



URBAN RENEWAL AGENCY

Wednesday, May 05, 2021 at 6:30 PM

AGENDA

Open Public Hearing - 6:30 p.m. - *2021-2022 Urban Renewal Agency Budget Adoption*

ROLL CALL - 6:35 p.m.

CONSENT AGENDA FOR APPROVAL

- [1.](#) Draft Minutes dated September 2, 2020

PUBLIC COMMENT

DISCUSSION/ACTION ITEMS

2. Chair/Vice Chair Selection
- [3.](#) Resolution No. UR-006 - Adopting the 2021-2022 Budget

ADMINISTRATOR REPORT

ADJOURNMENT

VIRTUAL MEETING DETAILS

Due to the COVID-19 pandemic and the Governor's declared state of emergency (March 8, 2020) and subsequent Executive Order No. 20-16 (April 15, 2020), the public hearing and meeting will be held virtually via a phone-and-internet based application.

Join Zoom Meeting: <https://zoom.us/j/94095608478>

Meeting ID: 940 9560 8478

Call in: 1 253 215 8782

The St. Helens City Council Chambers are handicapped accessible. If you wish to participate or attend the meeting and need special accommodation, please contact City Hall at 503-397-6272 in advance of the meeting.

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For more information or for an application, stop by City Hall or call 503-366-8217.



URBAN RENEWAL AGENCY

Wednesday, September 02, 2020 at 6:00 PM

DRAFT MINUTES

PRESENT

Chair Doug Morten
 Agency Member Ginny Carlson
 Agency Member Keith Locke
 Agency Member Rick Scholl
 Vice Chair Stephen R. Topaz

STAFF PRESENT

Assistant City Administrator Matt Brown
 Associate Planner Jennifer Dimsho
 City Administrator John Walsh

OTHERS

Elaine Howard, Elaine Howard Consulting

ROLL CALL - 6 p.m.

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

CONSENT AGENDA FOR APPROVAL

1. Urban Renewal Agency Minutes Draft Dated June 3, 2020
2. Urban Renewal Meeting Minutes Dated August 5, 2020

Motion: Motion made by Agency Member Locke and seconded by Agency Member Scholl to approve Urban Renewal Agency minutes dated June 3, 2020 and August 5, 2020. **Vote:** Yea: Chair Morten, Agency Member Carlson, Agency Member Locke, Agency Member Scholl, and Vice Chair Topaz.

PUBLIC COMMENT

There were no public comments.

DISCUSSION/ACTION ITEMS

3. Urban Renewal Amendment Staff Report with Attachments

Administrator John Walsh said that our original Urban Renewal Plan adopted in 2017 included a lot of detail on the specific projects to be funded with Urban Renewal funding. This detailed project list is not proposed to be changed with the proposed substantial amendment. He went through the projects list briefly with the Agency. He reminded the Agency that Armstrong World Industries leaving had a huge impact on the anticipated revenues, which is why staff pursued a substantial amendment to the Agency boundary. Walsh said staff is recommending tonight that the Agency move to forward the St. Helens Urban Renewal Plan Amendment #2 to the St. Helens Planning Commission for their review of the Plan Amendment's conformance to the St. Helens Comprehensive Plan, to the Columbia County Commission for briefing, and then to the St. Helens City Council for their review and vote on adoption. He also

noted that a notice will go in all utility bills regarding the amendment in September. Walsh asked Associate Planner Dimsho to go over the specific boundary changes proposed.

Dimsho shared a map of the underperforming properties which were proposed to be removed and the properties which have anticipated development in process or occurring. Dimsho said the proposed amendment will result in a net loss of seven acres but explained that adding properties with anticipated development will improve the near-term revenue projections for the Agency. Improved near-term revenues will allow the Agency to fund the highly anticipated projects Walsh went over at the beginning of the meeting.

Topaz asked how many substantial amendments the Agency can do. Elaine Howard, with Elaine Howard Consulting, who assisted the City with this proposed amendment to ensure compliance with Oregon Revised Statutes (ORS), said that any future amendment will automatically be a substantial amendment for St. Helens. She said that we may add up only to 20 percent of our original Agency Boundary. If this proposed substantial amendment/boundary change occurs, only 116 additional acres may be added, which brings us to the 20 percent cap. Morten asked how long a typical amendment process takes. Elaine Howard said it takes approximately four months to go through a major amendment.

Motion: Motion made by Vice Chair Topaz and seconded by Agency Member Carlson to move forward the St. Helens Urban Renewal Plan Amendment #2 to the St. Helens Planning Commission for their review of the Plan Amendment's conformance to the St. Helens Comprehensive Plan, to the Columbia County Commission for briefing, and then to the St. Helens City Council for their review and vote on adoption. **Vote:** Yea: Chair Morten, Agency Member Carlson, Agency Member Locke, Agency Member Scholl, Vice Chair Topaz.

ADMINISTRATOR REPORT

Walsh had no further report.

ADJOURNMENT

The meeting was adjourned at 6:26 p.m.

City of St. Helens
RESOLUTION NO. UR-06

A RESOLUTION ADOPTING THE BUDGET FOR THE 2021-2022 FISCAL YEAR, MAKING APPROPRIATIONS, DECLARING THE TAX INCREMENT, AND COLLECTING THE MAXIMUM AMOUNT OF THE DIVISION OF THE TAX

ADOPTING THE BUDGET

BE IT RESOLVED, that the City of St. Helens Urban Renewal Agency hereby adopts the budget for the fiscal year 2021-2022 in the total of \$407,000 on file at the City of St. Helens, 265 Strand Street, St. Helens, Oregon.

MAKING APPROPRIATIONS

BE IT RESOLVED, that the amounts shown in Exhibit A, City of St. Helens Urban Renewal Agency Proposed Budget 2021-2022 Budget are hereby appropriated for the fiscal year beginning July 1, 2021.

DECLARING TAX INCREMENT

BE IT RESOLVED, that the City of St. Helens Urban Renewal Agency hereby elects to certify to the County Assessor that a request for the St. Helens Urban Renewal Plan Area for the maximum amount of revenue that may be raised by dividing the taxes on Section 1e, Article IX of the Oregon Constitution and ORS Chapter 457.

Passed and adopted by the St. Helens Urban Renewal Agency this 5th day of May 2021, by the following vote:

Ayes:

Nays:

 TBD, Chair

ATTEST:

 Jennifer Dimsho, AICP, Associate Planner

City of St. Helens Urban Renewal Agency

Proposed Budget FY 2021-2022



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URBAN RENEWAL AGENCY BOARD (2020 Selection)

Doug Morten	Board Chair
Stephen Topaz	Board Vice Chair
Rick Scholl	Board Member
Patrick Birkle	Board Member
Jessica Chilton	Board Member

BUDGET COMMITTEE

Clair Catt	Budget Committee Member
Michelle Damis	Budget Committee Member
Mark Gunderson	Budget Committee Member
Bill Eagle	Budget Committee Member
Garrett Lines	Budget Committee Member

CITY STAFF

John Walsh	Agency Administrator
Jenny Dimsho	Agency Secretary

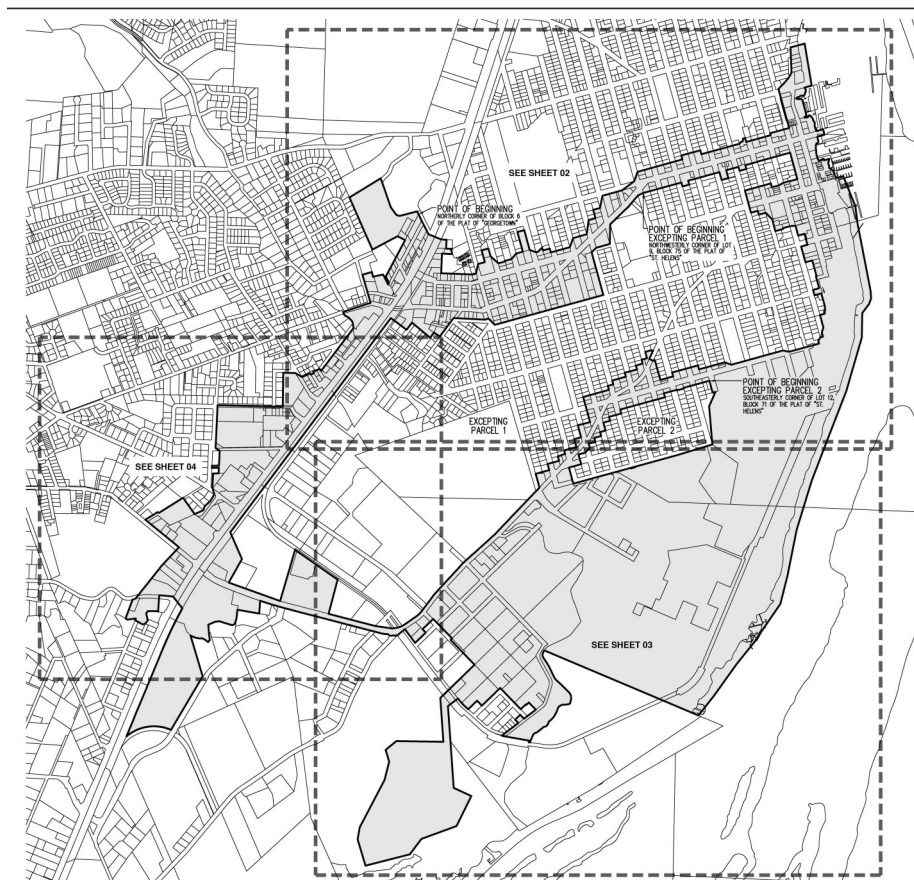
ABOUT THE AGENCY

The City of St. Helens Urban Renewal Agency (URA) is a separate entity from the City. The City of St. Helens City Council serves as the Board of Directors for the URA and is financially accountable for its operations. In accordance with Oregon budget law, the URA prepares its own budget, and the Board of Directors approves its annual appropriations.

Urban Renewal Agencies capture a portion of the tax base from growth to make investments to revitalize and improve economic and community development projects included in the Urban Renewal Plan. When the St. Helens Urban Renewal Plan was adopted in 2017, property values within the district boundary were frozen. The taxes collected on that frozen value continue to flow to the taxing authorities (City, County, Schools, Fire, etc.). Any growth and appreciation amount over the frozen base funds the Urban Renewal Agency and Urban Renewal Plan.

Urban Renewal Tax Collections are not an additional tax, rather it is a division of the existing taxes where the greater portion is directed towards funding projects within the UR Area. URA revenues are used to initiate development that would not be financially feasible without infrastructure improvements made possible by urban renewal financing. In 2020, the URA and City Council went through a formal process to adopt a major boundary amendment to address URA revenue shortfalls by adding property with development potential and removing underperforming properties. The total acreage of the URA, as amended in 2020, is 752 acres. No projects were changed, and the maximum indebtedness did not increase with this major amendment.

The diagram below shows the URA Boundary from 2017, as amended in 2020. The adopted Urban Renewal Plan is available on the City's website at <https://www.sthelensoregon.gov/urban>



FY 2021-2022 BUDGET MESSAGE

The St Helens Urban Renewal Agency (URA) has since its 2017 inception, struggled to meet revenue expectations. This was primarily due to a planned major investment in the Armstrong World Industries site which not only didn't occur, but the business ended up closing shutting down operations. As a result, the Agency has received less than budgeted revenues for several years. With assessed value lower than the certified frozen base, the URA received essentially no tax-increment finance (TIF) revenue in FY 2020. In an effort to realign the URA's financial condition the City Council, staff, and the URA pursued adoption of a major amendment to the URA boundary in November 2020. This amendment added taxable properties to the agency and removed others that were either non-taxable or non-buildable and resulted in a slight reduction in total area.

Over the next few years, due to these additions and subtractions the URA is expected to meet revenue projections to fund the long list of projects detailed in the URA Plan. For additional detail regarding revenue projections, visit the City's website at <https://www.sthelensoregon.gov/urban> to review the November 2020 Urban Renewal Amendment.

As a result of the changes created through the amendment the URA is expected to have limited capacity to fund specific projects in FY 2021-2022, however we anticipate the URA will have the capacity to fund \$8M in projects within the next 5 years. This plan and project list is available on the City's website at <https://www.sthelensoregon.gov/urban>.

The 2021-2022 URA budget, as in prior years, proposes to dedicate 100 percent of URA revenues into a contingency account under expenses. This allows maximum flexibility for use of funds though no specific projects are identified. The City can be reimbursed from the URA for eligible expenses though we do not anticipate reimbursement in this upcoming year. These reimbursements can include URA planning fees and professional services along with a percentage of staff time that was used to create the URA. These expenses are easily tracked in our financial system if the City chooses to seek reimbursement at any time in the future from the URA.

Respectfully,

John Walsh, St. Helens Urban Renewal Agency Administrator

FY 2021-2022 BUDGET

RESOURCES	2018-19 Actual	2019-20 Actual	2020-21 Adopted	2021-22 Proposed	2021-22 Approved	2021-22 Adopted
LOCAL TAXES						
801-000-31003 Property Tax - Current	51,595	1,259	1,100	354,000	-	-
801-000-031002 Property Tax - Previous	-	-	-	-	-	-
TOTAL CHARGES FOR SERVICES	51,595	1,259	1,100	354,000	-	-
FUND BALANCE AVAILABLE						
801-000-39001 Fund Balance Available	-	51,595	51,595	53,000	-	-
TOTAL RESOURCES	51,595	52,854	52,695	407,000	-	-

EXPENDITURES	2018-19 Actual	2019-20 Actual	2020-21 Adopted	2021-22 Proposed	2021-22 Approved	2021-22 Adopted
CONTINGENCY						
801-000-58001 Contingency	-	-	-	407,000	-	-
TOTAL EXPENDITURES	-	-	-	407,000	-	-