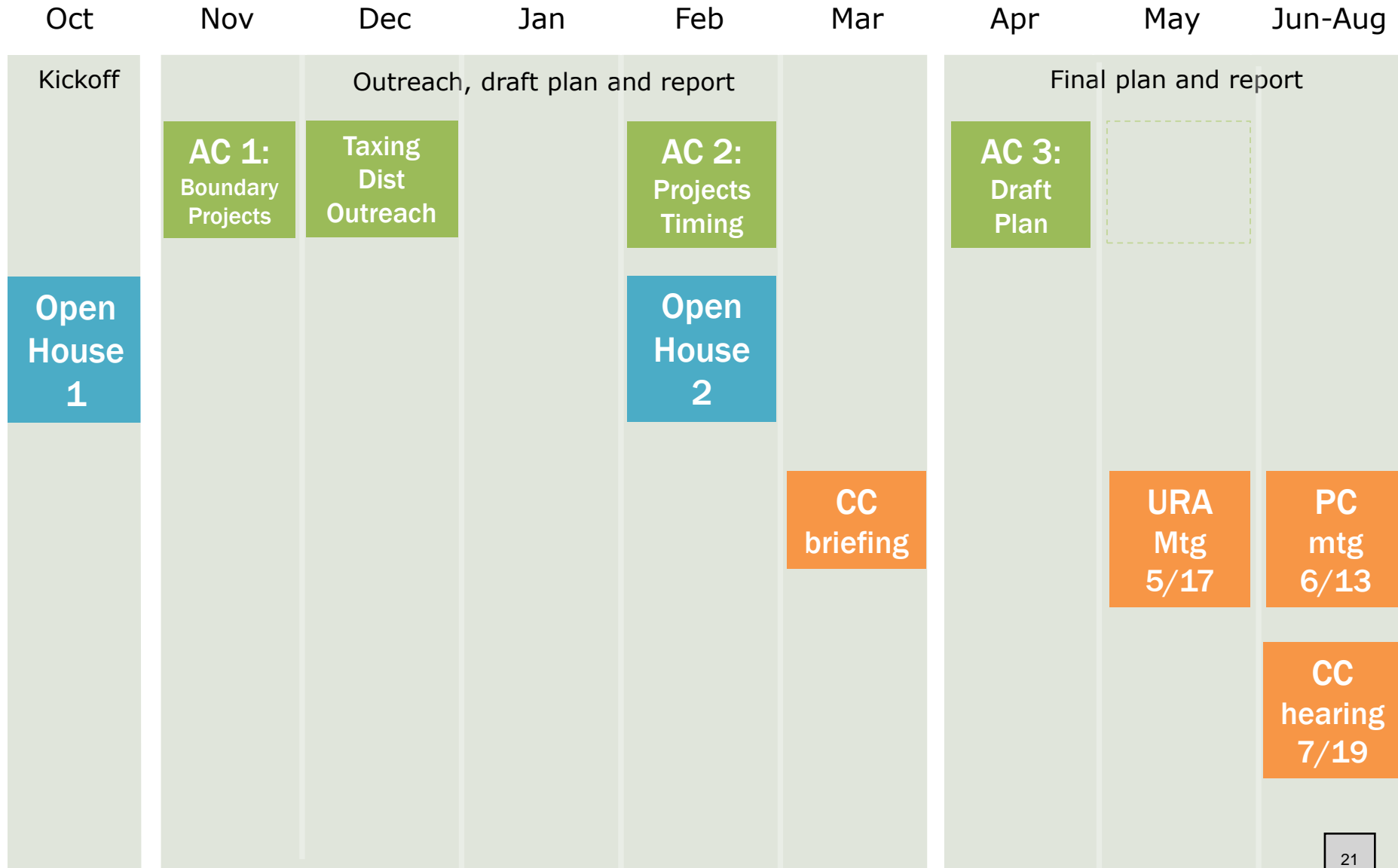
Adoption Process  
Goals  
Projects

John Walsh, Agency Administrator  
Jennifer Dimsho, Project Manager



# 2016-2017: Urban Renewal Adoption Timeline

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**Purpose:** Assist with the implementation of adopted plans, policies, and codes

**Goals:**

- Ensure that stakeholders are involved in plan implementation by providing accurate, timely information, and encouraging public input and involvement.
- Provide adequate infrastructure and public amenities to support new development.
- Increase the safety and capacity of existing transportation corridors.
- Improve public access to the Columbia River through investments in waterfront open space and paths.
- Invest in the revitalization of Houlton and Downtown business districts.

## Transportation Infrastructure

- Veneer Road Connections
- U.S. 30 improvements
- Corridor Master Plan Improvements
- Old PDX Road Improvements
- 1<sup>st</sup> Street Retrofit

## Open Space/ Wayfinding

- Veneer Open Space (greenway, park, plaza)
- Trestle Trail
- Marina Contribution
- Waterfront Bankwork/  
Habitat Projects
- Wayfinding

## Site Prep/ Utilities

For Veneer and other sites:

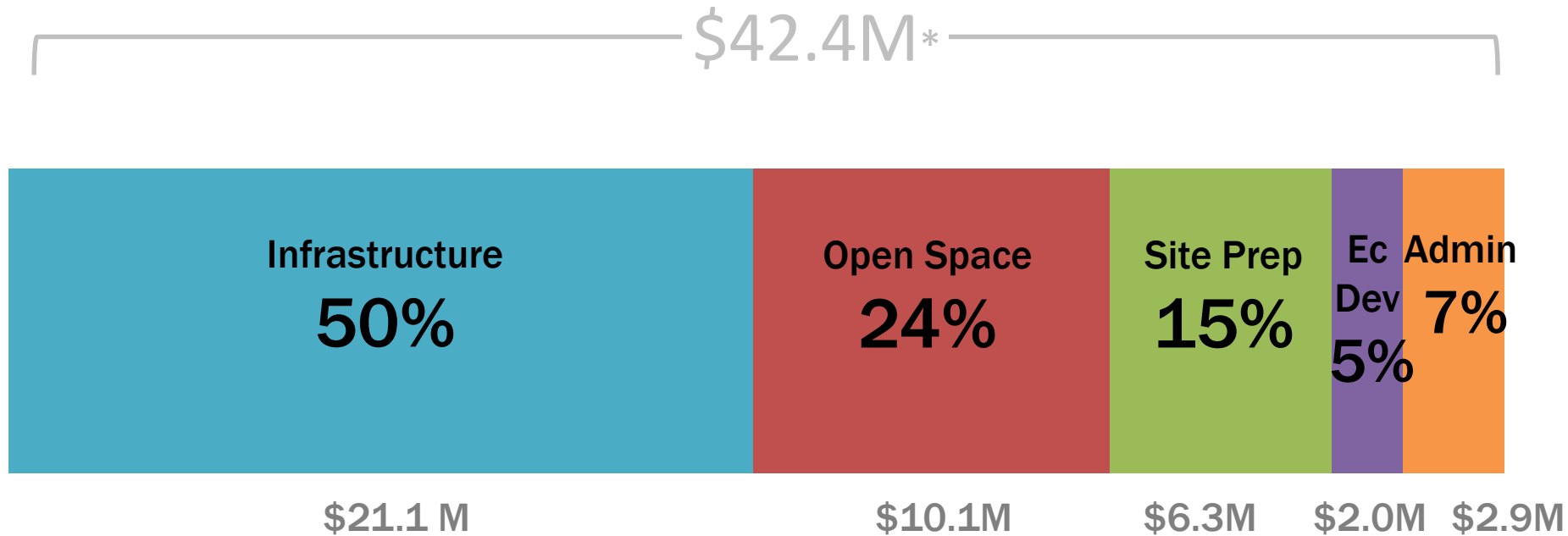
- Utilities
- Grading
- Brownfield Remediation

## Economic Dev't Programs

- Storefront Imp't Program
- Economic Dev't Strategies (e.g. master plans, parking plans)

# Project Categories

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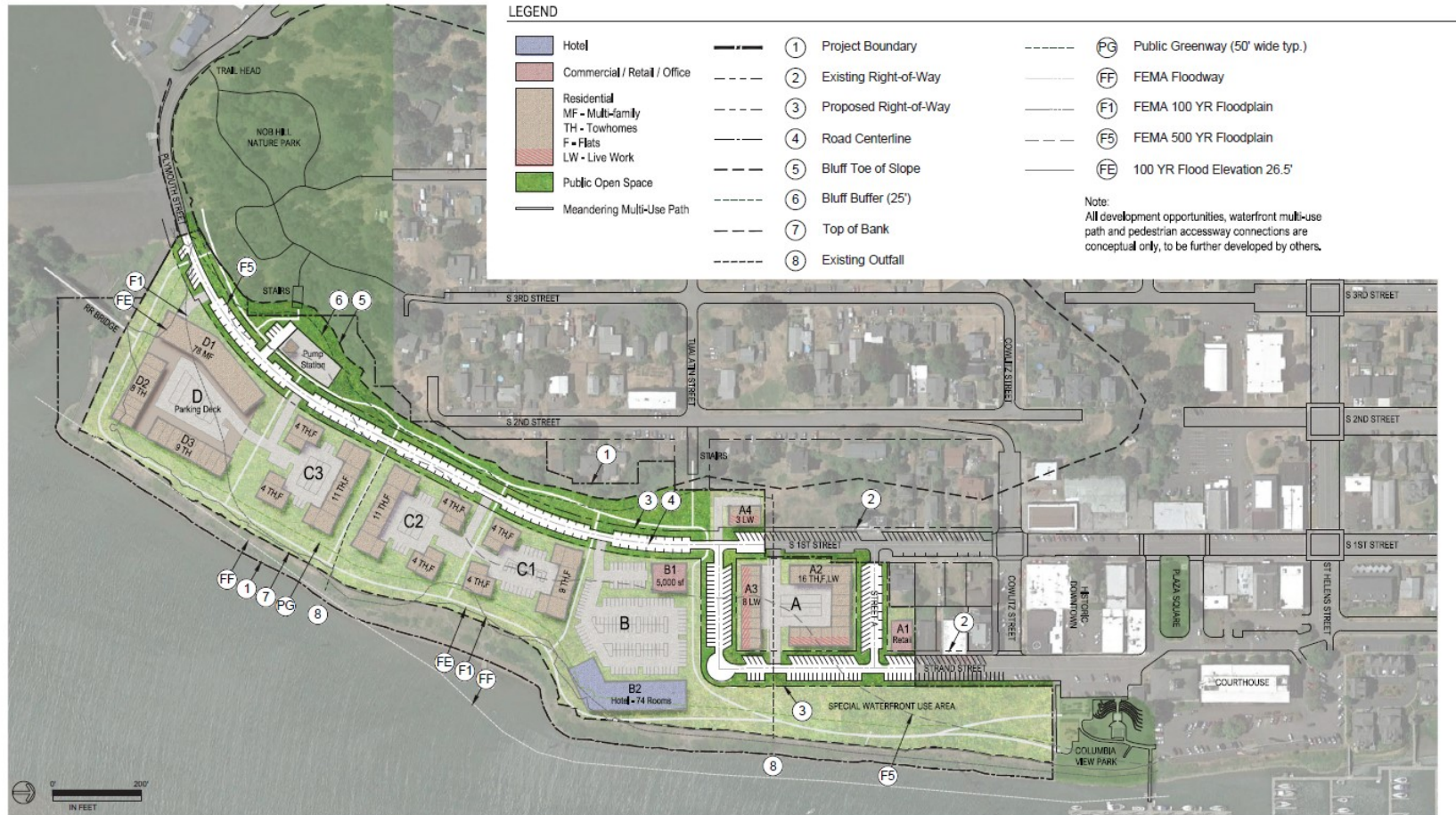


\*Because UR relies on loans to fund projects, loan interest makes up the difference between the maximum indebtedness of \$62 million and the total project cost of \$42.4M.



# Projects: Infrastructure

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S. 1st AND STRAND STREETS | WEST ALIGNMENT

JUNE 9, 2021 | #19823

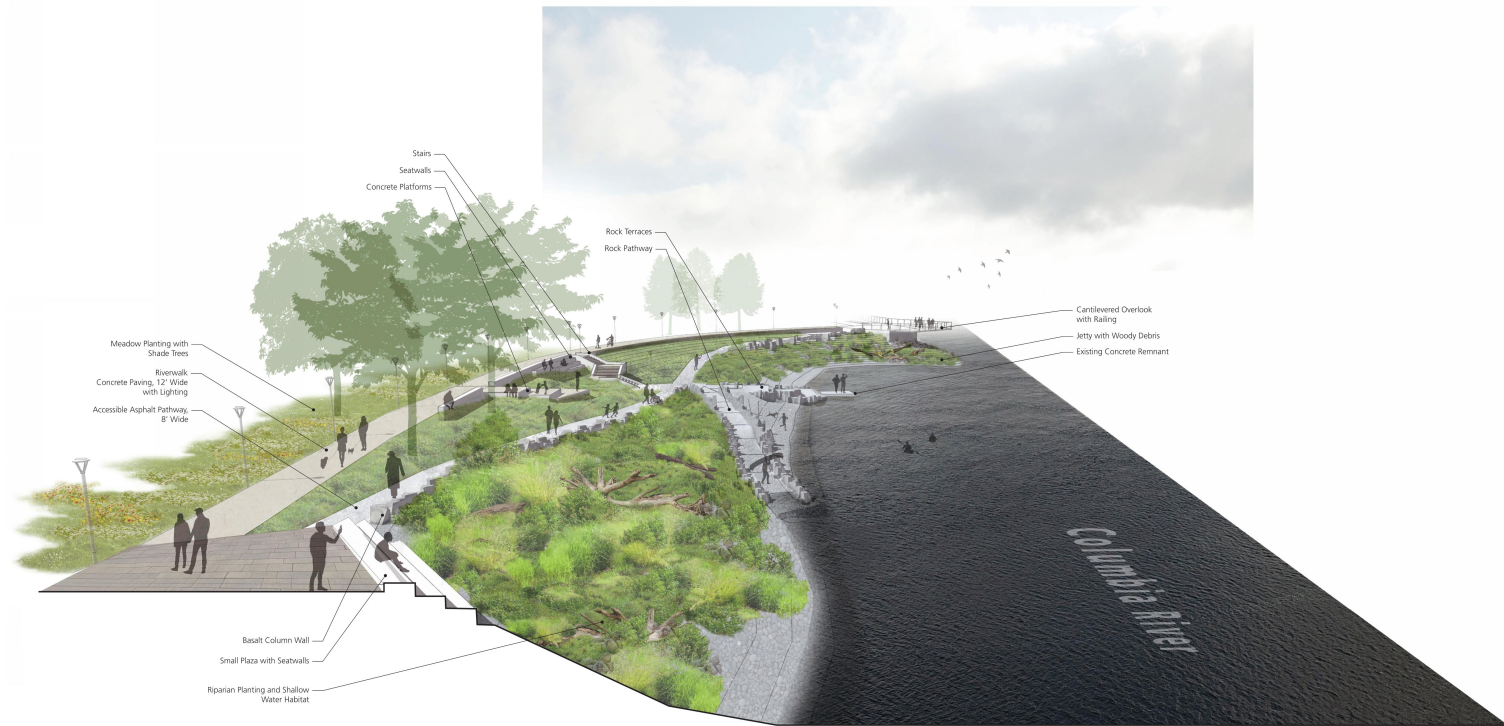


S. 1<sup>st</sup> Street and The Strand Street Extensions & Utilities

# Projects: Open Space

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## ROCKY BEACH Looking North



Mayer/Reed



*Riverwalk Project Phase I and Phase II*



*Parking Management Strategy and/or Parking Lot Acquisition*



*Master Planning*



# Projects: Economic Development

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## Storefront Improvements



Example: Historic building in Astoria  
Urban Renewal provided:

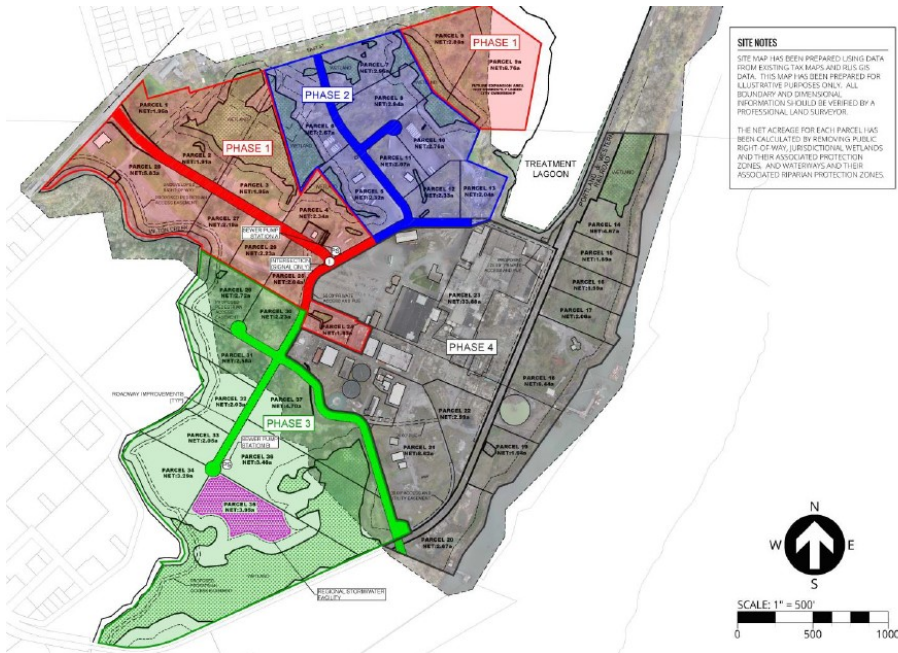
- Low interest loan for \$120,039
- Storefront Improvement Grant of \$30,000

Source:

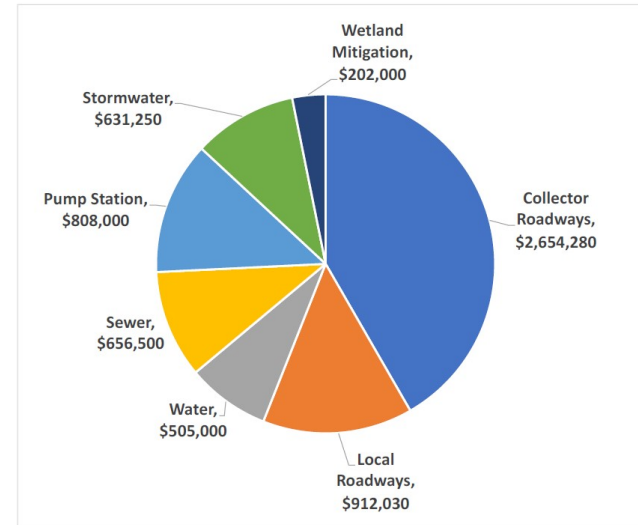


# Projects: Site Preparation

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## Phase 1 Cost Summary



9

St. Helens Industrial Business Park Site Readiness, Utilities

# Complete Urban Renewal Projects List

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- Exhibit 5 - Pages 7, 8, & 9 in the Urban Renewal Plan
- Color-coded per project category
- Name, Description, Relation to UR Goal, Estimated Area Contribution

Exhibit 5. Urban Renewal Projects - Details

Map ID	Short Name	Description	Relation to Urban Renewal Goals	Estimated Area Contribution
Site Prep				
4	Contributions for Waterfront Site Preparation or Remediation	Assistance with grading, embankment and compaction, and erosion control on the entire site. Address localized hot spots or other potential brownfield issues on the site in coordination with development.	Helps to remove barriers to development on the Veneer Property. (Goal 2)	\$1,500,000
21	Site Preparation and Infrastructure Loans or Grants	Provide site-specific preparation, infrastructure, or development assistance (e.g. land assembly, SDC/permit write down, utility relocation, fire suppression grants, predevelopment assistance, etc.) to encourage new development in the Area.	Could attract industrial and mixed-use development to the entire Area. (Goal 2)	\$2,500,000
2	Waterfront Utilities and Stormwater Infrastructure Phase 1	Install sewer facilities for new development, including force mains, gravity sewer lines, and two pump stations. Install stormwater facilities in phases, including pipes and bioretention facilities. Install pipes and fire hydrants to service new development. Install underground electrical power, gas, and communications utilities in coordination with redevelopment.	Helps to remove barriers to development on the Veneer Property. (Goals 2 and 5)	\$1,400,000
3	Waterfront Utilities and Stormwater Infrastructure Phase 2	In a second phase, continue to install sewer facilities to service new development, including force mains, gravity sewer lines, and two pump stations. Install stormwater facilities, including pipes and bioretention facilities. Install pipes and fire hydrants to service new development. Install underground electrical power, gas, and communications utilities in coordination with new development.	Helps to remove barriers to development on the Veneer Property. (Goals 2 and 5)	\$900,000
Open Space				
1	Columbia View Park Expansion	Design and construct new 1.3-acre extension of Columbia View Park.	Provides amenities to attract new waterfront development. (Goal 4)	\$1,100,000
6	Waterfront Greenway Trail Phase 1 and Bank Enhancement	Install greenway trail south of Columbia View, including design, associated furnishings, interpretation, and connections to new neighborhood. Grading, planting, and reinforcement of bank as needed to prevent erosion, restore habitat, support greenway trail and water access, and create visual interest along waterfront.	Provides amenities to attract new waterfront development. (Goal 4)	\$3,000,000
7	Trestle Trail Contribution	Extend trail from downtown to south of the Veneer Property, providing access to natural areas along Multnomah Channel.	Provides amenities to attract new waterfront development. (Goal 4)	\$750,000
8	Marina Contribution	Provide partnership funding to construct a marina on the south end of the Veneer Property, near the entrance to the Frogmore Slough. The marina would be privately developed, owned, and operated, but at least partly open to the public and available for public use and access.	Attracts water-based users to downtown. (Goals 4 and 5)	\$750,000
9	Waterfront Greenway Trail Phase 2	Construct second phase of waterfront greenway, including design and construction of public plaza at intersection of Tualatin Street and The Strand. Consider future pier from this location in design.	Provides amenities to attract new waterfront development. (Goal 4)	\$3,000,000

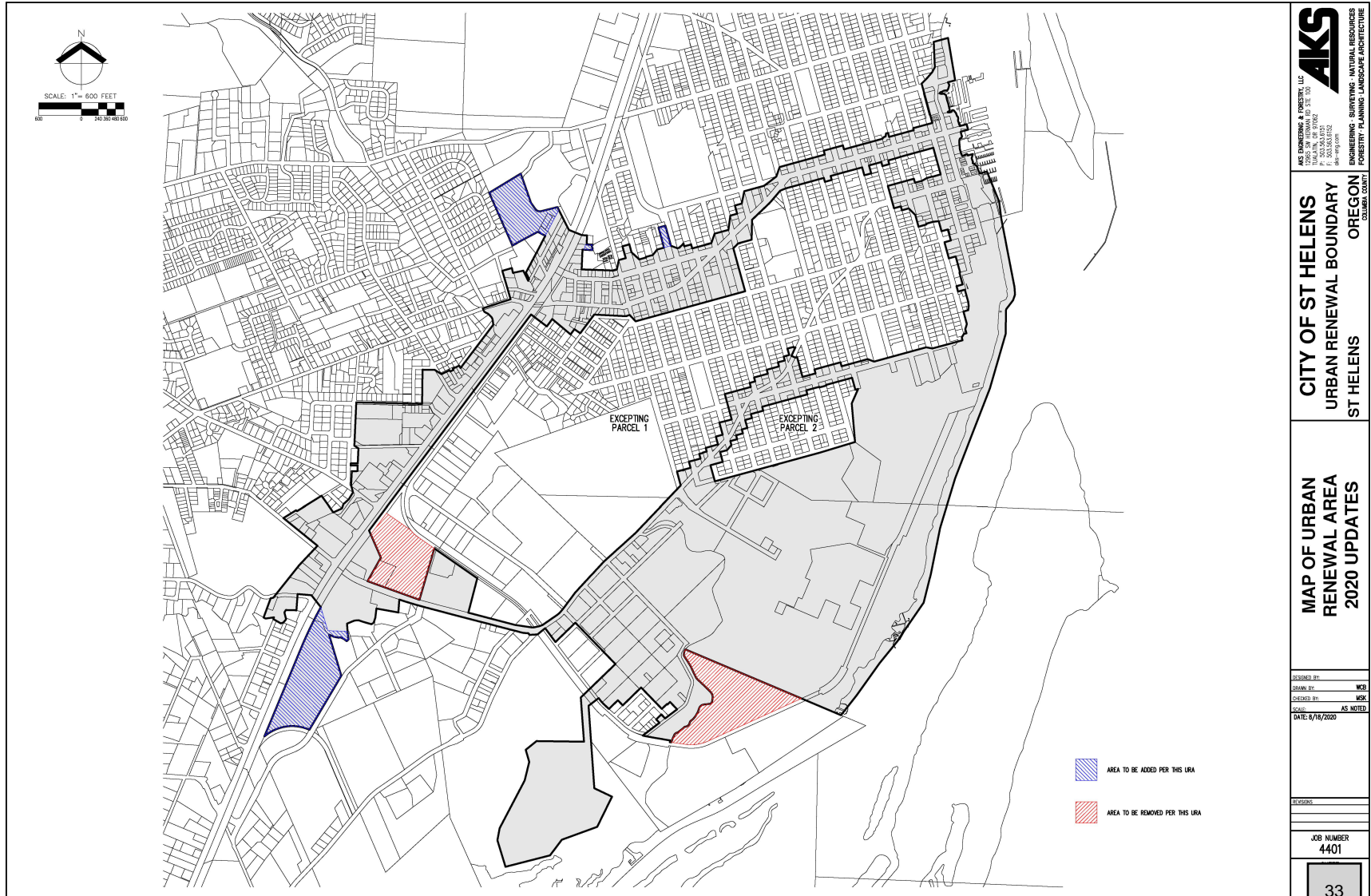
# St. Helens Urban Renewal Plan

2020 Major Boundary Amendment  
2023 Revenue Update



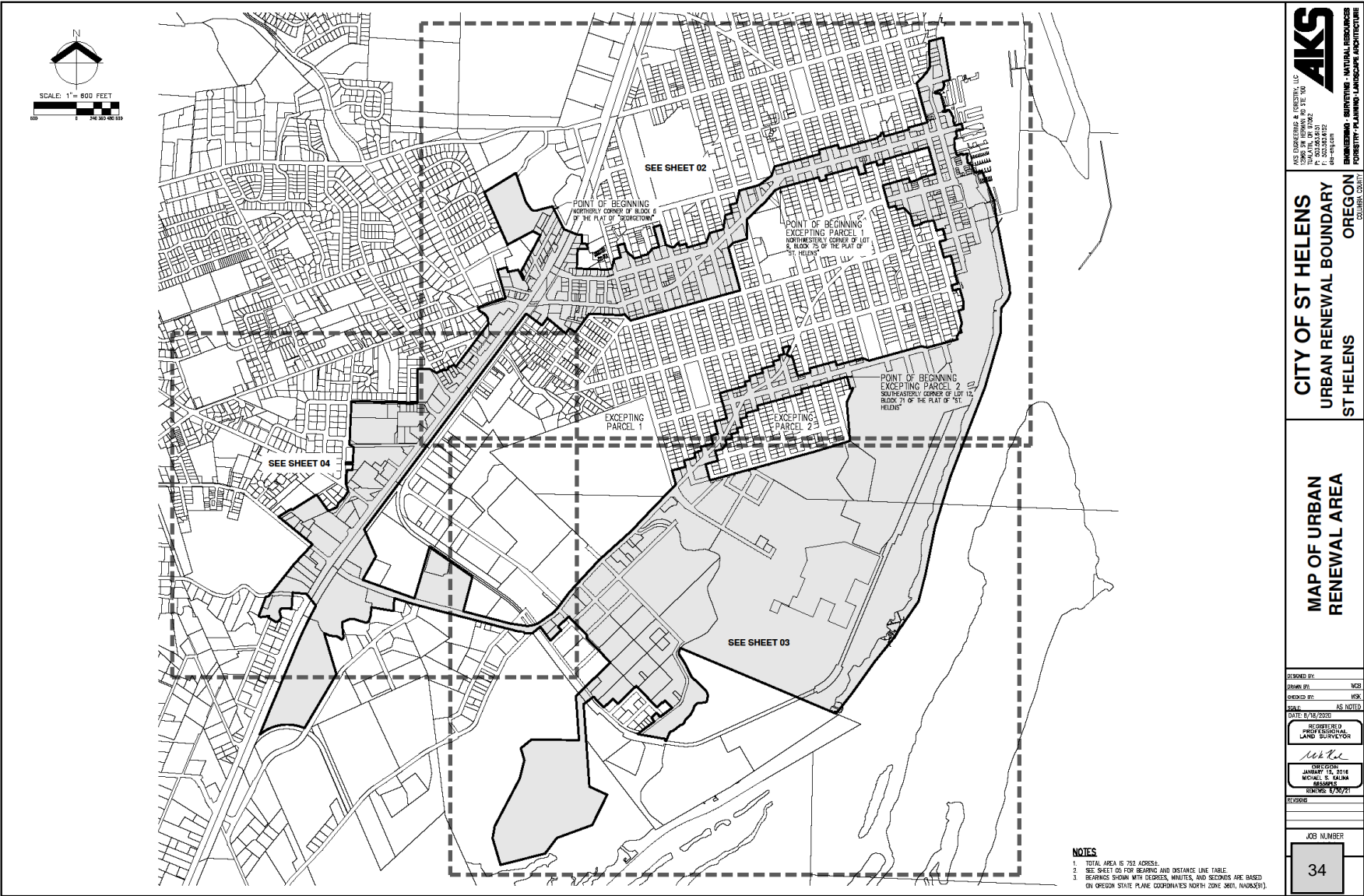
# 2020 Boundary Amendment

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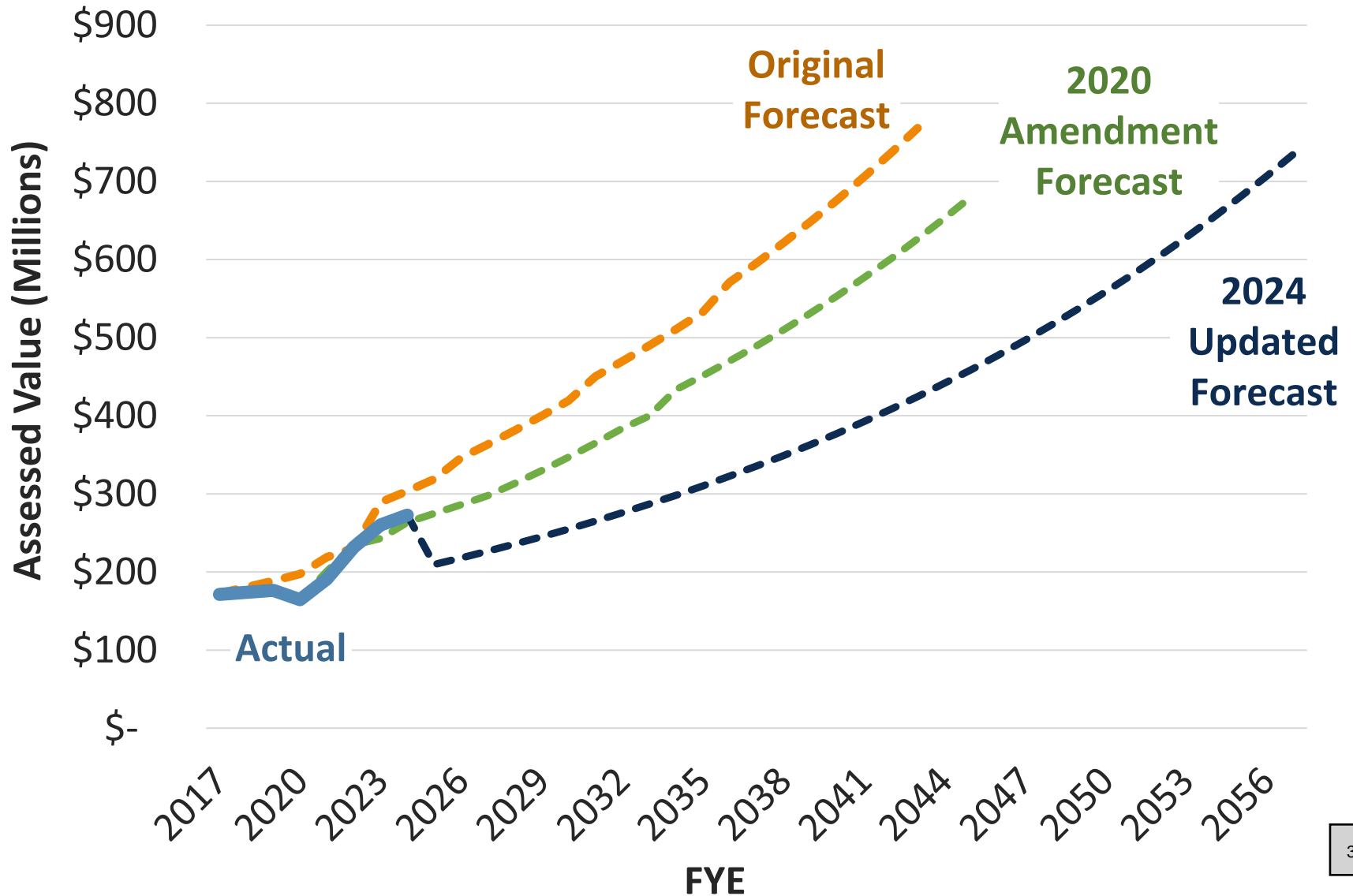


# Current URA Boundary

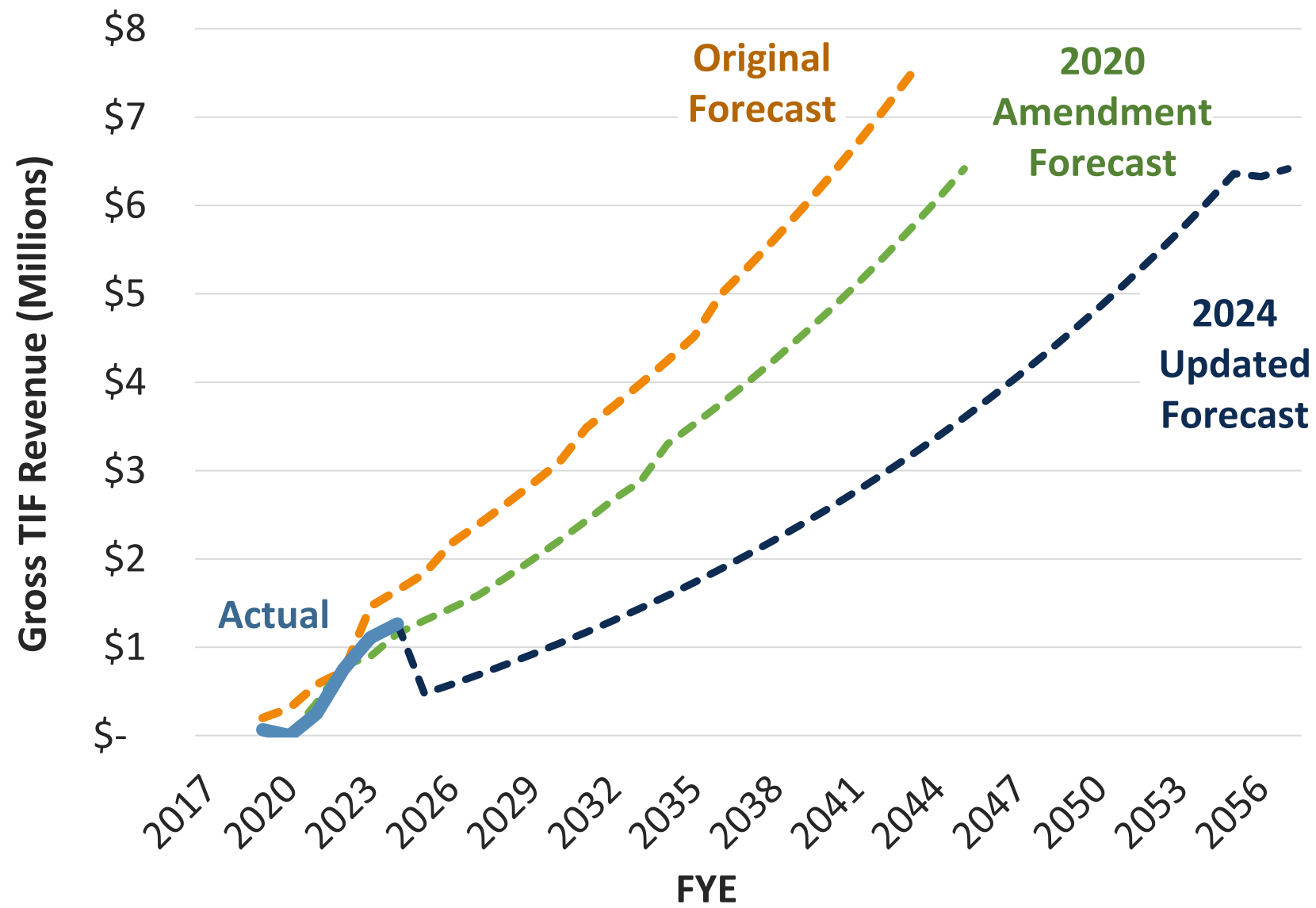
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# Updated Assessed Value Forecast



# Updated Revenue Forecast





# What's Next for the URA?

2023-2024 URA Budget Process

2024-2025 URA Budget Process

Where to Find URA Financials

Gloria Butsch, Finance Director

# What's Next for the URA?

- 2023-2024 Supplemental Budget Public Hearing (for any expenditures)
  - Anticipated March 20, 2024
  - Currently all funding is placed in contingency
- 2024-2025 URA Budget Committee
  - Anticipated May 16, 2024
- 2024-2025 URA Budget Adoption
  - Anticipated June 5, 2024

# Where to Find URA Financials

- URA Annual Reports
  - Mailed/Emailed as required to Taxing Districts
- URA Budgets
- URA Audits
- URA Plan & Report (as amended/adopted)
- OEDA URA Best Practices Manual
- <https://www.sthelensoregon.gov/urban>
  - Click on "URA Budgets & Reports" for Financials

# City of St. Helens Mission

- **Vision:** To provide quality, effective and efficient service to our citizens.
- Develop and preserve the highest possible **quality of life** for our residents, businesses, and visitors.
- Provide a **safe and healthy environment** within a **sound economic framework**.
- Provide leadership which is **open and responsive** to the needs of the community and **works for the benefit of all**.

## Urban Renewal Agency Goals

1. Ensure that stakeholders are involved in plan implementation by providing accurate, timely information, and encouraging public input and involvement.
2. Provide adequate infrastructure and public amenities to support new development.
3. Increase the safety and capacity of existing transportation corridors.
4. Improve public access to the Columbia River through investments in waterfront open space and paths.
5. Invest in the revitalization of the Houlton and Riverfront business districts.

