



COUNCIL REGULAR SESSION

Wednesday, November 04, 2020 at 7:00 PM

COUNCIL MEMBERS:

Mayor Rick Scholl
Council President Doug Morten
Councilor Keith Locke
Councilor Ginny Carlson
Councilor Stephen R. Topaz

<https://zoom.us/j/91727721439?pwd=QUxUNTZWwXBRt0FiazV1OVNwaHFpZz09>

LOCATION & CONTACT:

Website | www.sthelensoregon.gov

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Fax | 503-397-4016

AGENDA

CALL REGULAR SESSION TO ORDER

PLEDGE OF ALLEGIANCE

VISITOR COMMENTS – *Limited to five (5) minutes per speaker*

ORDINANCES – *Final Reading*

- 1. Ordinance No. 3257:** An Ordinance Making Certain Determinations and Findings Relating to and Approving the St. Helens Urban Renewal Plan Amendment 2 and Directing that Notice of Approval be Published

ORDINANCES - *First Reading*

- 2. Ordinance No. 3258:** An Ordinance Providing for Business Licenses, Instituting a Method for Issuing Licenses, Establishing Revocation and Suspension Procedures, Providing Penalties for Violations, and Repealing Code Chapter Title 5 Business Taxes, Licenses, and Regulations

APPROVE AND/OR AUTHORIZE FOR SIGNATURE

3. Final Plat for Hanna Place Subdivision
4. Final Plat for Graystone Estates Subdivision
- 5.** (Ratify) Personal Services Agreement with Epic Land Solutions, Inc. for Right-of-Way Acquisition
- 6.** Contract Payments

CONSENT AGENDA FOR APPROVAL

- 7.** City Council Work Session, Executive Session, and Regular Session Minutes dated October 7 and 16, 2020
- 8.** Accounts Payable Bill Lists

WORK SESSION ACTION ITEMS

MAYOR SCHOLL REPORTS

COUNCIL MEMBER REPORTS

OTHER BUSINESS

ADJOURN

VIRTUAL MEETING DETAILS

Join Zoom Meeting:

<https://zoom.us/j/91727721439?pwd=QUxUNTZWcXBRT0FiazV1OVNwaHFpZz09>

Meeting ID: 917 2772 1439

Passcode: 384145

Dial by your location: 1 669 900 6833 US (San Jose)

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.

Be a part of the vision...Get involved with your City...Volunteer for a City of St. Helens Board or Commission!

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

City of St. Helens
ORDINANCE NO. 3257

AN ORDINANCE MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING
TO AND APPROVING THE ST. HELENS URBAN RENEWAL PLAN AMENDMENT 2
AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED

WHEREAS, the **St. Helens Urban Renewal Agency** (the "**Agency**"), as the duly authorized and acting urban renewal agency of the City of St. Helens, Oregon per Ordinance No. 3093, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

WHEREAS, the **City of St. Helens** (the "**City**") adopted the St. Helens Urban Renewal Plan by Ordinance No. 3217 on July 19, 2017; and

WHEREAS, the Agency, pursuant to the requirements of ORS Chapter 457, has caused preparation of the **St. Helens Urban Renewal Plan Amendment 2** dated November 4, 2020 and attached hereto as **Exhibit "A"** (the "**Plan Amendment**").

WHEREAS, The Plan Amendment removes property and adds property to the St. Helens Urban Renewal Area and this addition of property is over one percent of the existing acreage of the urban renewal area making the amendment a substantial amendment pursuant to the Plan, Section 4 on Amendments and to ORS 457.085(2)(i)(A); and

WHEREAS, the Agency has caused the preparation of a certain **Urban Renewal Report on the Urban Renewal Plan Amendment 2** dated November 4, 2020 attached hereto as **Exhibit "B"** (the "**Report**") to accompany the Plan Amendment as required under ORS 457.085(3); and

WHEREAS, the Agency forwarded the Plan Amendment and Report to the City of St. Helens Planning Commission (the "**Planning Commission**") for review and recommendation. The Planning Commission considered the Plan Amendment and Report on September 8, 2020 and made a recommendation that the Plan Amendment conformed with the St. Helens Comprehensive Plan as shown in the Planning Commission Minutes dated September 8, 2020 **Exhibit "C"** (the "**Planning Commission Recommendation**"); and

WHEREAS, the Plan Amendment and the Report were formally forwarded on September 3, 2020 to the governing body of each taxing district affected by the Plan Amendment, and the Agency has thereafter consulted and conferred with each taxing district; and

WHEREAS, on September 23, 2020, the City met with representatives of Columbia County to review the Plan Amendment, including the maximum indebtedness for the Plan which has not changed in the Plan Amendment; and

WHEREAS, the City Council has not received written recommendations from the governing bodies of the affected taxing districts; and

WHEREAS, on September 22, 2020, the City caused notice of the hearing to be held before the Council on the Plan Amendment, including the required statements of ORS 457.120(3), to be mailed to City utility customers; and

WHEREAS, on October 21, 2020, the City Council held a public hearing to review and consider the Plan Amendment, the Report, the recommendation of the Planning Commission and the public testimony received on or before that date and to receive additional public testimony; and

WHEREAS, the City Council found that the Plan Amendment conforms with all applicable legal requirements; and

WHEREAS, after consideration of the record presented through this date, the City Council does by this ordinance desire to approve the Plan Amendment.

NOW, THEREFORE, THE CITY OF ST. HELENS DOES ORDAIN AS FOLLOWS:

Section 1. The Plan Amendment complies with all applicable requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Planning Commission Recommendation and the public testimony before the City Council:

1. The process for the adoption of the Plan Amendment, has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements.
2. The area designated in the Plan Amendment and the Plan as a whole as the **St. Helens Urban Renewal Area ("Area")** is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in Section 3 "Existing Conditions" in the Report including the underdevelopment of property within the Area (ORS 457.010(1)(g)).
3. The rehabilitation and redevelopment described in the Plan Amendment to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according the goals of the City's Comprehensive Plan.
4. The Plan Amendment conforms to the St. Helens Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in the Plan Amendment and in the Planning Commission Recommendation as forwarded by the Planning Director.
5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan Amendment and therefore the Plan Amendment does not include provisions to house displaced persons.
6. There is no acquisition of real property provided in the Plan Amendment.
7. Adoption and carrying out the Plan Amendment is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in the Section 5 "Funding Plan" of the Report.
8. The City shall assume and complete any activities prescribed it by the Plan Amendment.

9. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan Amendment being forwarded to the City Council.

Section 2. The St. Helens Urban Renewal Plan Amendment 2 is hereby approved based upon review and consideration by the City Council of the Plan Amendment and Report, the St. Helens Planning Commission Recommendations, each of which is hereby accepted, and the public testimony in the record.

Section 3. The City Administrator shall forward forthwith to the Agency a copy of this Ordinance.

Section 4. The Agency shall thereafter cause a copy of the Plan Amendment to be recorded in the Records of Columbia County, Oregon.

Section 5. The City Administrator, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan Amendment including the provisions of ORS 457.135, in the St. Helens Chronicle no later than four days following adoption of this Ordinance.

Section 6. Severability. If any portion of the Plan Amendment is held to be invalid or unconstitutional by a court of competent jurisdiction, that portion is to be deemed severed from the Plan Amendment, and in no way, affects the validity of the remainder of the Plan Amendment.

Section 7. The effective of this Ordinance shall be 30 days after approval, or if during that 30-day period a sufficient number of signatures are obtained on a referral petition, the effective date shall be the date of the successful approval by the voters of the City of St. Helens, in accordance with the City Charter and other applicable laws.

Read the first time: October 21, 2020
Read the second time: November 4, 2020

APPROVED AND ADOPTED this 4th day of November 2020 by the following vote:

Ayes:

Nays:

Rick Scholl, Mayor

ATTEST:

Kathy Payne, City Recorder

Attachments: Exhibit A – St. Helens Urban Renewal Plan Amendment 2
Exhibit B – Report Accompanying the St. Helens Urban Renewal Plan Amendment 2
Exhibit C – Planning Commission Recommendation - Minutes dated September 8, 2020

Amendment 2 to the St. Helens Urban Renewal Area

Additions are shown in *italics*. Deletions are shown in ~~crossout~~.

1. Overview

The 2018 minor amendment, Amendment 1, was completed in cooperation with the Columbia County Assessor to resolve issues of tax lots which were bisected, partially in the urban renewal area and partially out of the urban renewal area.

The 2020 Substantial Amendment, Amendment 2, added property to the Area in an effort to return the projected tax increment collections to the original capacity of the Area. In a financial assessment completed in 2020, Tiberius Solutions stated: “Historical growth in assessed value in the St. Helens Urban Renewal Area has failed to keep pace with the original projections in the St. Helens Urban Renewal Plan. The gap between actual and projected assessed value grew to \$32.6 million in FYE 2020, due largely to the closure of the Armstrong World Industries manufacturing facility. With assessed value lower than the certified frozen base, the URA received essentially no TIF revenue in FYE 2020. This has resulted in no financial capacity to invest in urban renewal projects and jeopardizes the ability of the URA to incur the full amount of authorized maximum indebtedness before the planned termination date in FYE 2043”.

To return the financial capacity of the Area to the original projections, property that had development potential was added to the Area.

Amendment 2 also removed property. The properties to be removed were either being developed into non-taxable housing, contained several environmental constraints making them difficult to develop, or were outside the city limits.

1.3. Urban Renewal Boundary and Projects

Exhibit 2 shows the boundary for the Area. The Area is ~~756~~–752 acres, with ~~605~~ 603.1 acres consisting of parcel land and with ~~151~~ 148.9 acres consisting of public right-of-way. The entire Area is within the St. Helens city limits. This boundary was chosen because it is blighted, and establishing it as an urban renewal area:

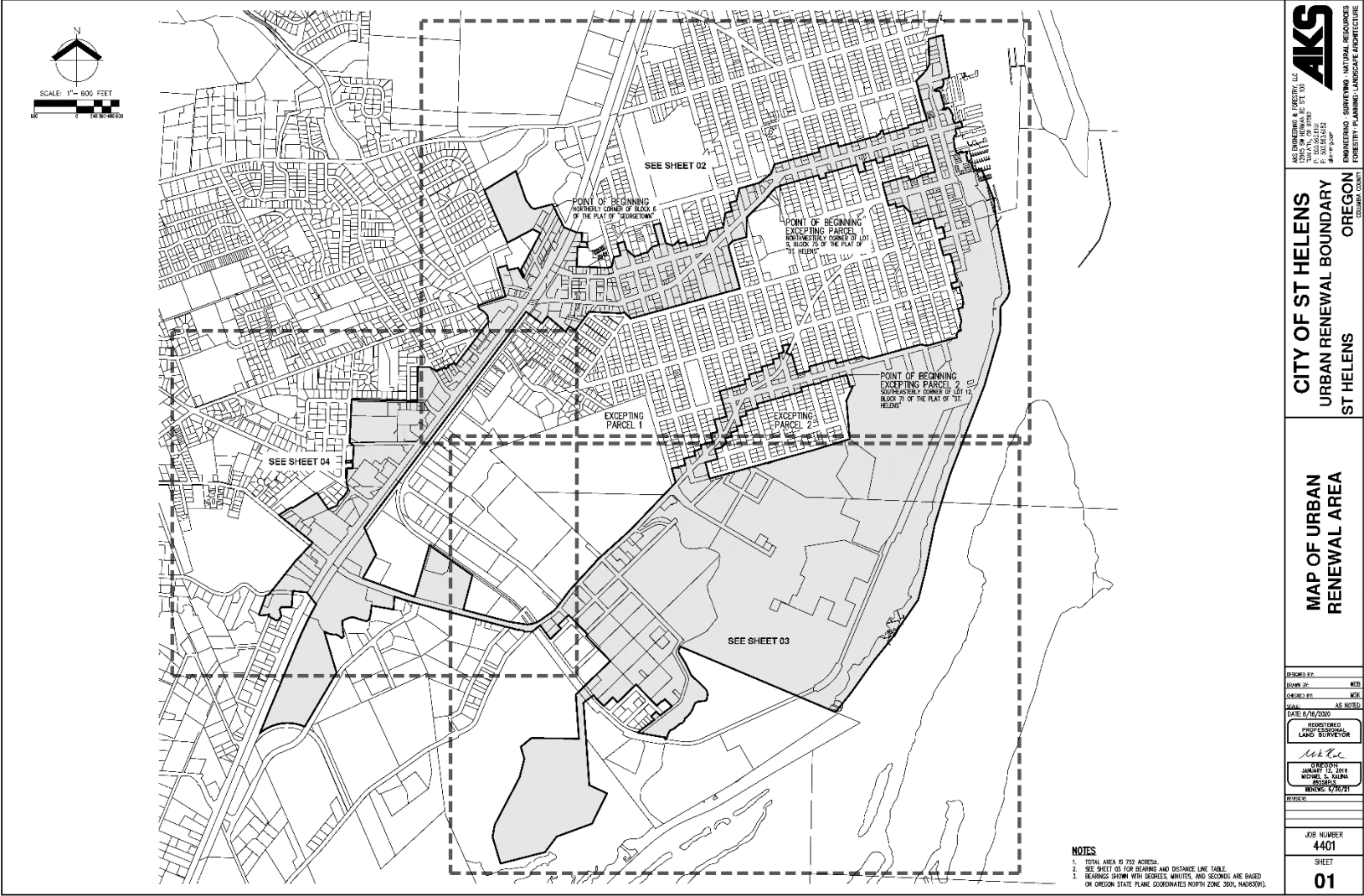
- Allows for improvements to key roads (and commercial corridors) that lead to downtown: Old Portland Road, St. Helens Street /Columbia Boulevard.

- Aids in revitalization of the Riverfront District and the Houlton Business District.
- Attracts jobs to vacant and underutilized industrial land through infrastructure investments.
- Supports development on the Veneer Property, the principal subject of 2016 Framework Plan.

The boundary also contains all identified urban renewal projects, identified in **Section 2. Urban Renewal Projects and Activities**. A legal description of the boundary is included in Appendix A. The Area comprises ~~20.29%~~ 20.18% of the City of St. Helens acreage and ~~49.04%~~ 17.25% of the City's assessed value. It does not exceed 25% of the total assessed value and area of St. Helens and is within the statutory limits.

(Note: Exhibit 2 is deleted and replaced with current boundary)

Exhibit 2. Urban Renewal Boundary

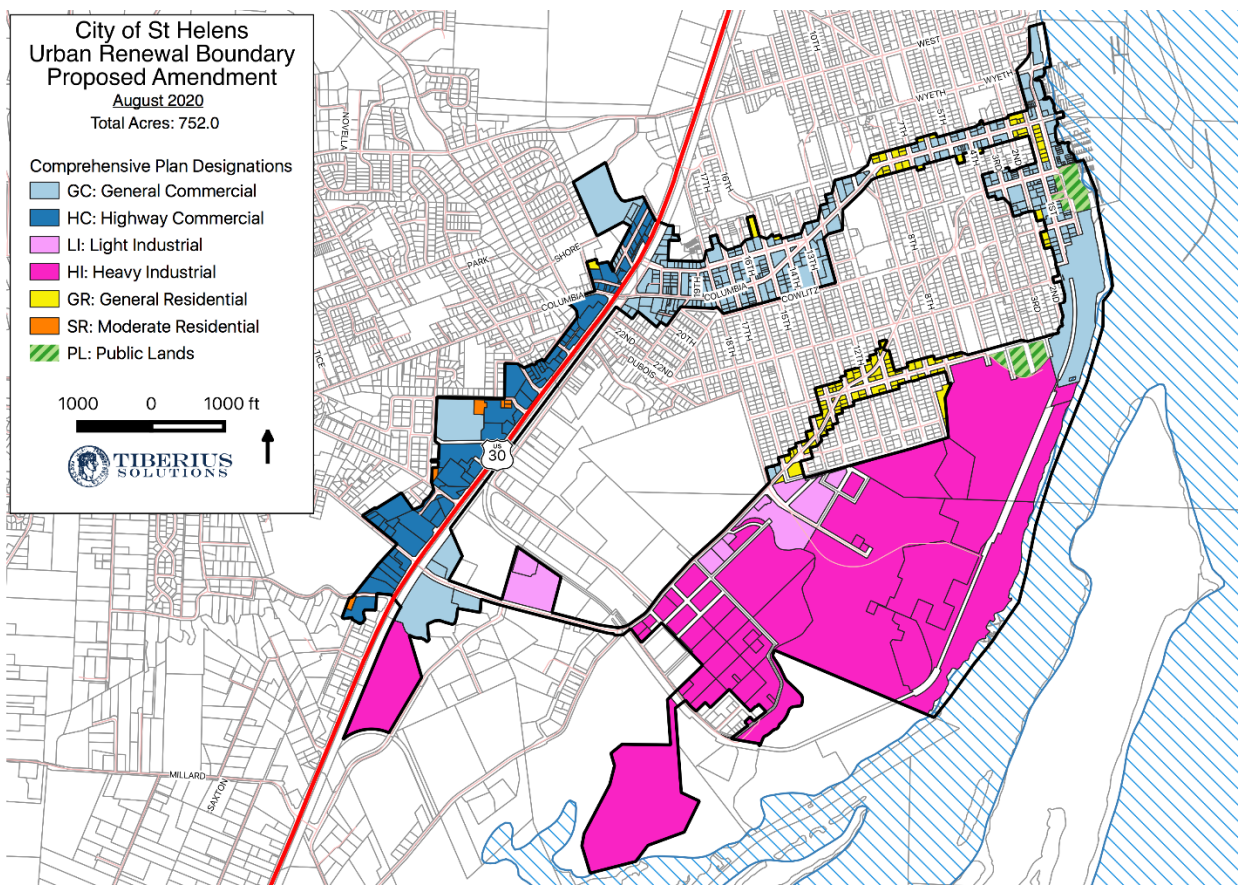


Source: AKS Engineering

8. Proposed Land Uses

(Note: Exhibit 9 is deleted and replaced with current boundary)

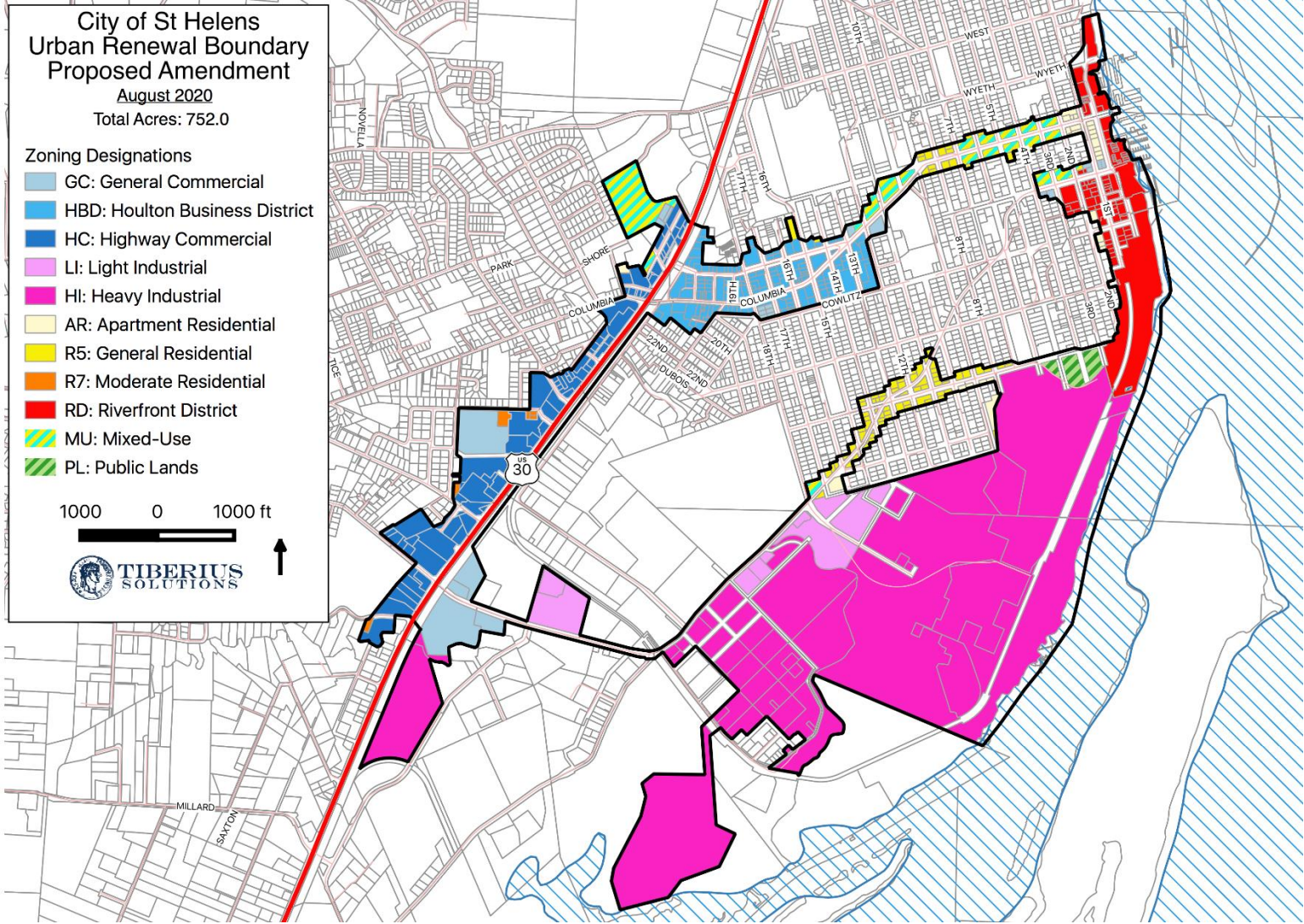
Exhibit 9. Comprehensive Plan Designations



Source: Tiberius Solutions using City of St Helens. Certified Tax Roll Data FY 19-20

(Note: Exhibit 10 is deleted and replaced with current boundary)

Exhibit 10. St. Helens Zoning Designations



Source: Tiberius Solutions using City of St Helens. Certified Tax Roll Data FY 19-20

10. Appendices

The Legal description is deleted and replaced in its entirety

EXHIBIT A

Urban Renewal Area

St. Helens, Oregon

A tract of land and road right-of-ways located in Sections 3, 4, 5, 8, 9, and 10, Township 4 North, Range 1 West, and Section 34, Township 5 North, Range 1 West, Willamette Meridian, City of St. Helens, Columbia County, Oregon, and being more particularly described as follows:

Beginning at the most northerly corner of Block 6 of the plat “Georgetown”, also being on the southwesterly right-of-way line of Howard Street, located in the Northwest One-Quarter of Section 4, Township 4 North, Range 1 West, Willamette Meridian, City of St. Helens, Columbia County, Oregon (Assessor’s Map 04 01 04 BD):

1. Thence along said southwesterly right-of-way line, Southeasterly 314 feet, more or less, to the northwesterly right-of-way line of Columbia River Highway (US 30) (Assessor’s Map 04 01 04 BD);
2. Thence leaving said northwesterly right-of-way line, Easterly 196 feet, more or less, to the northwesterly corner of Document Number 2015-008660, also being on the southeasterly right-of-way line of Portland & Western Railroad (Assessor’s Map 04 01 04 BD);
3. Thence along the northerly line of said deed, Easterly 73 feet, more or less, to the northeasterly corner of said deed (Assessor’s Map 04 01 04 BD);
4. Thence along the easterly line of said deed, Southerly 125 feet, more or less, to the northerly line of Document Number 2020-003060 (Assessor’s Map 04 01 04 BD);
5. Thence along said northerly line, Easterly 86 feet, more or less, to the northeasterly corner of said deed (Assessor’s Map 04 01 04 BD);
6. Thence along the easterly line of said deed, Southerly 90 feet, more or less, to the southeasterly corner of said deed (Assessor’s Map 04 01 04 BD);
7. Thence along the southerly line of said deed, Westerly 141 feet, more or less, to the northwesterly corner of Document Number 2016-006289 (Assessor’s Map 04 01 04 BD);
8. Thence along the westerly line of said deed, Southerly 280 feet, more or less, to the southwesterly corner of said deed, also being on the northerly line of the plat “Midway Lots” (Assessor’s Map 04 01 04 BD);
9. Thence along said northerly line, Easterly 435 feet, more or less, to the northwesterly corner of Document Number 2013-003735 (Assessor’s Map 04 01 04 BD);
10. Thence along the northerly line of said deed, Easterly 63 feet, more or less, to the northeasterly corner of said deed, also being on the westerly right-of-way line of N 18th Street (Assessor’s Map 04 01 04 BD);
11. Thence leaving said westerly right-of-way line, Northeasterly 133 feet, more or less, to the southwesterly corner of Lot 4, Block 144 of the plat “St. Helens” (Assessor’s Map 04 01 04 BD);
12. Thence along the southerly line of said Lot 4, Easterly 100 feet, more or less, to the southeasterly corner of said Lot 4 (Assessor’s Map 04 01 04 BD);

13. Thence along the easterly line of said Lot 4 and the northerly extension thereof, Northerly 174 feet, more or less, to the northwesterly corner of Lot 17 of said Block 144 (Assessor's Map 04 01 04 BD);
14. Thence along the northerly line of said Lot 17, Easterly 100 feet, more or less, to the northeasterly corner of said Lot 17, also being on the westerly right-of-way line of N 17th Street (Assessor's Map 04 01 04 BD);
15. Thence along said westerly right-of-way line, Southerly 116 feet, more or less, to the southeasterly corner of Lot 18 of said Block 144 (Assessor's Map 04 01 04 BD);
16. Thence leaving said westerly right-of-way line, Southeasterly 150 feet, more or less, to the easterly right-of-way line of N 17th Street, also being on a line that is parallel with and 9.00 feet southerly of the northerly line of Lot 2, Block 139 of said plat (Assessor's Map 04 01 04 BD);
17. Thence along said parallel line, Easterly 100 feet, more or less, to the easterly line of said Lot 2 (Assessor's Map 04 01 04 BD);
18. Thence along said easterly line, Northerly 9 feet, more or less, to the northwesterly corner of Lot 21 of said Block 139 (Assessor's Map 04 01 04 BD);
19. Thence along the north line of said Lot 21, Easterly 100 feet, more or less, to the northeasterly corner of said Lot 21, also being on the westerly right-of-way line of N 16th Street (Assessor's Map 04 01 04 BD);
20. Thence leaving said westerly right-of-way line, Northeasterly 100 feet, more or less, to the southwest corner of Lot 4, Block 128 of said plat (Assessor's Map 04 01 04 AC);
21. Thence along the southerly line of said Lot 4, Easterly 100 feet, more or less, to the southeasterly corner of said Lot 4 (Assessor's Map 04 01 04 AC);
22. Thence along the easterly line of said Lot 4 and the northerly extension thereof, Northerly 290 feet, more or less, to the northwesterly corner of Lot 15 of said Block 128 (Assessor's Map 04 01 04 AC);
23. Thence along the northerly line of said Lot 15, Easterly 100 feet, more or less, to the northeasterly corner of said Lot 15, also being on the westerly right-of-way line of N 15th Street (Assessor's Map 04 01 04 AC);
24. Thence along said westerly right-of-way line, Southerly 290 feet, more or less, to the northeasterly corner of Lot 20 of said Block 128 (Assessor's Map 04 01 04 AC);
25. Thence leaving said westerly right-of-way line, Southeasterly 100 feet, more or less, to the northwesterly corner of Lot 2, Block 123 of said plat, also being the southwest corner of Document Number 1998-011310 (Assessor's Map 04 01 04 AC);
26. Thence along the southerly line of said deed, Northeasterly 115 feet, more or less, to the westerly line of Lot 20 said Block 123 (Assessor's Map 04 01 04 AC);
27. Thence along said westerly line, Southerly 40 feet, more or less, to the southwest corner of said Lot 20 (Assessor's Map 04 01 04 AC);
28. Thence along the southerly line of said Lot 20, Easterly 100 feet, more or less, to the southeasterly corner of said Lot 20, also being on the westerly right-of-way of N 13th Street (Assessor's Map 04 01 04 AC);
29. Thence along said westerly right-of-way line, Southerly 58 feet, more or less, to the northeasterly corner of Lot 22 of said Block 123 (Assessor's Map 04 01 04 AC);

30. Thence along the easterly extension of the northerly line of said Lot 22, Easterly 280 feet, more or less, to the northeasterly corner of Lot 22, Block 112 of said plat, also being on the westerly right-of-way line of N 13th Street (Assessor's Map 04 01 04 AC);
31. Thence leaving said westerly right-of-way line, Northeasterly 139 feet, more or less, to the northwesterly corner of Lot 3, Block 107 of said plat (Assessor's Map 04 01 04 AC);
32. Thence along the northerly line of said Lot 3 and the easterly extension thereof, Easterly 200 feet, more or less, to the southeasterly corner of Lot 19 of said Block 107, also being on the westerly right-of-way line of N 12th Street (Assessor's Map 04 01 04 AC);
33. Thence leaving said westerly right-of-way line, Northeasterly 203 feet, more or less, to a point on the easterly right-of-way line of North 12th Street, which bears northerly 12 feet from the northwesterly corner of Lot 6, Block 96 of said plat (Assessor's Map 04 01 04 AB);
34. Thence along a line parallel with and 12 feet northerly of the northerly line of said Lot 6, Easterly 100 feet, more or less, to the north-south centerline of said Block 96 (Assessor's Map 04 01 04 AB);
35. Thence along said north-south centerline, Northerly 120 feet, more or less, to a point which bears northerly 16 feet from the northwesterly corner of Lot 15 of said Block 96, also being the southwesterly corner of Document Number 1995-010731 (Assessor's Map 04 01 04 AB);
36. Thence along the southerly line of said deed, Easterly 100 feet, more or less, to the southeasterly corner of said deed, also being on the westerly right-of-way line of N 11th Street (Assessor's Map 04 01 04 AB);
37. Thence leaving said westerly right-of-way line, Northeasterly 178 feet, more or less, to the northwesterly corner of Block 91 of said plat, also being the intersection of the easterly right-of-way line of N 11th Street and the southerly right-of-way line of Willamette Street (Assessor's Map 04 01 04 AA);
38. Thence along said southerly right-of-way line, Easterly 290 feet, more or less, to the northwesterly corner of Block 80 of said plat (Assessor's Map 04 01 04 AA);
39. Thence leaving said southerly right-of-way line, Northeasterly 215 feet, more or less, to the southeasterly corner of Block 79 of said plat, also being the intersection of the westerly right-of-way line of N 9th Street and the northerly right-of-way line of Willamette Street (Assessor's Map 04 01 04 AA);
40. Thence Northeasterly 141 feet, more or less, to the southwesterly corner of Lot 3, Block 76 of said plat, also being on the easterly right-of-way line of N 9th Street (Assessor's Map 04 01 04 AA);
41. Thence along the southerly line of said Lot 3 and the easterly extension thereof, Easterly 660 feet, more or less, to the southwesterly corner of Lot 20, Block 60 of said plat (Assessor's Map 04 01 04 AA);
42. Thence along the westerly line of said Lot 20, Northerly 58 feet, more or less, to the northwesterly corner of said Lot 20 (Assessor's Map 04 01 04 AA);
43. Thence along the northerly line of said Lot 20 and the easterly extension thereof, Easterly 280 feet, more or less, to the northeasterly corner of Lot 3, Block 47 of said plat (Assessor's Map 04 01 03 BB);

44. Thence along the easterly line of said Lot 3, Southerly 58 feet, more or less, to the northwesterly corner of Lot 21 of said Block 47 (Assessor's Map 04 01 03 BB);
45. Thence along the northerly line of said Lot 21 and the easterly extension thereof, Easterly 560 feet, more or less, to the southwest corner of Lot 20, Block 31 of said plat, also being the most westerly corner of Document Number 2015-002572 (Assessor's Map 04 01 03 BB);
46. Thence along the northwesterly line of said deed, Northeasterly 101 feet, more or less, to the northerly line of said Lot 20 (Assessor's Map 04 01 03 BB);
47. Thence along said northerly line, Easterly 30 feet, more or less, to the northeasterly corner of said Lot 20, also being on the westerly right-of-way line of N 3rd Street (Assessor's Map 04 01 03 BB);
48. Thence along said westerly right-of-way line, Southerly 58 feet, more or less, to the southeasterly corner of said Lot 20 (Assessor's Map 04 01 03 BB);
49. Thence leaving said westerly right-of-way line along the easterly extension of the southerly line of said Lot 20, Easterly 359 feet, more or less, to the northwesterly corner of Lot 2, Block 16 of said plat, also being on the easterly right-of-way line of N 2nd Street (Assessor's Map 04 01 03 BB);
50. Thence along said easterly right-of-way line, Northerly 29, more or less, to a point which bears northerly 29 feet from said northwesterly corner of Lot 2, also being the southwest corner of Document Number 2002-012148 (Assessor's Map 05 01 34 CC);
51. Thence along the southerly line of said deed and the easterly extension thereof, Easterly 280 feet, more or less, to the easterly right-of-way line of N 1st Street (Assessor's Map 05 01 34 CD);
52. Thence along said easterly right-of-way line, Northerly 573 feet, more or less, to the southwest corner of Block 14 of said plat, also being on the northwesterly right-of-way line of Wyeth Street (Assessor's Map 05 01 34 CC);
53. Thence along said northwesterly right-of-way line, Northeasterly 219 feet, more or less, to the southeasterly corner of Lot 14 of said Block 14, also being on the westerly right-of-way line of N River Street (Assessor's Map 05 01 34 CC);
54. Thence leaving said northwesterly right-of-way line and said westerly right-of-way line, Northeasterly 80 feet, more or less, to the intersection of the westerly extension of the southerly line of Lot 4, Block 1 of said plat and the easterly right-of-way line of N River Street (Assessor's Map 05 01 34 CD);
55. Thence along said easterly right-of-way line, Northerly 357 feet, more or less, to the westerly extension of the northerly line of Lot 9 of said Block 1 (Assessor's Map 05 01 34 CD);
56. Thence along said westerly extension and the northerly line of said Lot 9 and the easterly extension thereof, Easterly 208 feet, more or less, to the ordinary low water line of the Columbia River (Assessor's Map 05 01 34 CD);
57. Thence along said ordinary low water line, Southerly 605 feet, more or less, to the easterly extension of the southerly right-of-way line of Wyeth Street (Assessor's Map 05 01 34 CD);
58. Thence along said easterly extension, Westerly 104 feet, more or less, to the ordinary high water line of the Columbia River (Assessor's Map 05 01 34 CD);

59. Thence along said ordinary high water line, Southerly 949 feet, more or less, to the easterly extension of the northerly right-of-way line of Columbia Boulevard (Assessor's Map 05 01 34 CD);
60. Thence along said easterly extension, Easterly 99 feet, more or less, to the ordinary low water line of the Columbia River (Assessor's Map 05 01 34 CD);
61. Thence along said ordinary low water line, Southerly 80 feet, more or less, to the easterly extension of the southerly right-of-way line of Columbia Boulevard (Assessor's Map 04 01 03 BA);
62. Thence along said easterly extension, Westerly 106 feet, more or less, to the ordinary high water line (Assessor's Map 04 01 03 BA);
63. Thence along said ordinary high water line, Southerly 456 feet, more or less, to the northerly line of the plat "Replat of Lots 5 Through 15 Yacht's Landing Planned Unit Development" (Assessor's Map 04 01 03 BA D1);
64. Thence along said northerly line, Easterly 74 feet, more or less, to the easterly line of said plat (Assessor's Map 04 01 03 BA D1);
65. Thence along said easterly line, Southerly 316 feet, more or less, to the southeast corner of said plat (Assessor's Map 04 01 03 BA D1);
66. Thence along the easterly extension of the southerly line of said plat, Easterly 104 feet, more or less, to the ordinary low water line of the Columbia River (Assessor's Map 04 01 03 BA);
67. Thence along said ordinary low water line, Southerly 8,303 feet, more or less, to the northeasterly line of Parcel 2 of Partition Plat 2009-017 (Assessor's Map 04 01 09 00);
68. Thence along said northeasterly line and the northwesterly extension thereof, Westerly 2,376 feet, more or less, to the centerline of Milton Creek (Assessor's Map 04 01 09 00);
69. Thence along said centerline, Southerly 1,745 feet, more or less, to the northerly right-of-way line of Portland & Western Railroad (Assessor's Map 04 01 09 00);
70. Thence along said northerly right-of-way line, Westerly 437 feet, more or less, to the southwesterly extension of the northwesterly right-of-way line of Milton Way (Assessor's Map 04 01 09 00);
71. Thence along said southwesterly extension and said northwesterly right-of-way line, Northeasterly 296 feet, more or less, to the southerly corner of Lot 10, Block 5 of the plat "South St. Helens Addition" (Assessor's Map 04 01 09 BD);
72. Thence along the southwesterly line of said Lot 10, Northwesterly 66 feet, more or less, to the westerly corner of said Lot 10 (Assessor's Map 04 01 09 BD);
73. Thence along the northwesterly line of said Lot 10, Northeasterly 100 feet, more or less, to the northerly corner of said Lot 10, also being on the southwesterly right-of-way line of Morris Avenue (Assessor's Map 04 01 09 BD);
74. Thence along said southwesterly right-of-way line, Southeasterly 78 feet, more or less, to the easterly corner of said Lot 10, also being on the northwesterly right-of-way line of Milton Way (Assessor's Map 04 01 09 BD);
75. Thence along said northwesterly right-of-way line, Northeasterly 211 feet, more or less, to the easterly corner of Lot 23, Block 22 of said plat (Assessor's Map 04 01 09 BD);

76. Thence along the northeasterly line of said Lot 23, Northwesterly 143 feet, more or less, to the northerly corner of said Lot 23 (Assessor's Map 04 01 09 BD);
77. Thence along the northwesterly line of said Lot 23, Southwesterly 50 feet, more or less, to the northeasterly line of Lot 26 of said Block 22 (Assessor's Map 04 01 09 BD);
78. Thence along said northeasterly line, Northwesterly 10 feet, more or less, to the northerly corner of said Lot 26 (Assessor's Map 04 01 09 BD);
79. Thence along the northwesterly line of said Lot 26, Southwesterly 100 feet, more or less, to the westerly corner of said Lot 26, also being on the northeasterly right-of-way line of Morris Avenue (Assessor's Map 04 01 09 BD);
80. Thence along said northeasterly right-of-way line, Northwesterly 420 feet, more or less, to the northwesterly right-of-way line of 2nd Street (Assessor's Map 04 01 09 BD);
81. Thence along said northwesterly right-of-way line, Southwesterly 360 feet, more or less, to the easterly corner of Lot 16, Block 7 of said plat (Assessor's Map 04 01 09 BD);
82. Thence along the northeasterly line of said Lot 16, Northwesterly 100 feet, more or less, to the northerly corner of said Lot 16 (Assessor's Map 04 01 09 BD);
83. Thence along the northwesterly line of said Lot 16 and the northwesterly line of Lot 17 of said Block 7, Southwesterly 174 feet, more or less, to the westerly corner of said Lot 17, also being on the northeasterly right-of-way line of Railroad Avenue (Assessor's Map 04 01 09 BD);
84. Thence along said northeasterly right-of-way line, Northwesterly 210 feet, more or less, to the northeasterly extension of the northwesterly line of Document Number 2003-009772 (Assessor's Map 04 01 09 00);
85. Thence along said northeasterly extension and the northwesterly line of said deed, Southwesterly 178 feet, more or less, to the westerly line of said deed (Assessor's Map 04 01 09 00);
86. Thence along said westerly line, Southerly 499 feet, more or less, to the southwesterly line of said deed, also being Reference Point 'A' (Assessor's Map 04 01 09 00);
87. Thence along the southerly extension of said westerly line, South 04°02'23" East 662.12 feet, more or less, (Assessor's Map 04 01 09 00);
88. Thence South 64°44'13" East 274.92 feet, more or less, (Assessor's Map 04 01 09 00);
89. Thence South 26°06'50" West 473.32 feet, more or less, (Assessor's Map 04 01 09 00);
90. Thence South 69°56'25" West 531.11 feet, more or less, (Assessor's Map 04 01 09 00);
91. Thence South 37°07'43" West 275.85 feet, more or less, (Assessor's Map 04 01 09 00);
92. Thence South 75°36'03" West 647.38 feet, more or less, (Assessor's Map 04 01 09 00);
93. Thence North 16°49'15" West 390.92 feet, more or less, (Assessor's Map 04 01 09 00);
94. Thence North 10°13'20" East 172.18 feet, more or less, (Assessor's Map 04 01 09 00);

95. Thence North 27°41'25" East 759.17 feet, more or less, (Assessor's Map 04 01 09 00);
96. Thence North 14°13'34" East 266.27 feet, more or less, (Assessor's Map 04 01 09 00);
97. Thence North 16°13'10" West 177.26 feet, more or less, (Assessor's Map 04 01 09 00);
98. Thence North 50°51'37" East 196.23 feet, more or less, (Assessor's Map 04 01 09 00);
99. Thence South 89°12'40" East 667.47 feet, more or less, to Reference Point 'B' on a line parallel with and 100 feet westerly of the westerly line of said deed, which bears South 85°57'36" West 100.00 feet from Reference Point 'A' (Assessor's Map 04 01 09 00);
100. Thence along said parallel line, Northerly 623 feet, more or less, to the southwesterly extension of the centerline of vacated 4th Street (Assessor's Map 04 01 09 00);
101. Thence along said southwesterly extension and the centerline of vacated 4th Street, Northeasterly 678 feet, more or less, to the centerline of vacated Morris Avenue (Assessor's Map 04 01 09 BD);
102. Thence along said centerline and the centerline of Morris Avenue, Northwesterly 490 feet, more or less, southwesterly extension of the southeasterly right-of-way line of 6th Street (Assessor's Map 04 01 09 BA);
103. Thence along said southwesterly extension, Northeasterly 30 feet, more or less, to the northeasterly right-of-way line of Morris Avenue (Assessor's Map 04 01 09 BA);
104. Thence along said northeasterly right-of-way line, Northwesterly 387 feet, more or less, to the northeasterly extension of the southerly line of City of St. Helens City Limits per Ordinance No. 2635 (Assessor's Map 04 01 09 BA);
105. Thence along said northeasterly extension and said southerly line, Southwesterly 210 feet, more or less, to a point on the northeasterly line of Lot 11, Block 12 of the plat of "South St. Helens Addition" that bears 66.14 feet, more or less, from the most easterly corner of said Lot 11 (Assessor's Map 04 01 09BA);
106. Thence along said northeasterly line, Southeasterly 66 feet, more or less, to the northwesterly right-of-way line of 7th Street (Assessor's Map 04 01 09 BA);
107. Thence along said northwesterly right-of-way line, Southwesterly 210 feet, more or less, to the southerly corner of Block 12 of said plat, also being on the northeasterly right-of-way line of Railroad Avenue (Assessor's Map 04 01 09 BA);
108. Thence along said northeasterly right-of-way line, Northwesterly 241 feet, more or less, to the westerly corner of said Block 12, also being on the southeasterly right-of-way line of Old Portland Road (Assessor's Map 04 01 09 BA);
109. Thence along said southeasterly right-of-way line, Southwesterly 138 feet, more or less, to the southwesterly right-of-way line of Portland & Western Railroad (Assessor's Map 04 01 09 00);
110. Thence leaving said southeasterly right-of-way line and said southwesterly right-of-way line, Westerly 110 feet, more or less, to the intersection of the northwesterly right-of-way line of Old Portland Road and the southerly right-of-way line of Gable Road (Assessor's Map 04 01 09 BB);

111. Thence along said southerly right-of-way line, Westerly 1,910 feet, more or less, to the northeasterly corner of Document Number 2004-006124 (Assessor's Map 04 01 08 AD);
112. Thence along the easterly line of said deed, Southerly 183 feet, more or less, to the southeasterly corner of said deed, also being on the northerly line of Lot 1 of the plat "McNulty Creek Industrial Park - Phase One" (Assessor's Map 04 01 08 AD);
113. Thence along said northerly line, Westerly 313 feet, more or less, to the southeasterly line of Parcel 2 of Partition Plat 1995-004 (Assessor's Map 04 01 08 A0);
114. Thence along said southeasterly line, Southwesterly 711 feet, more or less, to the southwesterly corner of Parcel 3 of said plat, also being on the northerly line of Document Number 2013-005893 (Assessor's Map 04 01 08 A0);
115. Thence along said northerly line, Southwesterly 422 feet, more or less, to the northwesterly corner of said deed, also being on the northeasterly line of Lot 10 of said plat "McNulty Creek Industrial Park - Phase One" (Assessor's Map 04 01 08 A0);
116. Thence along said northeasterly line, Southeasterly 603 feet, more or less, to the most easterly corner of said Lot 10, also being on the northwesterly right-of-way line of McNulty Way (Assessor's Map 04 01 08 00);
117. Thence along said northwesterly right-of-way line, Southwesterly 884 feet, more or less, to the southeasterly corner of said Lot 10 (Assessor's Map 04 01 08 00);
118. Thence along the southerly line of said Lot 10, Westerly 675 feet, more or less, to the southeasterly right-of-way line of Portland & Western Railroad (Assessor's Map 04 01 08 00);
119. Thence along said southeasterly right-of-way line, Northeasterly 1,986 feet, more or less, to the most westerly corner of said Parcel 2 of Partition Plat 1995-004 (Assessor's Map 04 01 08 A0);
120. Thence leaving said southeasterly right-of-way line, Northwesterly 214 feet, more or less, to the intersection of the northerly right-of-way of Firlok Road and the northwesterly right-of-way line of Columbia River Highway (US 30) (Assessor's Map 04 01 08 AC);
121. Thence along said northerly right-of-way line, Westerly 197 feet, more or less, to the northerly extension of the easterly line of Document Number 2018-000361 (Assessor's Map 04 01 08 AC);
122. Thence along said northerly extension and the easterly line of said deed, Southerly 233 feet, more or less, to the southeasterly corner of said deed (Assessor's Map 04 01 08 AC);
123. Thence along the southerly line of said deed, Westerly 687 feet, more or less, to the southeasterly corner of Document Number 2015-009716 (Assessor's Map 04 01 08 AC);
124. Thence along the easterly line of said deed, Northerly 287 feet, more or less, to the northeasterly corner of said deed, also being on the southerly right-of-way line of Firlok Road (Assessor's Map 04 01 08 AC);
125. Thence along said southerly right-of-way line, Easterly 39 feet, more or less, to the southwesterly extension of the southeasterly line of Deed Book 104 Page 262 (Assessor's Map 04 01 08 AC);

126. Thence along said southwesterly extension and the southeasterly line of said deed and the northeasterly extension thereof, Northeasterly 905 feet, more or less, to the northeasterly right-of-way line of C N Gable Road (Assessor's Map 04 01 08 AB);
127. Thence along said northeasterly right-of-way line, Northwesterly 618 feet, more or less, to the southerly corner of Partition Plat 1999-034 (Assessor's Map 04 01 08 AB);
128. Thence along the southeasterly line of said plat and the northeasterly extension thereof, Northeasterly 634 feet, more or less, to the northerly corner of Document Number 1994-007589 (Assessor's Map 04 01 08 AB);
129. Thence along the northeasterly line of said deed, Southeasterly 284 feet, more or less, to the northwesterly line of Block 4 of the plat "Golf Club Addition" (Assessor's Map 04 01 08 AB);
130. Thence along said northwesterly line, Northeasterly 2 feet, more or less, to the most westerly corner of Document Number 2018-009998 (Assessor's Map 04 01 08 AB);
131. Thence along the northwesterly line of said deed, Northeasterly 410 feet, more or less, to the most northerly corner of said deed, also being on the southwesterly right-of-way line of Sykes Road (Assessor's Map 04 01 08 AB);
132. Thence leaving said southwesterly right-of-way, Northerly 90 feet, more or less, to the southeasterly corner of Document Number 1990-002112, also being on the northeasterly right-of-way line of Sykes Road (Assessor's Map 04 01 05 DD);
133. Thence along said northeasterly right-of-way line, Northwesterly 5 feet, more or less, to the southwesterly corner of said deed (Assessor's Map 04 01 05 DD);
134. Thence along the westerly line of said deed, Northerly 210 feet, more or less, to the northwesterly corner of said deed (Assessor's Map 04 01 05 DD);
135. Thence along the northerly line of said deed, Easterly 80 feet, more or less, to the southeasterly corner of Document Number 2015-001316 (Assessor's Map 04 01 05 DD);
136. Thence along the easterly line of said deed, Northerly 80 feet, more or less, to the northeasterly corner of said deed (Assessor's Map 04 01 05 DD);
137. Thence along the northerly line of said deed, Westerly 100 feet, more or less, to the northwesterly corner of said deed, also being on the easterly right-of-way line of Matzen Street (Assessor's Map 04 01 05 DD);
138. Thence along said easterly right-of-way line, Northerly 30 feet, more or less, to the southwesterly corner of Document Number 2003-000984 (Assessor's Map 04 01 05 DD);
139. Thence along the southerly line of said deed, Easterly 100 feet, more or less, to the southeasterly corner of said deed (Assessor's Map 04 01 05 DD);
140. Thence along the easterly line of said deed, Northerly 210 feet, more or less, to the northeasterly corner of said deed, also being on the southerly right-of-way line of South Road (Assessor's Map 04 01 05 DD);
141. Thence leaving said southerly right-of-way, Northwesterly 69 feet, more or less, to the intersection of the northerly right-of-way line of South Road and the easterly right-of-way line of Matzen Street (Assessor's Map 04 01 05 DD);
142. Thence along said easterly right-of-way line, Northerly 610 feet, more or less, to the centerline of McBride Street (Assessor's Map 04 01 05 DD);

143. Thence along said centerline, Easterly 930 feet, more or less, to the southerly extension of the westerly line of Parcel 1 of Partition Plat 1998-005 (Assessor's Map 04 01 05 DA);
144. Thence along said southerly extension and the wester line of said Parcel 1, Northerly 482 feet, more or less, to the northwesterly corner of said Parcel 1, also being on the southerly right-of-way line of Harris Street (Assessor's Map 04 01 05 DA);
145. Thence along said southerly right-of-way line, Easterly 173 feet, more or less, to the northeasterly corner of said Parcel 1, also being on the southwestery right-of-way line of Vernonia Road (Assessor's Map 04 01 05 DA);
146. Thence leaving said southwestery right-of-way line, Southeasterly 111 feet, more or less, to the intersection of the northeasterly right-of-way line of Vernonia Road and the southeasterly right-of-way line of Little Street (Assessor's Map 04 01 05 DA);
147. Thence along said southeasterly right-of-way line and the northeasterly extension thereof, Northeasterly 317 feet, more or less, to the southwestery line of the plat "Little's Subdivision in St. Helens" (Assessor's Map 04 01 04 CB);
148. Thence along said southwestery line, Southeasterly 37 feet, more or less, to the southeasterly right-of-way line of Little Street (Assessor's Map 04 01 04 CB);
149. Thence along said southeasterly right-of-way line, Northeasterly 765 feet, more or less, to the centerline of Milton Creek (Assessor's Map 04 01 04 CB);
150. Thence along said centerline, Northwesterly 264 feet, more or less, to the most westerly corner of Document Number 2013-004968, also being on the southeasterly right-of-way line of Columbia Boulevard (Assessor's Map 04 01 04 CB);
151. Thence leaving said southeasterly right-of-way line, Northerly 25 feet, more or less, when measured at right angles, to the centerline of Columbia Boulevard (Assessor's Map 04 01 04 BC);
152. Thence along said centerline, Easterly 411 feet, more or less, to the southerly extension of the easterly right-of-way line of Bradley Street (Assessor's Map 04 01 04 BC);
153. Thence along said southerly extension and the easterly right-of-way line of Bradley Street, Northerly 417 feet, more or less, to the northwesterly corner of Document Number 2015-004926 (Assessor's Map 04 01 04 BC);
154. Thence along the northerly line of said deed, Easterly 140 feet, more or less, to the northeasterly corner of said deed (Assessor's Map 04 01 04 BC);
155. Thence along the easterly line of said deed, Southerly 69 feet, more or less, to the northwesterly corner of Document Number 2017-003401 (Assessor's Map 04 01 04 BC);
156. Thence along the northerly line of said deed, Easterly 148 feet, more or less, to the northeasterly corner of said deed (Assessor's Map 04 01 04 BC);
157. Thence along the easterly line of said deed, Southeasterly 158 feet, more or less, to the northwesterly right-of-way line of Kelly Street (Assessor's Map 04 01 04 BC);
158. Thence along said northwesterly right-of-way line, Northeasterly 28 feet, more or less, to the southerly corner of Deed Book 232 Page 815 (Assessor's Map 04 01 04 BC);
159. Thence along the southwestery line of said deed, Northwesterly 100 feet, more or less, to the westerly corner of said deed, also being on the northwesterly line of the plat "Georgetown" (Assessor's Map 04 01 04 BC);

160. Thence along said northwesterly line, Northeasterly 584 feet, more or less, to the southeasterly extension of the northeasterly line of Document Number 2005-014129 (Assessor's Map 04 01 04 BC);
161. Thence along said southeasterly extension and said northeasterly line of said deed, Northwesterly 120 feet, more or less, to the southerly line of Parcel 2 of Partition Plat 2005-028 (Assessor's Map 04 01 04 B0);
162. Thence along said southerly line, Southwesterly 405 feet, more or less, to the southwesterly corner of said Parcel 2 (Assessor's Map 04 01 04 B0);
163. Thence along the westerly line of said Parcel 2, Northwesterly 808 feet, more or less, to the northwesterly corner of said Parcel 2 (Assessor's Map 04 01 04 B0);
164. Thence along the northerly line of said Parcel 2, Northeasterly 520 feet, more or less, to the northeasterly corner of said Parcel 2, also being on the northwesterly right-of-way line of Commons Drive (Assessor's Map 04 01 04 B0);
165. Thence along the easterly line of said Parcel 2, Southeasterly 872 feet, more or less, to the southwesterly right-of-way line of Howard Street (Assessor's Map 04 01 04 BD);
166. Thence along said southwesterly right-of-way line, Southeasterly 47 feet, more or less, to the Point of Beginning (Assessor's Map 04 01 04 BD).

Excepting the following parcels:

Parcel 1:

Beginning at the northwesterly corner of Lot 9, Block 75 of the plat "St. Helens", located in the Northeast One-Quarter of Section 4, Township 4 North, Range 1 West, Willamette Meridian, City of St. Helens, Columbia County, Oregon (Assessor's Map 04 01 04 AA):

200. Thence along the northerly line of said Lot 9 and the easterly extension thereof, Easterly 560 feet, more or less, to the northwesterly corner of Lot 9, Block 59 of said plat, also being on the easterly right-of-way line of S 7th Street (Assessor's Map 04 01 04 AA);
201. Thence along said easterly right-of-way line, Southerly 58 feet, more or less, to the southwesterly corner of said Lot 9 (Assessor's Map 04 01 04 AA);
202. Thence along the southerly line of said Lot 9, Easterly 100 feet, more or less, to the southeasterly corner of said Lot 9 (Assessor's Map 04 01 04 AA);
203. Thence along the easterly line of said Lot 9, Northerly 58 feet, more or less, to the southwesterly corner of Lot 13 of said Block 59 (Assessor's Map 04 01 04 AA);
204. Thence along the southerly line of said Lot 13 and the easterly extension thereof, Easterly 360 feet, more or less, to the northwesterly corner of Lot 9, Block 43 of said plat, also being on the easterly right-of-way line of S 5th Street (Assessor's Map 04 01 03 BB);
205. Thence along said easterly right-of-way line, Southerly 116 feet, more or less, to the southwesterly corner of Lot 8, Block 43 of said plat (Assessor's Map 04 01 03 BB);

206. Thence along the southerly line of said Lot 8, Easterly 100 feet, more or less, to the southeasterly corner of said Lot 8 (Assessor's Map 04 01 03 BB);
207. Thence along the easterly line of said Lot 8 and the northerly extension thereof, Northerly 116 feet, more or less, to the southwesterly corner of Lot 13 of said Block 43 (Assessor's Map 04 01 03 BB);
208. Thence along the southerly line of said Lot 13 and the easterly extension thereof, Easterly 180 feet, more or less, to the northwesterly corner of Lot 9, Block 32 of said plat, also being on the easterly right-of-way line of S 4th Street (Assessor's Map 04 01 03 BB);
209. Thence along said easterly right-of-way line, Southerly 58 feet, more or less, to the southwesterly corner of said Lot 9 (Assessor's Map 04 01 03 BB);
210. Thence along the southerly line of said Lot 9, Easterly 100 feet, more or less, to the southeasterly corner of said Lot 9 (Assessor's Map 04 01 03 BB);
211. Thence along the easterly line of said Lot 9, Northerly 55 feet, more or less, to a line that is parallel with and 3 feet southerly of the southerly line of Lot 13 of said Block 32 (Assessor's Map 04 01 03 BB);
212. Thence along said parallel line, Easterly 100 feet, more or less, to the westerly right-of-way line of S 3rd Street (Assessor's Map 04 01 03 BB);
213. Thence leaving said westerly right-of-way line, Easterly 80 feet, more or less, to the northwesterly corner of Lot 9, Block 27 of said plat, also being on the easterly right-of-way line of S 3rd Street (Assessor's Map 04 01 03 BB);
214. Thence along the northerly line of said Lot 9 and the easterly extension thereof, Easterly 480 feet, more or less, to the northeasterly corner of Lot 14, Block 17 of said plat, also being on the westerly right-of-way line of S 1st Street (Assessor's Map 04 01 03 BB);
215. Thence along said westerly right-of-way line, Southerly 389 feet, more or less, to a line which is parallel with and 17 feet northerly of the southerly line of Lot 20 of said Block 17 (Assessor's Map 04 01 03 BA);
216. Thence along said parallel line, Westerly 115 feet, more or less, to a line which is parallel with and 15 feet westerly of the westerly line of said Lot 20 (Assessor's Map 04 01 03 BA);
217. Thence along said parallel line, Northerly 3 feet, more or less, to a line which is parallel with and 20 feet northerly of the southerly line of Lot 3 of said Block 17 (Assessor's Map 04 01 03 BA);
218. Thence along said parallel line, Westerly 85 feet, more or less, to the easterly right-of-way line of S 2nd Street (Assessor's Map 04 01 03 BA);
219. Thence leaving said easterly right-of-way line, Westerly 82 feet, more or less, to the southeasterly corner of Lot 20, Block 27 of said plat (Assessor's Map 04 01 03 BB);
220. Thence along the southerly line of said Lot 20, Westerly 100 feet, more or less, to the southwesterly corner of said Lot 20 (Assessor's Map 04 01 03 BB);
221. Thence along the westerly line of said Lot 20, Northerly 58, more or less, to the southeasterly corner of Lot 4 of said Block 27 (Assessor's Map 04 01 03 BB);
222. Thence along the southerly line of said Lot 4 and the westerly extension thereof, Westerly 380 feet, more or less, to the northwesterly corner of Lot 3, Block 32 of said plat, also being on the easterly right-of-way line of S 4th Street (Assessor's Map 04 01 03 BB);

223. Thence along said easterly right-of-way line, Southerly 326 feet, more or less, to the northwesterly corner of Lot 10, Block 33 of said plat (Assessor's Map 04 01 03 BB);
224. Thence along the northerly line of said Lot 10, Easterly 100 feet, more or less, to the northeasterly corner of said Lot 10 (Assessor's Map 04 01 03 BB);
225. Thence along the easterly line of said Lot 10, Southerly 57 feet, more or less, to the northwesterly corner of Lot 14 of said Block 33 (Assessor's Map 04 01 03 BB);
226. Thence along the northerly line of said Lot 14, Easterly 100 feet, more or less, to the northeasterly corner of said Lot 14, also being on the westerly right-of-way line of S 3rd Street (Assessor's Map 04 01 03 BB);
227. Thence leaving said westerly right-of-way line, Southeasterly 131 feet, more or less, to the northwesterly corner of the plat "Anya's Dreams", also being on the easterly right-of-way line of S 3rd Street (Assessor's Map 04 01 03 BB);
228. Thence along said easterly right-of-way line, Southerly 171 feet, more or less, to the southwest corner of said plat (Assessor's Map 04 01 03 BD);
229. Thence along the southerly line of said plat, Easterly 227 feet, more or less, to the southeasterly corner of said plat, also being on the westerly right-of-way line of S 2nd Street (Assessor's Map 04 01 03 BD);
230. Thence leaving said westerly right-of-way line, Easterly 81 feet, more or less, to the northwesterly corner of Lot 4, Block 18 of the plat "St. Helens", also being on the easterly right-of-way line of S 2nd Street (Assessor's Map 04 01 03 BD);
231. Thence along said easterly right-of-way line, Southerly 144 feet, more or less, to the northwesterly corner of Document Number 1991-005340 (Assessor's Map 04 01 03 BD);
232. Thence along the northerly line of said deed, Easterly 92 feet, more or less, to the northeasterly corner of said deed (Assessor's Map 04 01 03 BD);
233. Thence along the easterly line of said deed and the southerly extension thereof, Southerly 161 feet, more or less, to the southerly right-of-way line of Cowlitz Street (Assessor's Map 04 01 03 BD);
234. Thence along said southerly right-of-way line, Westerly 92 feet, more or less, to the easterly right-of-way line of S 2nd Street (Assessor's Map 04 01 03 BD);
235. Thence along said easterly right-of-way line, Southerly 232 feet, more or less, to the northwesterly corner of Lot 7, Block 19 of said plat (Assessor's Map 04 01 03 BD);
236. Thence along the northerly line of said Lot 7, Easterly 100 feet, more or less, to the northeasterly corner of said Lot 7 (Assessor's Map 04 01 03 BD);
237. Thence along the easterly line of said Lot 7 and the southerly extension thereof, Southerly 232 feet, more or less, to the southeasterly corner of Lot 4 of said Block 19 (Assessor's Map 04 01 03 BD);
238. Thence along the southerly line of said Lot 4, Westerly 10 feet, more or less, to a line which is parallel with and 10 feet westerly of the north-south centerline of said Block 19 (Assessor's Map 04 01 03 BD);
239. Thence along said parallel line, Southerly 174 feet, more or less, to the northerly right-of-way line of Tualatin Street (Assessor's Map 04 01 03 BD);
240. Thence along said northerly right-of-way line, Westerly 90 feet, more or less, to the southwest corner of said Block 19, also being on the easterly right-of-way line of S 2nd Street (Assessor's Map 04 01 03 BD);

241. Thence along said easterly right-of-way line, Southerly 80 feet, more or less, to the northwesterly corner of Block 20 of said plat, also being on the southerly right-of-way line of Tualatin Street (Assessor's Map 04 01 03 BD);
242. Thence along said southerly right-of-way line, Easterly 100 feet, more or less, to the north-south centerline of said Block 20 (Assessor's Map 04 01 03 BD);
243. Thence along said north-south centerline, Southerly 174 feet, more or less, to the northeasterly corner of Lot 8 of said Block 20 (Assessor's Map 04 01 03 BD);
244. Thence Southerly 59 feet, more or less, to a point on the southerly line of said Lot 8, which bears Westerly 8.00 feet, more or less, from the southeasterly corner thereof (Assessor's Map 04 01 03 BD);
245. Thence Southerly 62 feet, more or less, to a point on the southerly line of Lot 7 of said Block 20, which bears Westerly 30.00 feet, more or less, from the southeasterly corner thereof (Assessor's Map 04 01 03 BD);
246. Thence along said southerly line, Westerly 70 feet, more or less, to the southwest corner of said Lot 7, also being on the easterly right-of-way line of S 2nd Street (Assessor's Map 04 01 03 BD);
247. Thence along said easterly right-of-way line, Southerly 184 feet, more or less, to the northwesterly line of Vacation Ordinance No. 1526 (deeded November 9, 1959), which bears Southerly 474 feet from the northwesterly corner of said Block 20 (Assessor's Map 04 01 03 CA);
248. Thence leaving said easterly right-of-way line along the northwesterly line of said Vacation Ordinance, Southerly 74 feet, more or less, to the centerline of S 2nd Street (Assessor's Map 04 01 03 CA);
249. Thence along said centerline, Southerly 62 feet, more or less, to the southerly right-of-way line of S 2nd Street (Assessor's Map 04 01 03 CA);
250. Thence along said southerly right-of-way line, Westerly 40 feet, more or less, to the easterly line of Lot 22, Block 24 of said plat, which bears Northerly 40 feet from the southeasterly corner thereof (Assessor's Map 04 01 03 CA);
251. Thence Southwesterly 57 feet, more or less, to a point on the southerly line of said Lot 22, which bears Westerly 40 feet from the southeasterly corner thereof (Assessor's Map 04 01 03 CA);
252. Thence along a line parallel with the easterly line of said Lot 22, Southerly 40 feet, more or less, to the centerline of vacated Plymouth Street (Assessor's Map 04 01 03 CA);
253. Thence along said vacated centerline and the centerline of Plymouth Street, Westerly 440 feet, more or less, to the easterly right-of-way line of S 4th Street (Assessor's Map 04 01 03 CA);
254. Thence leaving said centerline and said easterly right-of-way line, Westerly 89 feet, more or less, to the southeasterly corner of Block 40 of said plat, also being the intersection of the westerly right-of-way line of S 4th Street and the northerly right-of-way line of Plymouth Street (Assessor's Map 04 01 03 CB);
255. Thence along said northerly right-of-way line, Westerly 760 feet, more or less, to the southwest corner of Block 56 (Knighton Square) of said plat, also being on the easterly right-of-way line of S 7th Street (Assessor's Map 04 01 03 CB);
256. Thence leaving said northerly right-of-way line, Westerly 99 feet, more or less, to the northeasterly corner of Lot 22, Block 67 of said plat (Assessor's Map 04 01 03 CB);

257. Thence along the northerly line of said Lot 22 and the westerly extension thereof, Westerly 380 feet, more or less, to the southwesterly corner of Lot 21, Block 72 of said plat (Assessor's Map 04 01 04 DA);
258. Thence along the westerly line of said Lot 21, Northerly 58 feet, more or less, to the southeasterly corner of Lot 3 of said Block 72 (Assessor's Map 04 01 04 DA);
259. Thence along the southerly line of said Lot 3 and the westerly extension thereof, Westerly 380 feet, more or less, to the northwesterly corner of Lot 2, Block 83 of said plat, also being on the easterly right-of-way line of S 10th Street (Assessor's Map 04 01 04 DA);
260. Thence along said easterly right-of-way line, Southerly 58 feet, more or less, to the southwesterly corner of said Lot 2 (Assessor's Map 04 01 04 DA);
261. Thence leaving said easterly right-of-way line along the westerly extension of the southerly line of said Lot 2, Westerly 190 feet, more or less, to the north-south centerline of Block 88 of said plat (Assessor's Map 04 01 04 DA);
262. Thence along said north-south centerline, Northerly 290 feet, more or less, to the southerly line of Lot 7 of said Block 88 (Assessor's Map 04 01 04 DA);
263. Thence along said southerly line, Westerly 26 feet, more or less, southeasterly right-of-way line of Old Portland Road (Assessor's Map 04 01 04 DA);
264. Thence leaving said southerly line and said southeasterly right-of-way line, Northwesterly 60 feet, more or less, when measured at right angles, to the northwesterly right-of-way line of Old Portland Road (Assessor's Map 04 01 04 DA);
265. Thence along said northwesterly right-of-way line, Northeasterly 133 feet, more or less, to the northeasterly corner of Document Number 2009-006344 (Assessor's Map 04 01 04 DA);
266. Thence along the northerly line of said deed, Westerly 124 feet, more or less, to the northwesterly corner of said deed, also being on the easterly right-of-way line of S 11th Street (Assessor's Map 04 01 04 DA);
267. Thence along said easterly right-of-way line, Southerly 94 feet, more or less, to the northwesterly corner said Lot 7 (Assessor's Map 04 01 04 DA);
268. Thence leaving said easterly right-of-way line, Westerly 80 feet, more or less, to the northeasterly corner of Lot 16, Block 99 of said plat, also being on the westerly right-of-way line of S 11th Street (Assessor's Map 04 01 04 DA);
269. Thence along said westerly right-of-way line, Southerly 58 feet, more or less, to the northerly line of Lot 17 of said Block 99 (Assessor's Map 04 01 04 DA);
270. Thence along said northerly line, Westerly 100 feet, more or less, to the westerly line of said Lot 17 (Assessor's Map 04 01 04 DA);
271. Thence along said westerly line, Southerly 58 feet, more or less, to the northerly line of Lot 5 of said Block 99 (Assessor's Map 04 01 04 DA);
272. Thence along said northerly line and the westerly extension thereof, Westerly 180 feet, more or less, to the southeasterly corner of Lot 17, Block 104 of said plat, also being on the westerly right-of-way line of S 12th Street (Assessor's Map 04 01 04 DA);
273. Thence along said westerly right-of-way line, Southerly 58 feet, more or less, to the northerly line of Lot 19 of said Block 104 (Assessor's Map 04 01 04 DA);

274. Thence along said northerly line and the westerly extension thereof, Westerly 200 feet, more or less, to the northwesterly corner of Lot 4 of said Block 104, also being on the easterly right-of-way line of S 13th Street (Assessor's Map 04 01 04 DA);
275. Thence along said easterly right-of-way line, Southerly 58 feet, more or less, to the southwest corner of said Lot 4 (Assessor's Map 04 01 04 DA);
276. Thence leaving said easterly right-of-way line, Westerly 80 feet, more or less, to the northeasterly corner of Lot 20, Block 115 of said plat, also being on the westerly right-of-way line of S 13th Street (Assessor's Map 04 01 04 DA);
277. Thence along said westerly right-of-way line, Southerly 58 feet, more or less, to the southeasterly corner of said Lot 20 (Assessor's Map 04 01 04 DA);
278. Thence along the southerly line of said Lot 20 and the westerly extension thereof, Westerly 380 feet, more or less, to the northeasterly corner of Lot 2, Block 120 of said plat (Assessor's Map 04 01 04 DB);
279. Thence along the easterly line of said Lot 2 and the southerly extension thereof, Southerly 370 feet, more or less, to the northeasterly corner of Lot 8, Block 119 of said plat (Assessor's Map 04 01 04 DC);
280. Thence along the northerly line of said Lot 8, Westerly 100 feet, more or less, to the northwesterly corner of said Lot 8, also being on the easterly right-of-way line of S 15th Street (Assessor's Map 04 01 04 DC);
281. Thence leaving said easterly right-of-way line, Westerly 80 feet, more or less, to a point on the westerly right-of-way line of S 15th Street, which bears Northerly 3.00 feet, more or less, from the northeasterly corner of Lot 15, Block 132 of said plat (Assessor's Map 04 01 04 DC);
282. Thence along said westerly right-of-way line, Southerly 177 feet, more or less, to the northeasterly corner of Lot 18 of said Block 132 (Assessor's Map 04 01 04 DC);
283. Thence along the northerly line of said Lot 18, Westerly 100 feet, more or less, to the northwesterly corner of said Lot 18 (Assessor's Map 04 01 04 DC);
284. Thence along the westerly line of said Lot 18 and the southerly extension thereof, Southerly 116 feet, more or less, to the northeasterly corner of Lot 3 of said Block 132 (Assessor's Map 04 01 04 DC);
285. Thence along the northerly line of said Lot 3 and the westerly extension thereof, Westerly 180 feet, more or less, to the northeasterly corner of Lot 20, Block 135 of said plat, also being on the westerly right-of-way line of S 16th Street (Assessor's Map 04 01 04 DC);
286. Thence along said westerly right-of-way line, Southerly 53 feet, more or less, to a line which is parallel with and 5.00 feet northerly of the southerly line of said Lot 20 (Assessor's Map 04 01 04 DC);
287. Thence along said parallel line, Westerly 56 feet, more or less, to a line which is parallel with and 44.00 feet easterly of the westerly line of said Lot 20 (Assessor's Map 04 01 04 DC);
288. Thence along said parallel line, Southerly 5 feet, more or less, to the northerly line of Lot 21 of said Block 135 (Assessor's Map 04 01 04 DC);
289. Thence along said northerly line and the northerly line of Lot 2 of said Block 135, Westerly 54 feet, more or less, to a line which is parallel with and 10.00 feet westerly of the easterly line of said Lot 2 (Assessor's Map 04 01 04 DC);

290. Thence along said parallel line and the southerly extension thereof, Southerly 67 feet, more or less, to a line that is parallel with and 9.00 feet southerly of the southerly line of said Lot 2 (Assessor's Map 04 01 04 DC);
291. Thence along said parallel line, Westerly 90 feet, more or less, to the easterly right-of-way line of S 17th Street (Assessor's Map 04 01 04 DC);
292. Thence leaving said easterly right-of-way line, Westerly 80 feet, more or less, to a point on the westerly right-of-way line of S 17th Street, which bears 8.00 feet southerly, more or less, from the northeasterly corner of Lot 21, Block 148 of said plat (Assessor's Map 04 01 04 DC);
293. Thence along said westerly right-of-way line, Southerly 90 feet, more or less, to the centerline of vacated Umatilla Street (Assessor's Map 04 01 04 DC);
294. Thence along said centerline, Westerly 199 feet, more or less, to the easterly right-of-way line of S 18th Street (Assessor's Map 04 01 04 DC);
295. Thence along said easterly right-of-way line, Southerly 202 feet, more or less, to the northwesterly right-of-way line of Old Portland Road (Assessor's Map 04 01 04 DC);
296. Thence along said northwesterly right-of-way line, Southwesterly 2,772 feet, more or less, to the intersection of the northeasterly right-of-way line of Railroad Avenue and the northerly right-of-way line of Gable Road (Assessor's Map 04 01 09 B0);
297. Thence along said northerly right-of-way line, Westerly 1,077 feet, more or less, to the southwesterly corner of Document Number 2016-011282 (Assessor's Map 04 01 09 BB);
298. Thence along the westerly line of said deed, Northerly 501 feet, more or less, to the northwesterly corner of said deed, also being on the southwesterly right-of-way line of Portland & Western Railroad Spur (Assessor's Map 04 01 09 BB);
299. Thence along said southwesterly right-of-way line, Northwesterly 736 feet, more or less, to the westerly line of Document Number 2017-007835 (Assessor's Map 04 01 08 AA);
300. Thence along said westerly line, Southerly 753 feet, more or less, to said northerly right-of-way line of Gable Road (Assessor's Map 04 01 08 AA);
301. Thence along said northerly right-of-way line, Northwesterly 776 feet, more or less, to the southeasterly line of Parcel 1 of Partition Plat No. 1995-004 (Assessor's Map 04 01 08 AA);
302. Thence along said southeasterly line, Northeasterly 381 feet, more or less, to the east line of the J McNulty Donation Land Claim No. 50 (Assessor's Map 04 01 08 AA);
303. Thence along said east line, Northwesterly 416 feet, more or less, to the centerline of Portland & Western Railroad (Assessor's Map 04 01 08 AA);
304. Thence along said centerline, Northeasterly 3,799 feet, more or less, to the northwesterly extension of the southwesterly line of Document Number 1998-015060 (Assessor's Map 04 01 04 CB);
305. Thence leaving said centerline along said northwesterly extension and the southwesterly line of said deed and the southwesterly line of Document Number 1998-015062, Southeasterly 279 feet, more or less, to the southerly corner of Document Number 1998-015062 (Assessor's Map 04 01 04 CB);
306. Thence along the southeasterly line of said deed, Northeasterly 128 feet, more or less, to the southwesterly corner of Document Number 2005-010694 (Assessor's Map 04 01 04 CA);

307. Thence along the southwesterly line of said deed, Southeasterly 336 feet, more or less, to the westerly corner of Document Number 2013-009583 (Assessor's Map 04 01 04 CA);
308. Thence along the northwesterly line of said deed, Northeasterly 91 feet, more or less, to the northerly corner of said deed (Assessor's Map 04 01 04 CA);
309. Thence along the northeasterly line of said deed, Southeasterly 100 feet, more or less, to the easterly corner of said deed, also being on the northwesterly right-of-way line of Crouse Way (Assessor's Map 04 01 04 CA);
310. Thence along said northwesterly right-of-way line, Northeasterly 327 feet, more or less, to the westerly extension of the northerly right-of-way line of Church Street (Assessor's Map 04 01 04 CA);
311. Thence along said westerly extension and the northerly right-of-way line of Church Street, Easterly 502 feet, more or less, to the westerly right-of-way line of S 18th Street (Assessor's Map 04 01 04 CA);
312. Thence leaving said northerly right-of-way line, Southeasterly 123 feet, more or less, to the southwesterly corner of Block 145 of the plat "St. Helens", also being the intersection of the easterly right-of-way line of S 18th Street and the northerly right-of-way line of Cowlitz Street (Assessor's Map 04 01 04 CA);
313. Thence along said northerly right-of-way line, Easterly 1,600 feet, more or less, to the southeasterly corner of Block 106 of said plat, also being on the westerly right-of-way line of S 12th Street (Assessor's Map 04 01 04 AC);
314. Thence along said westerly right-of-way line, Northerly 628 feet, more or less, to the northeasterly corner of Lot 12, Block 106 of said plat (Assessor's Map 04 01 04 AC);
315. Thence leaving said westerly right-of-way line, Northeasterly 92 feet, more or less, to the intersection of the easterly right of way line of S 12th Street and the northerly right-of-way line of St. Helens Street (Assessor's Map 04 01 04 AD);
316. Thence along said northerly right-of-way line, Easterly 200 feet, more or less, to the westerly right-of-way line of S 11th Street (Assessor's Map 04 01 04 AD);
317. Thence leaving said northerly right-of-way line and said westerly right-of-way line, Northerly 280 feet, more or less, to the intersection of the easterly right-of-way line of S 11th Street and the southeasterly right-of-way line of Columbia Boulevard (Assessor's Map 04 01 04 00);
318. Thence along said southeasterly right-of-way line, Northeasterly 570 feet, more or less, to the westerly right-of-way line of S 9th Street (Assessor's Map 04 01 04 AA);
319. Thence leaving said southeasterly right-of-way line, Northeasterly 81 feet, more or less, to the Point of Beginning (Assessor's Map 04 01 04 AA).

Parcel 2:

Beginning at the southeasterly corner of Lot 12, Block 71 of the plat "St. Helens", also being on the westerly right-of-way line of S 8th Street, located in the Southwest One-Quarter of Section 3, Township 4 North, Range 1 West, Willamette Meridian, City of St. Helens, Columbia County, Oregon (Assessor's Map 04 01 03 CB):

400. Thence along said westerly right-of-way line, Southeasterly 174 feet, more or less, to the southeasterly corner of Lot 15 of said Block 71, also being on the southerly right-of-way line of S 8th Street (Assessor's Map 04 01 03 CB);
401. Thence along said southerly right-of-way line, Easterly 40 feet, more or less, to the centerline of S 8th Street, also being on the westerly line of the Heavy Industrial Zone boundary (Assessor's Map 04 01 03 CB);
402. Thence leaving said centerline along said westerly zone boundary line, Southwesterly 224 feet, more or less, to the northwesterly corner of Lot 19 of said Block 71 (Assessor's Map 04 01 03 00);
403. Thence continuing along said westerly zone boundary line, Southerly 544 feet, more or less, to the intersection of the easterly right-of-way line of S 9th Street and the southerly right-of-way line of East Street (Assessor's Map 04 01 03 00);
404. Thence along said southerly right-of-way line, Westerly 2,050 feet, more or less, to the westerly right-of-way line of S 16th Street (Assessor's Map 04 01 09 AB);
405. Thence along said westerly right-of-way line, Northerly 235 feet, more or less, to the northeasterly corner of Block 134 of said plat, also being on the southerly right-of-way line of Umatilla Street (Assessor's Map 04 01 04 DC);
406. Thence along said southerly right-of-way line, Easterly 180 feet, more or less, to the northwesterly corner of Lot 4, Block 133 of said plat, also being on the southerly extension of the north-south centerline of Block 132 of said plat (Assessor's Map 04 01 04 DC);
407. Thence along said southerly extension and the north-south centerline of said Block 132, Northerly 144 feet, more or less, to a line that is parallel with and 6.00 feet northerly of the northerly line of Lot 22 of said Block 132 (Assessor's Map 04 01 04 DC);
408. Thence along said parallel line, Easterly 100 feet, more or less, to the westerly right-of-way line of S 15th Street (Assessor's Map 04 01 04 DC);
409. Thence leaving said westerly right-of-way line, Northeasterly 96 feet, more or less, to the northwesterly corner of Lot 2, Block 119 of said plat, also being on the easterly right-of-way line of S 15th Street (Assessor's Map 04 01 04 DD);
410. Thence along said easterly right-of-way line, Northerly 58 feet, more or less, to the southwest corner of Lot 4 of said Block 119 (Assessor's Map 04 01 04 BC);
411. Thence along the southerly line of said Lot 4, Easterly 100 feet, more or less, to the southeasterly corner of said Lot 4 (Assessor's Map 04 01 04 DD);
412. Thence along the easterly line of said Lot 4, Northerly 58 feet, more or less, to the southwest corner of Lot 18 of said Block 119 (Assessor's Map 04 01 04 DD);
413. Thence along the southerly line of said Lot 18, Easterly 100 feet, more or less, to the southeasterly corner of said Lot 18, also being on the westerly right-of-way line of S 14th Street (Assessor's Map 04 01 04 DD);
414. Thence along said westerly right-of-way line, Northerly 58 feet, more or less, to the northeasterly corner of said Lot 18 (Assessor's Map 04 01 04 DD);
415. Thence leaving said westerly right-of-way line, Easterly 80 feet, more or less, to the southwest corner of Lot 6, Block 116 of said plat, also being on the easterly right-of-way line of S 14th Street (Assessor's Map 04 01 04 DD);
416. Thence along said easterly right-of-way line, Northerly 116 feet, more or less, to the southwest corner of Lot 8 of said Block 116 (Assessor's Map 04 01 04 DD);

417. Thence along the southerly line of said Lot 8, Easterly 100 feet, more or less, to the southeasterly corner of said Lot 8 (Assessor's Map 04 01 04 DD);
418. Thence along the easterly line of said Lot 8, Northerly 58 feet, more or less, to the southwesterly corner of Lot 14 of said Block 116 (Assessor's Map 04 01 04 DD);
419. Thence along the southerly line of said Lot 14 and the easterly extension thereof, Easterly 180 feet, more or less, to the southwesterly corner of Lot 9, Block 103 of said plat, also being on the easterly right-of-way line of S 13th Street (Assessor's Map 04 01 04 DD);
420. Thence along said easterly right-of-way line, Northerly 58 feet, more or less, to the northwesterly corner of said Lot 9 (Assessor's Map 04 01 04 DD);
421. Thence along the northerly line of said Lot 9 and the easterly extension thereof, Easterly 660 feet, more or less, to the southwesterly corner of Lot 13, Block 87 of said plat (Assessor's Map 04 01 04 DA);
422. Thence along the westerly line of said Lot 13, Northerly 58 feet, more or less, to the northwesterly corner of said Lot 13 (Assessor's Map 04 01 04 DA);
423. Thence along the northerly line of said Lot 13 and the easterly extension thereof, Easterly 190 feet, more or less, to the southwesterly corner of Lot 11, Block 84 of said plat, also being on the easterly right-of-way line of S 10th Street (Assessor's Map 04 01 04 DA);
424. Thence along said easterly right-of-way line, Southerly 9 feet, more or less, to a line that is parallel with and 9.00 feet southerly of the southerly line of said Lot 11 (Assessor's Map 04 01 04 DA);
425. Thence along said parallel line, Easterly 100 feet, more or less, to the north-south centerline of said Block 84 (Assessor's Map 04 01 04 DA);
426. Thence along said north-south centerline, Northerly 9 feet, more or less, to the southwesterly corner of Lot 12 of said Block 84 (Assessor's Map 04 01 03 CB);
427. Thence along the southerly line of said Lot 12 and the easterly extension thereof, Easterly 380 feet, more or less, to the Point of Beginning (Assessor's Map 04 01 03 CB).

The above described tract of land contains 752 acres, more or less.

Bearings shown with degrees, seconds, and minutes are based on Oregon State Plane Coordinates North Zone 3601, NAD83(91).

8/19/2020



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St. Helens

Urban Renewal REPORT

On the Urban Renewal Plan
Amendment 2



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Acknowledgments

St. Helens Urban Renewal Agency

Doug Morten, Board Chair
Stephen Topaz, Board Vice Chair
Ginny Carlson
Keith Locke
Rick Scholl

City Council

Mayor Rick Scholl
Ginny Carlson
Keith Locke
Doug Morten
Stephen R. Topaz

Planning Commission

Russell Hubbard, Chair
Dan Cary, Vice-Chair
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Rob Wyman

ECONorthwest was the primary author of the Report on the Plan that was adopted in 2017. Elaine Howard Consulting LLC and Tiberius Solutions LLC were on the 2017 consultant team. ECONorthwest has graciously provided permission to use their document format for Amendment 2 to provide consistency in documents for the City of St. Helens.

Definitions

“Agency” means the City of St. Helens Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan. In St. Helens, the Agency board is the St. Helens City Council.

“Annual report” means annual report on impacts to taxing jurisdictions and former year and following year budgets as required in ORS 457.460.

“Area” means the properties and rights of way located within the St. Helens urban renewal boundary.

“AV” means assessed value of property.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“City” means the City of St. Helens, Oregon.

“City Council” or “Council” means the City Council of the City of St. Helens.

“Comprehensive Plan” means the City of St. Helens comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Columbia County.

“Fiscal year” means the year commencing July 1 and closing June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the St. Helens Planning Commission.

“RMV” means real market value of property.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Under-levy” means taking less than the available tax increment in any year as defined in ORS 457.455.

“URA” means urban renewal area.

“Urban renewal agency” or “Agency” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for administration of the urban renewal plan.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

“St. Helens Transportation Systems Plan (TSP)” means the Transportation System Plan adopted by the St. Helens City Council.

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1. Introduction and Purpose

The purpose of this Urban Renewal Report (Report) is to provide context and supplemental information to support the St. Helens Urban Renewal Plan 2020 Substantial Amendment (Amendment 2). It provides information about the following:

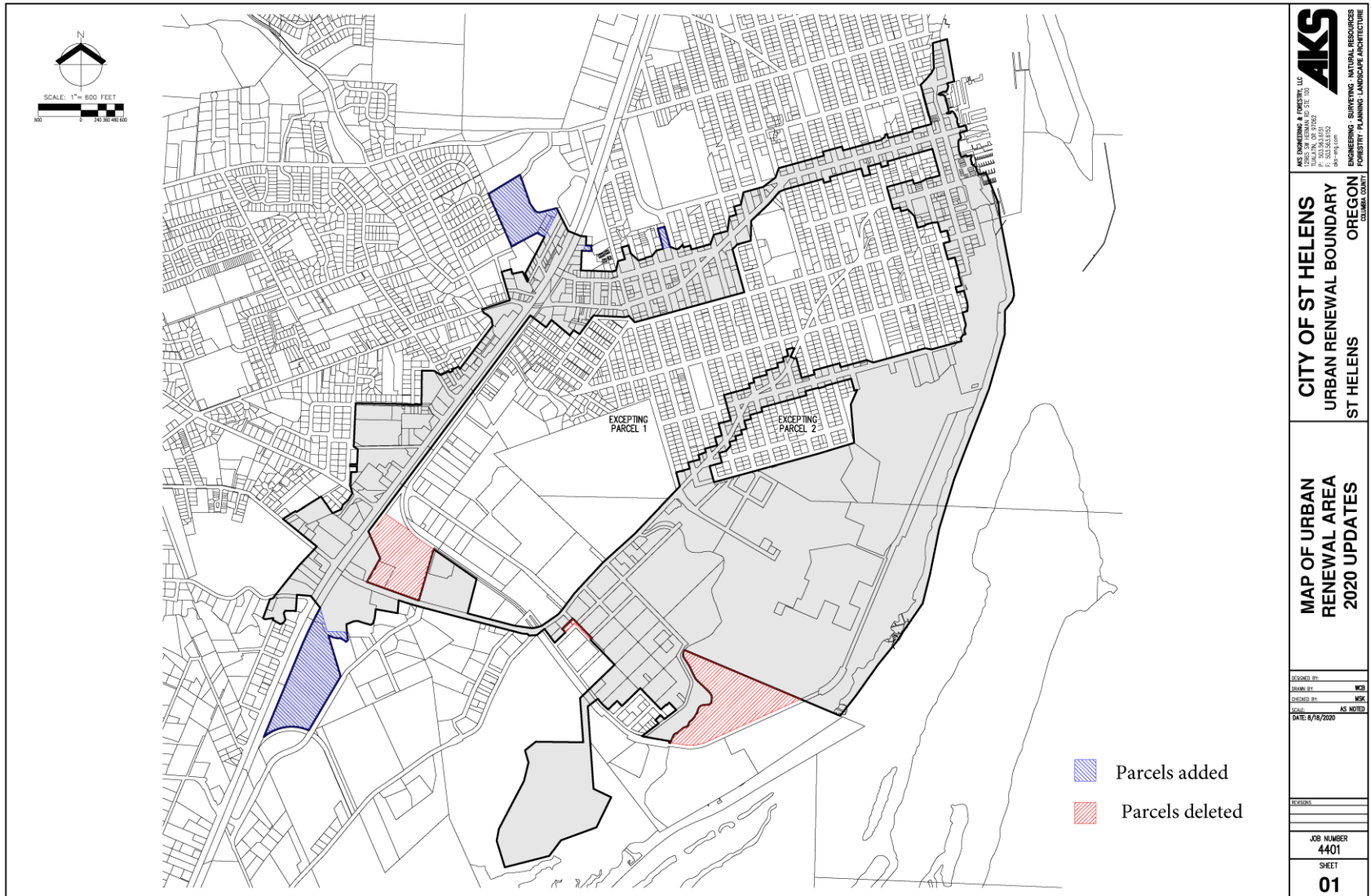
- **Funding Plan:** ORS 457.085 (3) requires a funding plan for projects included in the Plan.
- **Existing Conditions:** As required by ORS 457.095, this Report provides data to support the ordinance that Council passed to adopt Amendment 2, a substantial amendment to the St. Helens Urban Renewal Plan (Plan).

This Report serves as guidance for the St. Helens Urban Renewal Agency (Agency) as it implements the Plan. The Agency will review potential project investments each year and can adjust its approach given tax increment revenues and Agency goals. The Agency can change the timing of projects, adjust debt financing timeframes, and make any other changes as allowed in the amendments section of the Plan.

2. Reason for Urban Renewal Area Selection

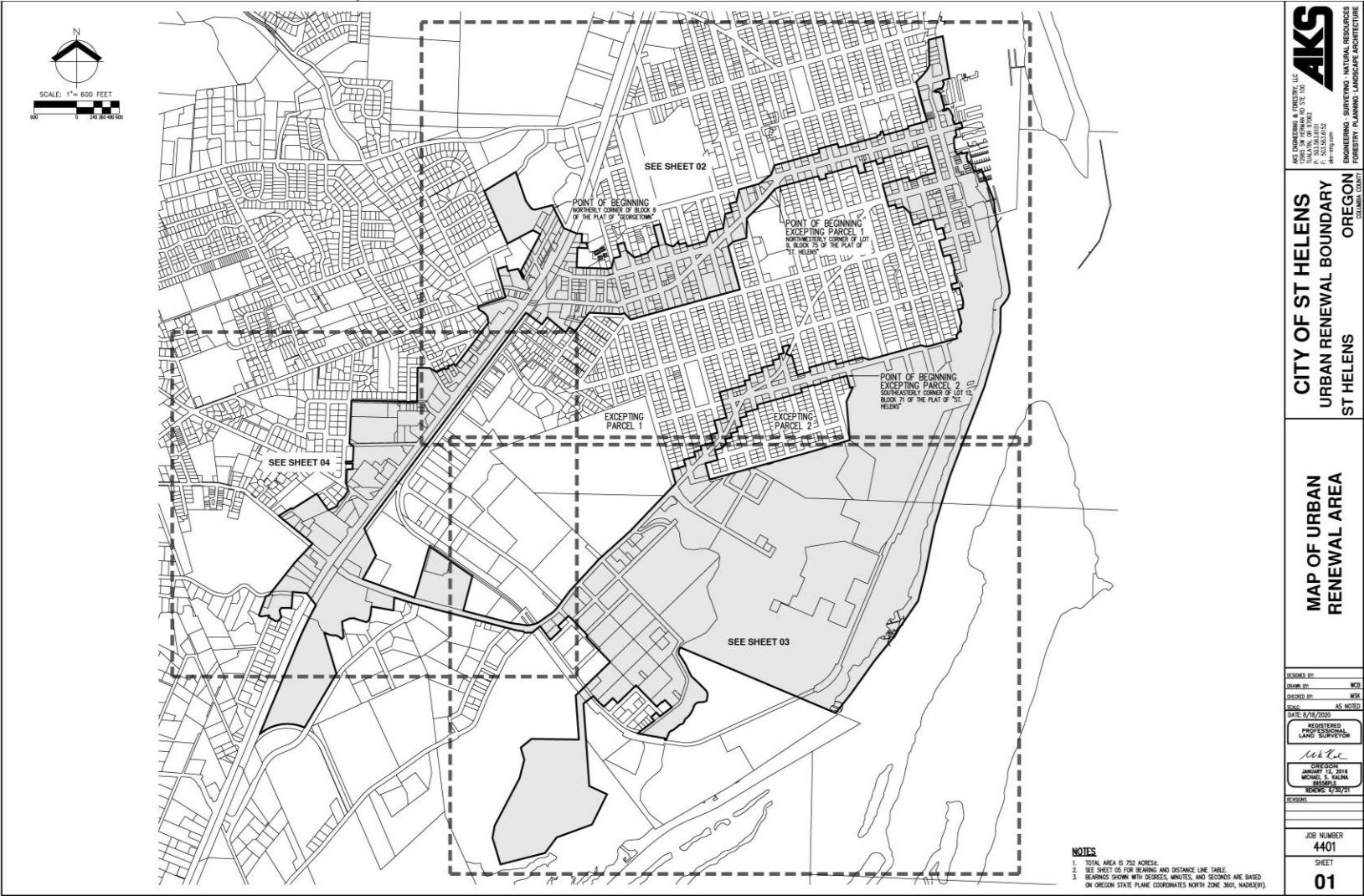
The primary reason for the selection of the urban renewal boundary, shown in Exhibit 2, is to capture the areas within the City of St. Helens that are blighted, slated for development that would support the financial efforts of the existing St. Helens Urban Renewal Area (URA) and assist curing blight in the St. Helens Urban Renewal Area. Exhibit 1 shows the boundary revisions in Amendment 2. Exhibit 2 shows the boundary after revisions from Amendment 1 and Amendment 2

Exhibit 1. Urban Renewal Boundary Additions and Deletions in Amendment 2.



Source: AKS Engineering

Exhibit 2. Urban Renewal Boundary after Amendments 1 and 2



Source: AKS Engineering

Identifying Blight

According to ORS 457.010(1), a blighted area has, "by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

- (a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions: (A) Defective design and quality of physical construction; (B) Faulty interior arrangement and exterior spacing; (C) Overcrowding and a high density of population; (D) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or (E) Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
- (b) An economic dislocation, deterioration or disuse of property resulting from faulty planning;
- (c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;
- (d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
- (e) The existence of inadequate streets and other rights of way, open spaces and utilities;
- (f) The existence of property or lots or other areas that are subject to inundation by water;
- (g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
- (h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or
- (i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere."

3. Existing Conditions

This section includes information on:

- Physical Conditions
- Social Conditions
- Economic Conditions

These conditions establish the rationale for declaring blight in the urban renewal area.

3.1. Physical Conditions

This section describes the physical conditions of the urban renewal area, including current land use, zoning designations, and comprehensive plan designations.

Land Use

Exhibit 3 shows the current land use designations for the properties to be added in Amendment 2. Exhibit 4 shows the land use designations for the property to be removed Amendment 2. Exhibit 5 shows the land use of the parcels in the URA after Amendment 2 including those changes made in Amendment 1.

Vacant land makes up about one-third of the land in the URA. None of the parcels to be added have any improvements on them, indicating a prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;.

Exhibit 3. St. Helens Urban Renewal Area Land Use of Parcels to be Added

Land Use	Parcels	Parcel Acres	Percent of Total Acreage to be Added
Commercial	7	31.15	100%
Total	7	31.15	100%

Source: City of St. Helens Certified Tax Roll Data FY19-20

Exhibit 4. St. Helens Urban Renewal Area Land Use of Parcels to be Removed

Land Use	Parcels	Parcel Acres	Percent of Total Acreage to be Added
Commercial	4	38.85	100%
Total	4	38.85	100%

Source: City of St. Helens Certified Tax Roll Data FY19-20

Exhibit 5. St. Helens Urban Renewal Area Land Use of Parcels

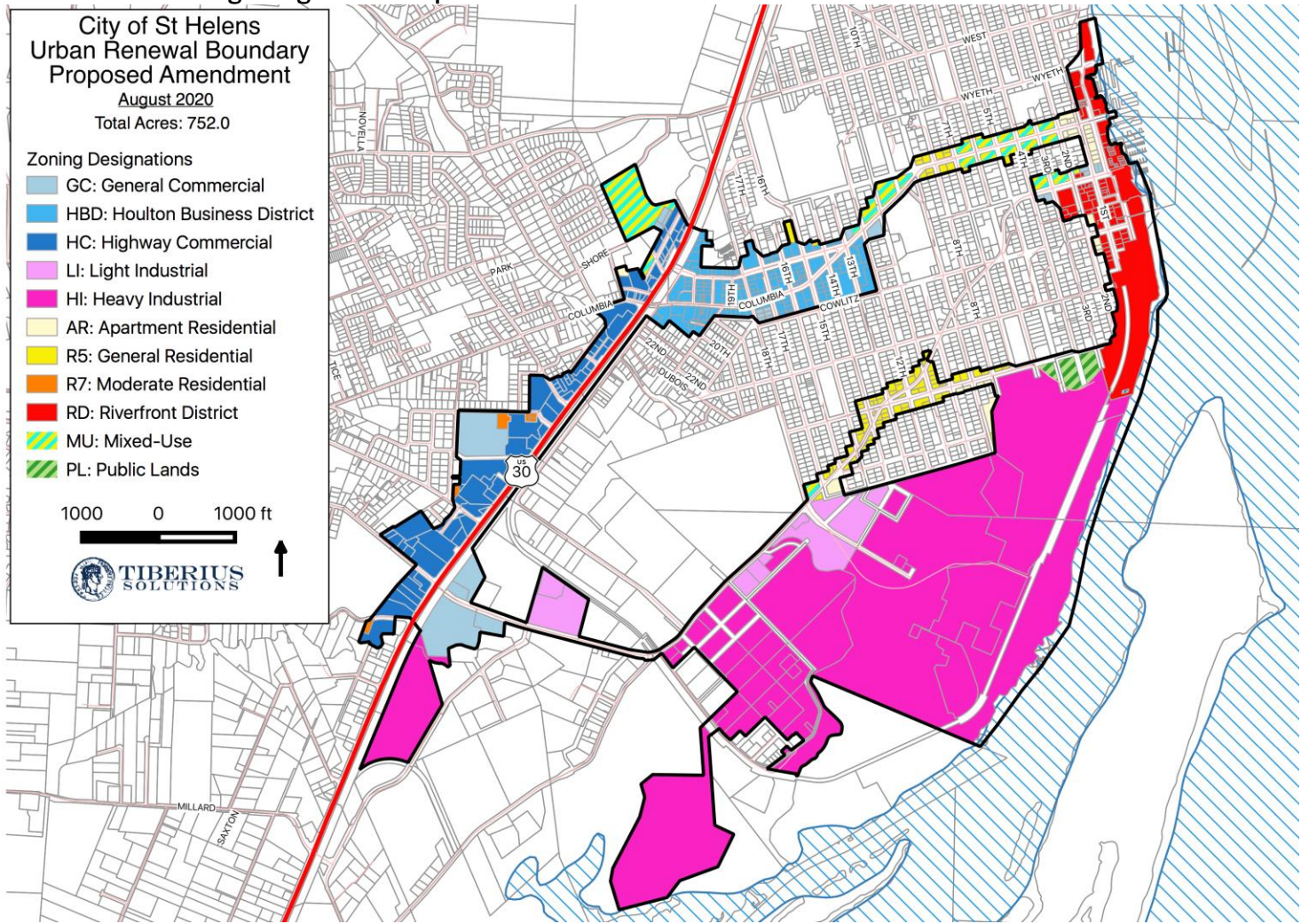
Land Use	Parcels	Parcel Acres	Percent of Total Acreage
Commercial	210	121.94	20.21%
Condominium	12	0.46	0.08%
Industrial	3	20.27	3.36%
Multifamily Residential	8	3.35	0.56%
Single-family Residential	191	31.24	5.18%
Exempt	49	199.68	33.10%
Miscellaneous	6	42.21	7.00%
Vacant	91	184.01	30.51%
Total	570	603.16	100%

Source: City of St Helens. Certified Tax Roll Data FY16-17 and amendment property data from St. Helens Urban renewal Plan Amendment 1 and 2

Exempt means that the property is owned by a public entity and does not pay property taxes.

Zoning Exhibit 6 shows zoning designations of land within the urban renewal boundary.

Exhibit 6. URA Zoning Designations Map



Source: Tiberius Solutions using City of St Helens. Certified Tax Roll Data FY 19-20.

Exhibit 7 shows the current zoning designations for the properties to be added in Amendment 2. Exhibit 8 shows the zoning designations for the property to be removed in Amendment 2. Exhibit 9 shows the zoning of the parcels in the URA after Amendment 2 including those changes made in Amendment 1.

Exhibit 7. St. Helens Urban Renewal Area Zoning of Parcels to be Added

Zoning	Parcels	Parcel Acres	Percent of Total URA Acreage
General Commercial	3	0.84	2.70%
General Residential	1	0.67	2.15%
Heavy Industrial	1	19.16	61.51%
Houlton Business District	1	0.18	0.58%
Mixed Use	1	10.3	33.07%
Total	7	31.15	100%

Source: City of St. Helens

Exhibit 8. St. Helens Urban Renewal Area Zoning of Parcels to be Removed

Zoning	Parcels	Parcel Acres	Percent of Total URA Acreage
General Commercial	2	15.91	40.95%
Heavy Industrial	1	22.72	58.48%
County Heavy Industrial	1	0.22	.57%
Total	3	38.85	100%

Source: City of St. Helens

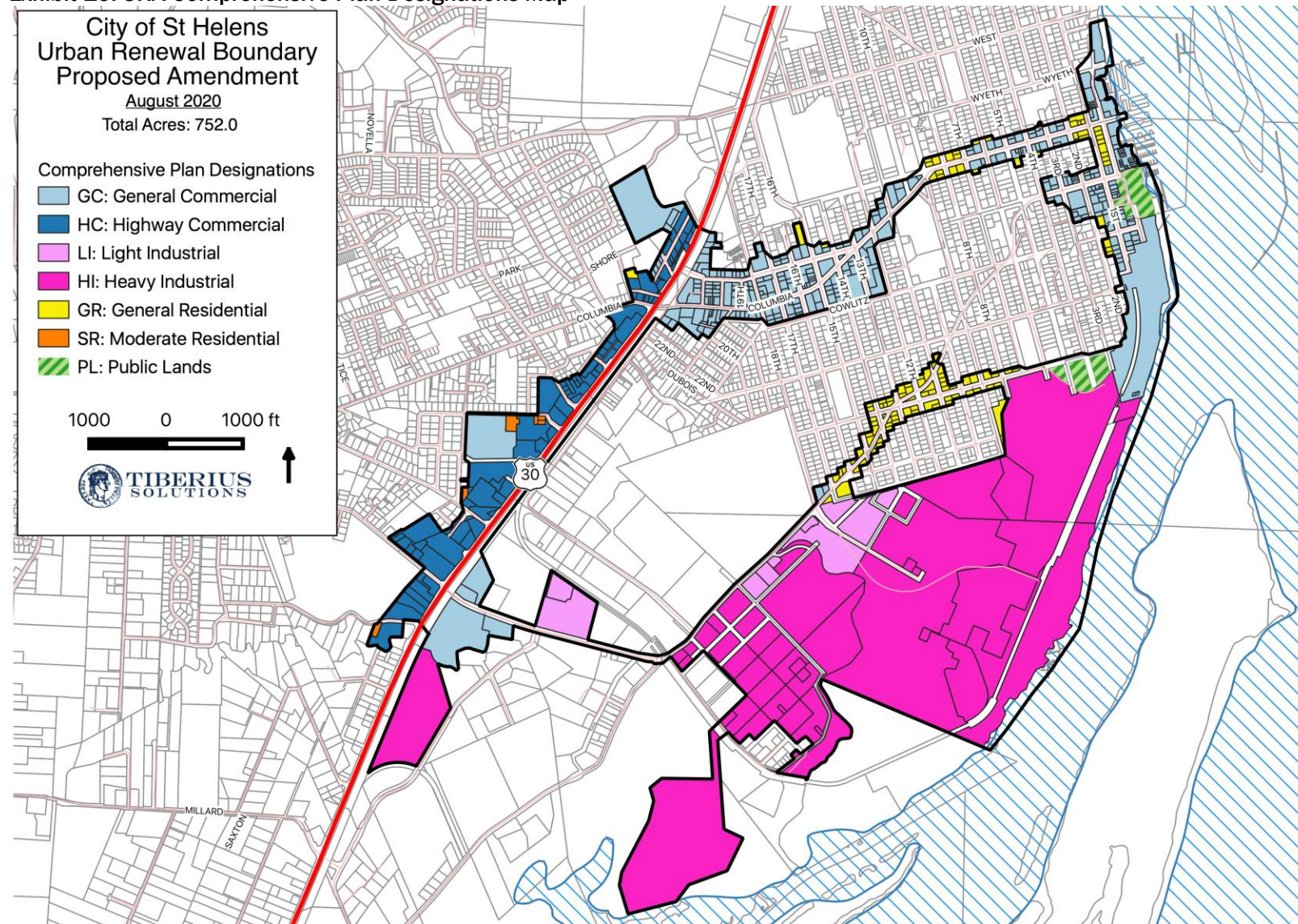
Exhibit 9. St. Helens Urban Renewal Area Zoning of Parcels

Zoning	Parcels	Parcel Acres	Percent of Total URA Acreage
Apartment Residential	28	5.96	0.99%
General Commercial	27	27.92	4.63%
General Residential	80	12.69	2.10%
Heavy Industrial	42	373.06	61.86%
Highway Commercial	88	53.52	8.87%
Houlton Business District	146	32.73	5.43%
Light Industrial	9	28.96	4.82%
Mixed Use	60	27.81	4.61%
Moderate Residential	6	1.83	0.30%
Riverfront District	82	43.14	7.15%
Public Land	2	3.27	.54%
Total	570	603.18	100%

Source: Elaine Howard Consulting, LLC from data from Tiberius Solutions

Exhibit 10 shows the comprehensive plan designations of land within the urban renewal boundary.

Exhibit 10. URA Comprehensive Plan Designations Map



Source: Tiberius Solutions using City of St Helens. Certified Tax Roll Data FY 19-20

The proposed uses within the URA conform to the uses shown in Exhibit 13. Exhibit 11 shows the current comprehensive plan designations for the properties to be added in Amendment 2. Exhibit 12 shows the comprehensive plan designations for the property to be removed in Amendment 2. Exhibit 13 shows the comprehensive plan designations of the parcels in the URA after Amendment 2 including those changes made in Amendment 1.

Exhibit 11. St. Helens Urban Renewal Area Comprehensive Plan of Parcels to be Added

Comprehensive Plan	Parcels	Parcel Acres	Percent of Total URA Acreage
General Commercial	5	11.32	36.34%
General Residential	1	0.67	2.15%
Heavy Industrial	1	19.16	61.51%
Total	7	31.15	100%

Source: City of St. Helens

Exhibit 12. St. Helens Urban Renewal Area Comprehensive Plan of Parcels to be Removed

Comprehensive Plan	Parcels	Parcel Acres	Percent of Total URA Acreage
General Commercial	2	15.91	40.95%
Heavy Industrial	1	22.72	58.48%
County Heavy Industrial	1	.22	.57%
Total	3	38.85	100%

Source: City of St. Helens

Exhibit 13. St. Helens Urban Renewal Area Comprehensive Plan of Parcels

Comprehensive Plan Designation	Parcels	Parcel Acres	Percent of Total URA Acreage
General Commercial	309	120.39	19.96%
General Residential	108	18.65	3.09%
Highway Commercial	88	53.52	8.87%
Heavy Industrial	42	373.07	61.85%
Light Industrial	9	27.81	4.61%
Public Lands	8	7.91	1.31%
Suburban Residential	6	1.83	0.30%
Total	570	603.18	100%

Source: Elaine Howard Consulting, LLC from data from Tiberius Solutions

3.2. Social Conditions

The social conditions in the URA have not changed as a result of Amendment 2.

3.3 Economic and Development Conditions

In addition to the challenges cited in the 2017 Plan, the closure of Armstrong World Industries has brought significant economic hardship to the URA, with only \$148 in revenue received in FYE 2020. The financial model created for the adoption of the Plan anticipated tax increment revenues of \$293,615, a difference of \$293,467. It is anticipated that the addition of the property will aid in increasing the tax increment revenue so the projects proposed in the Plan can be completed.

None of the property being brought into the URA have existing real market value of improvements in the assessor's files at the time they are being brought into the URA. These are underdeveloped.

4. Impact on Municipal Services

This section does not change as a result of Amendment 2.

5. Funding Plan

5.1. Overview

The primary source of funding for the URA is anticipated to be Tax Increment Financing (TIF). The following discussion is an overview of Oregon's property tax system and the basic functions of tax increment financing and is not intended as a detailed description of applicable law.

Oregon's Property Tax System

In Oregon, each county's assessor calculates property taxes as the product of assessed value, subject to certain constitutional tax rate limitations.

Assessed Value¹

Oregon's property tax system distinguishes between the "maximum assessed value" and the "real market value" of property:

- The real market value is the price that a property would sell for in a transaction between two impartial parties.
- The maximum assessed value is calculated by formula. The state established the maximum assessed value for each property in Fiscal Year End (FYE) 1998, with the initial value equal to 10% less than the FYE 1996 real market value. In most situations, the maximum assessed value increases by 3% each year, unless an exception event occurs, such as the expiration of property tax benefits, a change in zoning and subsequent change in land use, or (most commonly) new development or redevelopment occurs.

The assessed value of a property is equal to the lesser of the two values: real market value or maximum assessed value. Since this system was first implemented in FYE 1998, the real market values of most properties in Oregon have grown faster than 3% per year. This means most properties are assessed based on their maximum assessed value and experience a growth of 3% in assessed value each year.

Tax Rates

Municipalities and special districts in Oregon have the authority to impose property taxes. The combined tax rates for all overlapping taxing districts is known as the consolidated tax rate. These tax rates are expressed as dollars per \$1,000 of assessed value (also known as "mill rates"). There are three types of tax rates in the State of Oregon: (1) permanent rates, (2) local option levies, and (3) general obligation bond levies.

¹ Refer to the Oregon Department of Revenue, "Maximum Assessed Value Manual" (2016) for more information about the calculation of assessed value in Oregon.

- Permanent rates cannot change. The majority of taxing districts in Oregon impose the full amount allowed by their permanent rate limit and therefore experience no change in their tax rate from year to year. All permanent rates for overlapping taxing districts are included in the consolidated tax rate for the URA.
- Local option levies are temporary tax rates that must be voter approved. With local option levies, jurisdictions can impose more taxes than would otherwise be possible within their permanent rate limit. ORS 457.445 excludes all local option levies from the calculation of the consolidated tax rate for the URA.
- General obligation bond levies are also temporary tax rates that must be voter approved. General obligation bond levies, however, can only be imposed for capital projects, whereas local option levies can be used for both capital and operations. Additionally, local option levies have limitations on the maximum duration of the levy, which do not apply to general obligation bond levies. Lastly, general obligation bond levies are exempt from the property tax limitations imposed by Measure 5 in 1991. ORS 457.445 excludes all general obligation bonds that were approved by voters after October 6, 2001 from the calculation of the consolidated tax rate for the URA.

Tax Rate Limitations

In 1991, Oregon voters approved Ballot Measure 5, which amended the Oregon Constitution to establish an upper limit on the amount of property taxes that the assessor can collect from each individual property. These limitations are \$5 per \$1,000 of **real market value** for education and \$10 per \$1,000 of **real market value** for general government purposes. General obligation bond rates are excluded from these tax rate limitations. These tax rate limitations are calculated based on real market value, whereas tax rates apply to assessed value. When the taxes on an individual property exceed the tax rate limitations, the amount of taxes imposed is reduced, resulting in “compression” losses for the impacted taxing districts.

Tax Increment Financing

ORS 457.420 allows urban renewal agencies to use TIF to pay for projects identified in urban renewal plans. TIF is not an increase in property tax rates, but instead is a division of property tax revenues. A portion of the property tax revenue generated within an urban renewal area is redirected from the overlapping taxing districts to the urban renewal agency.

When an urban renewal area is first established, the total assessed value of property in the area is recorded as the “frozen base.” In future years, if the assessed value of the area increases, the difference between the total assessed value and the frozen base is known as the “increment” value. Property tax revenue generated by the frozen base continues to go to overlapping taxing districts as normal, but tax generated from the increment value is redirected to the urban renewal agency as TIF revenue.

Because TIF revenue requires property values to increase above the frozen base, and because Oregon’s property tax system limits the growth in maximum assessed value to 3.0% per year for most properties, urban renewal areas typically have relatively limited TIF revenue in their early years, and more revenue over time. Agencies that stimulate new development tend to be more successful, generating higher amounts of TIF revenue earlier in their timeline that allow for investment in more projects earlier.

Given these dynamics, urban renewal agencies often borrow money and repay it over time with TIF revenue. This allows urban renewal agencies to accelerate the timing of projects, spurring more development early on and requiring long-term repayment of principal and interest.

The funding plan described in this Report forecasts the annual TIF revenue that would be generated in the URA over the long-term, and then converts that TIF revenue to borrowing capacity over time. If the total borrowing capacity is within the maximum indebtedness identified in the Plan and sufficient to pay for the costs of all projects listed in the Plan, then the Plan is economically sound and feasible, as required by ORS 457.095.

5.2. Summary of Project Costs and Timing

Exhibit 14 shows a summary of total project costs and timing. This Exhibit is not changed in Amendment 2. The Agency may determine to undertake projects at different times as determined through the annual budgeting process. Some projects will require funding from multiple sources, and use TIF essentially as matching funds or gap filling funds. **The numbers shown in Exhibit 14 are only the portions of project costs that would be funded by urban renewal.** The total amount of TIF used for all projects, excluding administration and finance fees, is \$41,796,272 in constant 2020 dollars. The cost of administration and finance fees over the life of the URA increase this total to \$42,152,252. The Plan assumes annual inflation rate of 3% per year. When accounting for inflation and based on the assumed timing of projects, the total project costs and financing fees in nominal year-of-expenditure (YOE) dollars is \$62,000,000, the maximum indebtedness established by the Plan. The prior frozen base established by the Columbia County Assessor was \$171,187,460. The estimated future frozen base assessed value of the URA after Amendment 2 is estimated at \$171,650,367.

Although Exhibit 14 lists the estimated completion dates for all projects, many projects will be funded in phases over a longer period, which means that expenditures for some projects would begin much earlier than the completion dates listed in Exhibit 14.

Exhibit 14. Summary of Estimated Project Costs and Anticipated Timing*

Project Name	Project Cost		Anticipated Completion
	2017 \$	YOE \$	Date
Site Preparation			
Contributions for Waterfront Site Preparation or Remediation	\$ 1,500,000	\$ 1,791,200	2020
Site Preparation and Infrastructure Loans or Grants	\$ 2,500,000	\$ 4,063,600	2040
Waterfront Utilities and Stormwater Infrastructure: Phase 1	\$ 1,400,000	\$ 1,485,300	2019
Waterfront Utilities and Stormwater Infrastructure: Phase 2	\$ 900,000	\$ 1,074,700	2022
Subtotal	\$ 6,300,000	\$ 8,414,800	
Open Space			
Columbia View Park Expansion	\$ 1,100,000	\$ 1,275,200	2020
Waterfront Greenway Trail/Park Design Phase 1 & Bank Enhancement	\$ 3,000,000	\$ 3,477,900	2022
Trestle Trail Contribution	\$ 750,000	\$ 1,101,400	2030
Marina Contribution	\$ 750,000	\$ 1,038,200	2026
Waterfront Greenway Trail/Tualatin St. Plaza Design Phase 2	\$ 3,000,000	\$ 3,914,400	2026
Habitat/Riparian Projects	\$ 500,000	\$ 903,100	2036
Partnership to Improve County Courthouse Plaza	\$ 750,000	\$ 1,134,500	2027
Wayfinding Improvements	\$ 250,000	\$ 298,500	2024
Subtotal	\$ 10,100,000	\$ 13,143,200	
Infrastructure			
Road Extension on South 1st and the Strand	\$ 2,300,000	\$ 2,579,900	2023
First Street and Strand Road Improvements	\$ 1,000,000	\$ 1,159,300	2022
Old Portland Road/Gable Intersection Improvements	\$ 600,000	\$ 760,700	2026
Old Portland Road/Plymouth Street Intersection Improvements	\$ 600,000	\$ 760,700	2026
Plymouth Street Improvements	\$ 200,000	\$ 261,000	2026
Corridor Master Plan Improvements	\$ 13,200,000	\$ 21,700,800	2036
US 30 Road Projects - Short Term	\$ 1,200,000	\$ 1,565,800	2026
US 30 Road Projects - Long Term	\$ 2,000,000	\$ 4,065,600	2039
Subtotal	\$ 21,100,000	\$ 32,853,800	
Economic Development			
Economic Development Planning	\$ 500,000	\$ 792,000	2041
Storefront improvement Program	\$ 1,500,000	\$ 2,491,800	2041
Subtotal	\$ 2,000,000	\$ 3,283,800	
Administration			
Administration	\$ 2,275,000	\$ 3,497,100	2043**
Finance Fees	\$ 581,000	\$ 793,000	2036
Subtotal	\$ 2,856,000	\$ 4,290,100	
Total Expenditures	\$ 42,356,000	\$ 61,985,700	

Source: Tiberius Solutions.

Notes: YOE stands for Year of Expenditure;

*Cost is only the urban renewal contribution to a larger project that will require other yet-to-be-determined public or private funding sources.

**Cumulative total over the course of the life of the URA

5.3. TIF Revenue Forecast

This section describes the methods and assumptions used to forecast TIF revenue.

The City of St. Helens contracted with Tiberius Solutions LLC in 2020 to provide an updated financial forecast for the URA. This forecast, shown in Attachment A, was request by city staff as a large business located within the URA, Armstrong World Industries, terminated operations and thus impacted the assessed values within the Area. In FY 2019/20 the Area received only \$148 in tax increment revenues while the financial model created for the adoption of the Plan anticipated tax increment revenues of \$293,615, a difference of \$293,467. As a result of the financial analysis, the recommendation was to add properties with development potential to the URA to aid in increasing the tax increment revenues so the projects in the Plan can be completed.

Tax Rates

Exhibit 15 summarizes the applicable tax rates for the URA. The total consolidated tax rate for the URA is \$12.6065 per \$1,000 of assessed value. This tax rate is composed of only the permanent rates of overlapping taxing districts. Because the consolidated tax rate does not include local option or general obligation bond levies, the applicable tax rate is unlikely to change in future years.

Exhibit 15. Consolidated Tax Rate

Jurisdiction Name	Type	Rate
General Government		
Columbia County	Permanent	\$ 1.3956
Columbia 4H & Extension	Permanent	\$ 0.0571
Columbia 9-1-1- Communication District	Permanent	\$ 0.2554
Columbia Vector	Permanent	\$ 0.1279
Port of Columbia County	Permanent	\$ 0.0886
Columbia SWCD	Permanent	\$ 0.1000
Columbia River Fire	Permanent	\$ 2.9731
St. Helens Aquatic District	Permanent	\$ 0.2347
City of St. Helens	Permanent	\$ 1.9078
Subtotal	Gen. Govt.	\$ 7.1402
Education		
NW Regional ESD	Permanent	\$ 0.1538
St. Helens 502 School	Permanent	\$ 5.0297
Portland Community College	Permanent	\$ 0.2828
Subtotal	Education	\$ 5.4663
Total	All	\$ 12.6065

Source: Tiberius Solutions

Assessed Value Growth

The forecast of future growth in assessed value in the URA included in this analysis was based on conversations with City staff about future development opportunities in the URA. This forecast incorporates assumed growth in assessed value from appreciation (limited to no more than 3.0% per year), and anticipated “exceptions” to Oregon’s 3.0% limitation. These exception events include new construction and the expiration of existing property tax exemptions.

This forecast includes both specific assumptions for sites with known development potential, and more generic assumptions for speculative future development within the URA but not associated with a specific site.

Site-specific assumptions for new construction in the URA was forecast based on City staff’s knowledge of current and planned projects. It includes recently completed projects, projects that have begun construction, plus additional future projects that are planned and deemed likely to occur. Planned new construction includes residential, commercial, and industrial projects.

Exhibit 16 shows the assumed increase in assessed value from anticipated site-specific development in the URA. Net New assessed value (AV) is determined by applying the changed property ratio (varies by land use) to real market value (RMV) of development.

Exhibit 16. Development Assumptions

Calendar Year of Development	FYE on Tax Roll	RMV	Net New AV
2019	2021	\$ 9,317,557	\$ 30,822,273
2020	2022	\$ 26,227,084	\$ 26,058,930
2021	2023	\$ 3,411,240	\$ 1,744,587
2022	2024	\$ 11,873,120	\$ 12,178,413
2023	2025	\$ 5,750,520	\$ 3,603,180
2024	2026	\$ -	\$ -
2025	2027	\$ -	\$ -
2026	2028	\$ 3,560,504	\$ 2,650,716
2027	2029	\$ 3,560,504	\$ 2,650,716
2028	2030	\$ 3,560,504	\$ 2,650,716
2029	2031	\$ 3,560,504	\$ 2,650,716
2030	2032	\$ 3,560,504	\$ 2,650,716
2031	2033	\$ -	\$ -
2032	2034	\$ 16,000,000	\$ 11,440,000
Total		\$ 90,382,040	\$ 99,100,962

Source: Tiberius Solutions with input from the City of St. Helens; Changed Property Ratio: Columbia County Assessor, FYE 2020

In addition to new construction, the expiration of tax exemptions is expected to contribute to growth in taxable assessed value in the URA in the near future. In FYE 2020, Cascade Tissue Group received Enterprise Zone tax exemption benefits for three separate schedules of investments. These exemptions are scheduled to expire in FYE 2021, 2022, and 2024 respectively. Exhibit 9 shows the anticipated increase in assessed value of the expiring

Enterprise Zone exemptions for Cascades Tissue Group. In total, \$38.3 million (in 2020\$) will become taxable between FYE 2021 and FYE 2024 as the Enterprise Zone benefits expire.

Exhibit 17. Assessed Value of Expiring Enterprise Zone Exemptions, Cascades Tissue Group, 2020\$

FYE	Assessed Value
2021	\$ 26,404,200
2022	\$ 7,600,490
2024	\$ 4,246,440
Total	\$ 38,251,130

Source: Tiberius Solutions

For FYE 2026 and beyond, this analysis assumes that the URA will experience speculative future development. However, the timing and value of potential long-term future construction projects is unknown. Therefore, starting in FYE 2026 this analysis increases the assumed average annual growth in assessed value to 5% to reflect the likelihood of future construction activity. This is equal to 3% maximum annual appreciation for existing property plus 2% exception value from new development. This assumed growth in assessed value is applied only to real property in the URA. Personal and utility property accounts are assumed to remain constant over the life of the URA.

The assessed value growth assumptions described above and shown in Exhibit 16 and Exhibit 17 are reflected in Exhibit 18, which shows projections of assessed value by property type for the assumed duration of the Plan. Total assessed value is anticipated to grow from \$164,641,059 in FYE 2020 to \$680,590,876 in FYE 2045, the anticipated final year of the Plan, with an average annual growth rate of 5.8%.

Exhibit 18. Assessed Value Projections (YOE \$)

FYE	Real	Personal	Manufactured	Utility	Total	% Growth
2020	\$ 147,964,267	\$ 11,102,510	\$ -	\$ 5,574,282	\$ 164,641,059	
2021	\$ 184,150,136	\$ 11,102,510	\$ -	\$ 5,574,282	\$ 200,826,928	22.0%
2022	\$ 217,763,070	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 234,452,530	16.7%
2023	\$ 226,202,272	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 242,891,732	3.6%
2024	\$ 246,695,143	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 263,384,603	8.4%
2025	\$ 258,273,164	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 274,962,624	4.4%
2026	\$ 269,461,652	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 286,151,112	4.1%
2027	\$ 281,157,810	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 297,847,270	4.1%
2028	\$ 296,743,395	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 313,432,855	5.2%
2029	\$ 313,086,921	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 329,776,381	5.2%
2030	\$ 330,223,524	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 346,912,984	5.2%
2031	\$ 348,190,134	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 364,879,594	5.2%
2032	\$ 367,025,286	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 383,714,746	5.2%
2033	\$ 382,876,884	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 399,566,344	4.1%
2034	\$ 416,750,215	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 433,439,675	8.5%
2035	\$ 434,589,747	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 451,279,207	4.1%
2036	\$ 453,231,316	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 469,920,776	4.1%
2037	\$ 472,712,325	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 489,401,785	4.1%
2038	\$ 493,071,968	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 509,761,428	4.2%
2039	\$ 514,351,314	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 531,040,774	4.2%
2040	\$ 536,593,399	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 553,282,859	4.2%
2041	\$ 559,843,325	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 576,532,785	4.2%
2042	\$ 584,148,354	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 600,837,814	4.2%
2043	\$ 609,558,021	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 626,247,481	4.2%
2044	\$ 636,124,238	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 652,813,698	4.2%
2045	\$ 663,901,416	\$ 11,102,510	\$ -	\$ 5,586,950	\$ 680,590,876	4.3%

Source: Tiberius Solutions

TIF Revenue

Exhibit 19 shows the forecast of TIF revenue projections, combining the assessed value forecast from Exhibit 18 with the tax rates shown in Exhibit 15. Annual revenue would increase over time, with rapid growth in the early years resulting from anticipated development activity. By FYE 2045, the URA would be receiving \$5,260,342 in annual net TIF revenue. The decrease in annual net TIF revenue shown in FYE 2045, the anticipated final year of the Plan, is due to an assumed voluntary underlevy of TIF revenue, as the URA is not expected to require the full amount of TIF to pay off the full, authorized amount of maximum indebtedness.

Exhibit 19. TIF Revenue Projections (YOE \$)

FYE	Assessed Value			Tax Rate	TIF Revenue			
	Total	Frozen Base	Increment		Gross	Adjustment	Prior	Net
2020	\$ 164,641,059	\$ 171,187,460	\$ 13,811	\$ 10.6987	\$ 148	\$ (7)	\$ 2	\$ 143
2021	\$ 200,826,928	\$ 171,187,460	\$ 29,639,468	\$ 12.6052	\$ 373,611	\$ (18,681)	\$ 2	\$ 354,932
2022	\$ 234,452,530	\$ 171,650,367	\$ 62,802,163	\$ 12.6065	\$ 791,715	\$ (39,586)	\$ 5,324	\$ 757,454
2023	\$ 242,891,732	\$ 171,650,367	\$ 71,241,365	\$ 12.6065	\$ 898,104	\$ (44,905)	\$ 11,282	\$ 864,481
2024	\$ 263,384,603	\$ 171,650,367	\$ 91,734,236	\$ 12.6065	\$ 1,156,448	\$ (57,822)	\$ 12,798	\$ 1,111,423
2025	\$ 274,962,624	\$ 171,650,367	\$ 103,312,257	\$ 12.6065	\$ 1,302,406	\$ (65,120)	\$ 16,479	\$ 1,253,765
2026	\$ 286,151,112	\$ 171,650,367	\$ 114,500,745	\$ 12.6065	\$ 1,443,454	\$ (72,173)	\$ 18,559	\$ 1,389,840
2027	\$ 297,847,270	\$ 171,650,367	\$ 126,196,903	\$ 12.6065	\$ 1,590,901	\$ (79,545)	\$ 20,569	\$ 1,531,925
2028	\$ 313,432,855	\$ 171,650,367	\$ 141,782,488	\$ 12.6065	\$ 1,787,381	\$ (89,369)	\$ 22,670	\$ 1,720,682
2029	\$ 329,776,381	\$ 171,650,367	\$ 158,126,014	\$ 12.6065	\$ 1,993,416	\$ (99,671)	\$ 25,470	\$ 1,919,215
2030	\$ 346,912,984	\$ 171,650,367	\$ 175,262,617	\$ 12.6065	\$ 2,209,448	\$ (110,472)	\$ 28,406	\$ 2,127,382
2031	\$ 364,879,594	\$ 171,650,367	\$ 193,229,227	\$ 12.6065	\$ 2,435,944	\$ (121,797)	\$ 31,485	\$ 2,345,632
2032	\$ 383,714,746	\$ 171,650,367	\$ 212,064,379	\$ 12.6065	\$ 2,673,390	\$ (133,669)	\$ 34,712	\$ 2,574,432
2033	\$ 399,566,344	\$ 171,650,367	\$ 227,915,977	\$ 12.6065	\$ 2,873,223	\$ (143,661)	\$ 38,096	\$ 2,767,657
2034	\$ 433,439,675	\$ 171,650,367	\$ 261,789,308	\$ 12.6065	\$ 3,300,247	\$ (165,012)	\$ 40,943	\$ 3,176,178
2035	\$ 451,279,207	\$ 171,650,367	\$ 279,628,840	\$ 12.6065	\$ 3,525,141	\$ (176,257)	\$ 47,029	\$ 3,395,912
2036	\$ 469,920,776	\$ 171,650,367	\$ 298,270,409	\$ 12.6065	\$ 3,760,146	\$ (188,007)	\$ 50,233	\$ 3,622,372
2037	\$ 489,401,785	\$ 171,650,367	\$ 317,751,418	\$ 12.6065	\$ 4,005,733	\$ (200,287)	\$ 53,582	\$ 3,859,029
2038	\$ 509,761,428	\$ 171,650,367	\$ 338,111,061	\$ 12.6065	\$ 4,262,397	\$ (213,120)	\$ 57,082	\$ 4,106,359
2039	\$ 531,040,774	\$ 171,650,367	\$ 359,390,407	\$ 12.6065	\$ 4,530,655	\$ (226,533)	\$ 60,739	\$ 4,364,862
2040	\$ 553,282,859	\$ 171,650,367	\$ 381,632,492	\$ 12.6065	\$ 4,811,050	\$ (240,553)	\$ 64,562	\$ 4,635,059
2041	\$ 576,532,785	\$ 171,650,367	\$ 404,882,418	\$ 12.6065	\$ 5,104,150	\$ (255,208)	\$ 68,557	\$ 4,917,500
2042	\$ 600,837,814	\$ 171,650,367	\$ 429,187,447	\$ 12.6065	\$ 5,410,552	\$ (270,528)	\$ 72,734	\$ 5,212,758
2043	\$ 626,247,481	\$ 171,650,367	\$ 454,597,114	\$ 12.6065	\$ 5,730,879	\$ (286,544)	\$ 77,100	\$ 5,521,435
2044	\$ 652,813,698	\$ 171,650,367	\$ 481,163,331	\$ 12.6065	\$ 6,065,786	\$ (303,289)	\$ 81,665	\$ 5,844,161
2045	\$ 680,590,876	\$ 171,650,367	\$ 432,016,409	\$ 12.6065	\$ 5,446,215	\$ (272,311)	\$ 86,437	\$ 5,260,342
Total					\$ 77,482,538	\$ (3,874,127)	\$ 1,026,520	\$ 74,634,931

Source: Tiberius Solutions

Revenue Sharing

Per ORS 457.470, revenue sharing is a system for urban renewal areas to share a portion of the TIF revenue with overlapping taxing districts, prior to termination of the Plan. Revenue sharing begins either on the 11th year after the initial approval of the Plan or in the year after TIF revenues meet or exceed 10% of the original maximum indebtedness of the Plan, whichever occurs last. Thereafter, 75% of annual TIF revenues exceeding 10% of the original maximum indebtedness of the Plan are shared with overlapping taxing districts. If the share of TIF revenue received by the Agency meets or exceeds 12.5% of the original maximum indebtedness, then in all subsequent years the TIF revenue for the Agency is limited to 12.5% of the original maximum indebtedness and all additional TIF revenue is shared with overlapping taxing districts.

Because the maximum indebtedness of the Plan is \$62 million, revenue sharing begins in the year after TIF revenues for the Agency exceed \$6.2 million, but not before the 11th year after the Plan is approved. Annual TIF revenue for the URA is not projected to ever meet this revenue sharing threshold. Thus, it is not anticipated that required revenue sharing would occur at any point over the duration of the URA. As mentioned in the prior section of this report, it is anticipated that the URA would voluntarily underlevy (i.e., share revenue) in what is estimated to be the final year of the Plan, FYE 2045. This is typical for urban renewal areas, to collect only the amount of TIF revenue necessary to pay off the authorized amount of maximum indebtedness.

5.4. Financial Analysis of the Urban Renewal Plan

This section describes the funding plan (i.e., how the TIF revenue is used to fund specific projects over time) that forecasts future revenues, debt service, and expenditures on projects. It includes detailed tables of the anticipated annual cash flow for the URA.

Based on this analysis, this Report estimates that all projects will be completed, and all debt will be retired in FYE 2045. An estimated \$74,634,931 in TIF revenue (including TIF collected in prior years, and forecast TIF in future years) will be necessary to pay off the debt for projects in the URA. Total TIF revenue exceeds total project costs because some projects will be financed through debt, which requires the Agency to pay interest plus the initial capital costs.

The anticipated cash flow from the URA for the duration of the Plan is shown in two series of tables. The first, Exhibit 20, shows a debt service fund, where annual TIF revenue is allocated to debt service. The second, Exhibit 21, shows a project fund, where bond/loan proceeds, additional TIF revenue, and interest earnings are used to fund specific projects.

The funding plan is based on assumptions for the timing and cost of projects, and the financing terms for debt incurred. Actual financing terms will vary, based on broader market conditions, as well as the specific circumstances of each individual borrowing. This Report relies on the following assumptions:

- The URA has \$62,000,000 remaining in Maximum Indebtedness as of the end of FYE 2020.
- The URA does not have any outstanding loans as of the end of FYE 2020.

- All future borrowings are assumed to charge a 5% interest rate and require a minimum debt service coverage ratio of 1.5.
- Each borrowing has equal annual payments during the amortization period.
- No prepayment penalties would apply, allowing the Agency to pay off the debt early if sufficient resources are available.
- The scheduled amortization period for all borrowings is 20 years. However, the final two debt issuances are forecast to be repaid ahead of schedule, allowing all debt to be fully repaid by FYE 2045.

Exhibit 20. Funding Plan, Debt Service Fund Cash Flow (YOE \$) (continued on next two pages)

DEBT SERVICE FUND	Total	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024
Resources						
Beginning Balance		\$51,595	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ 258	\$ 258	\$ -	\$ -	\$ -	\$ -
TIF: Current Year	\$ 73,608,411	\$ 140	\$ 354,930	\$ 752,130	\$ 853,199	\$ 1,098,625
TIF: Prior Years	\$ 1,026,520	\$ 2	\$ 2	\$ 5,324	\$ 11,282	\$ 12,798
Total Resources	\$ 74,686,784	\$ 51,995	\$ 354,932	\$ 757,454	\$ 864,481	\$ 1,111,423
Expenditures						
<i>Debt Service</i>						
Scheduled Payments						
Loan FYE 2023	\$ (11,233,962)	\$ -	\$ -	\$ -	\$ (561,698)	\$ (561,698)
Loan FYE 2028	\$ (9,739,350)	\$ -	\$ -	\$ -	\$ -	\$ -
Loan FYE 2033	\$ (8,866,806)	\$ -	\$ -	\$ -	\$ -	\$ -
Early Principal Payment						
Loan FYE 2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan FYE 2028	\$ (1,500,000)	\$ -	\$ -	\$ -	\$ -	\$ -
Loan FYE 2033	\$ (3,946,665)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Debt Service	\$ (35,286,784)	\$ -	\$ -	\$ -	\$ (561,698)	\$ (561,698)
<i>Debt Service Coverage Ratio</i>						
					1.52	1.96
Transfer to Projects Fund	\$ (39,400,000)	\$ (51,995)	\$ (354,932)	\$ (757,454)	\$ (302,783)	\$ (549,725)
Total Expenditures	\$ (74,686,784)	\$ (51,995)	\$ (354,932)	\$ (757,454)	\$ (864,481)	\$ (1,111,423)
Ending Balance		\$ -	\$ -	\$ -	\$ -	\$ -

DEBT SERVICE FUND	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030
Resources						
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF: Current Year	\$ 1,237,286	\$ 1,371,281	\$ 1,511,356	\$ 1,698,012	\$ 1,893,745	\$ 2,098,976
TIF: Prior Years	\$ 16,479	\$ 18,559	\$ 20,569	\$ 22,670	\$ 25,470	\$ 28,406
Total Resources	\$ 1,253,765	\$ 1,389,840	\$ 1,531,925	\$ 1,720,682	\$ 1,919,215	\$ 2,127,382
Expenditures						
<i>Debt Service</i>						
Scheduled Payments						
Loan FYE 2023	\$ (561,698)	\$ (561,698)	\$ (561,698)	\$ (561,698)	\$ (561,698)	\$ (561,698)
Loan FYE 2028	\$ -	\$ -	\$ -	\$ (569,722)	\$ (569,722)	\$ (569,722)
Loan FYE 2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Early Principal Payment						
Loan FYE 2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan FYE 2028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan FYE 2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Debt Service	\$ (561,698)	\$ (561,698)	\$ (561,698)	\$ (1,131,420)	\$ (1,131,420)	\$ (1,131,420)
<i>Debt Service Coverage Ratio</i>	2.20	2.44	2.69	1.50	1.67	1.86
Transfer to Projects Fund	\$ (692,067)	\$ (828,142)	\$ (970,227)	\$ (589,262)	\$ (787,795)	\$ (995,961)
Total Expenditures	\$ (1,253,765)	\$ (1,389,840)	\$ (1,531,925)	\$ (1,720,682)	\$ (1,919,215)	\$ (2,127,382)
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

DEBT SERVICE FUND	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036
Resources						
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF: Current Year	\$ 2,314,147	\$ 2,539,720	\$ 2,729,562	\$ 3,135,235	\$ 3,348,884	\$ 3,572,139
TIF: Prior Years	\$ 31,485	\$ 34,712	\$ 38,096	\$ 40,943	\$ 47,029	\$ 50,233
Total Resources	\$ 2,345,632	\$ 2,574,432	\$ 2,767,657	\$ 3,176,178	\$ 3,395,912	\$ 3,622,372
Expenditures						
<i>Debt Service</i>						
Scheduled Payments						
Loan FYE 2023	\$ (561,698)	\$ (561,698)	\$ (561,698)	\$ (561,698)	\$ (561,698)	\$ (561,698)
Loan FYE 2028	\$ (569,722)	\$ (569,722)	\$ (569,722)	\$ (569,722)	\$ (569,722)	\$ (569,722)
Loan FYE 2033	\$ -	\$ -	\$ (682,062)	\$ (682,062)	\$ (682,062)	\$ (682,062)
Early Principal Payment						
Loan FYE 2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan FYE 2028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan FYE 2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Debt Service	\$ (1,131,420)	\$ (1,131,420)	\$ (1,813,482)	\$ (1,813,482)	\$ (1,813,482)	\$ (1,813,482)
<i>Debt Service Coverage Ratio</i>	2.05	2.24	1.51	1.73	1.85	1.97
Transfer to Projects Fund	\$ (1,214,211)	\$ (1,443,012)	\$ (954,175)	\$ (1,362,696)	\$ (1,582,430)	\$ (1,808,889)
Total Expenditures	\$ (2,345,632)	\$ (2,574,432)	\$ (2,767,657)	\$ (3,176,178)	\$ (3,395,912)	\$ (3,622,372)
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

DEBT SERVICE FUND	FYE 2037	FYE 2038	FYE 2039	FYE 2040	FYE 2041	FYE 2042
Resources						
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF: Current Year	\$ 3,805,447	\$ 4,049,277	\$ 4,304,122	\$ 4,570,498	\$ 4,848,943	\$ 5,140,024
TIF: Prior Years	\$ 53,582	\$ 57,082	\$ 60,739	\$ 64,562	\$ 68,557	\$ 72,734
Total Resources	\$ 3,859,029	\$ 4,106,359	\$ 4,364,862	\$ 4,635,059	\$ 4,917,500	\$ 5,212,758
Expenditures						
<i>Debt Service</i>						
Scheduled Payments						
Loan FYE 2023	\$ (561,698)	\$ (561,698)	\$ (561,698)	\$ (561,698)	\$ (561,698)	\$ (561,698)
Loan FYE 2028	\$ (569,722)	\$ (569,722)	\$ (569,722)	\$ (569,722)	\$ (569,722)	\$ (569,722)
Loan FYE 2033	\$ (682,062)	\$ (682,062)	\$ (682,062)	\$ (682,062)	\$ (682,062)	\$ (682,062)
Early Principal Payment						
Loan FYE 2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan FYE 2028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan FYE 2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Debt Service	\$ (1,813,482)	\$ (1,813,482)	\$ (1,813,482)	\$ (1,813,482)	\$ (1,813,482)	\$ (1,813,482)
<i>Debt Service Coverage Ratio</i>	2.10	2.23	2.37	2.52	2.67	2.83
Transfer to Projects Fund	\$ (2,045,546)	\$ (2,292,876)	\$ (2,551,379)	\$ (2,821,577)	\$ (3,104,018)	\$ (3,399,276)
Total Expenditures	\$ (3,859,029)	\$ (4,106,359)	\$ (4,364,862)	\$ (4,635,059)	\$ (4,917,500)	\$ (5,212,758)
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

DEBT SERVICE FUND	FYE 2043	FYE 2044	FYE 2045
Resources			
Beginning Balance	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -
TIF: Current Year	\$ 5,444,335	\$ 5,762,496	\$ 5,173,904
TIF: Prior Years	\$ 77,100	\$ 81,665	\$ 86,437
Total Resources	\$ 5,521,435	\$ 5,844,161	\$ 5,260,342
Expenditures			
<i>Debt Service</i>			
Scheduled Payments			
Loan FYE 2023	\$ -	\$ -	\$ -
Loan FYE 2028	\$ (569,722)	\$ (569,722)	\$ (54,070)
Loan FYE 2033	\$ (682,062)	\$ (682,062)	\$ (682,062)
Early Principal Payment			
Loan FYE 2023	\$ -	\$ -	\$ -
Loan FYE 2028	\$ -	\$ (1,500,000)	\$ -
Loan FYE 2033	\$ -	\$ -	\$ (3,946,665)
Total Debt Service	\$ (1,251,784)	\$ (2,751,784)	\$ (4,682,797)
<i>Debt Service Coverage Ratio</i>	4.35	4.60	7.03
Transfer to Projects Fund	\$ (4,269,651)	\$ (3,092,377)	\$ (577,544)
Total Expenditures	\$ (5,521,435)	\$ (5,844,161)	\$ (5,260,342)
Ending Balance	\$ -	\$ -	\$ -

Source: Tiberius Solutions

Exhibit 21. Funding Plan, Project Fund Cash Flow (YOE \$) (continued on next page)

PROJECTS FUND	Total	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024
Resources						
Beginning Balance		\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from TIF Fund	\$ 39,400,000	\$ 51,995	\$ 354,932	\$ 757,454	\$ 302,783	\$ 549,725
Bond/Loan Proceeds	\$ 22,600,000	\$ -	\$ -	\$ -	\$ 7,000,000	\$ -
Other	\$ -					
Total Resources	\$ 62,000,000	\$ 51,995	\$ 354,932	\$ 757,454	\$ 7,302,783	\$ 549,725
Expenditures (YOE \$)						
Projects and Administration	\$ (61,548,000)	\$ (51,995)	\$ (354,932)	\$ (757,454)	\$ (7,162,783)	\$ (549,725)
Financing Fees	\$ (452,000)				\$ (140,000)	
Total Expenditures	\$ (62,000,000)	\$ (51,995)	\$ (354,932)	\$ (757,454)	\$ (7,302,783)	\$ (549,725)
Ending Balance		\$ -	\$ -	\$ -	\$ -	\$ -

PROJECTS FUND	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030
Resources						
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from TIF Fund	\$ 692,067	\$ 828,142	\$ 970,227	\$ 589,262	\$ 787,795	\$ 995,961
Bond/Loan Proceeds	\$ -	\$ -	\$ -	\$ 7,100,000	\$ -	\$ -
Other						
Total Resources	\$ 692,067	\$ 828,142	\$ 970,227	\$ 7,689,262	\$ 787,795	\$ 995,961
Expenditures (YOE \$)						
Projects and Administration	\$ (692,067)	\$ (828,142)	\$ (970,227)	\$ (7,547,262)	\$ (787,795)	\$ (995,961)
Financing Fees				\$ (142,000)		
Total Expenditures	\$ (692,067)	\$ (828,142)	\$ (970,227)	\$ (7,689,262)	\$ (787,795)	\$ (995,961)
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

PROJECTS FUND	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036
Resources						
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from TIF Fund	\$ 1,214,211	\$ 1,443,012	\$ 954,175	\$ 1,362,696	\$ 1,582,430	\$ 1,808,889
Bond/Loan Proceeds	\$ -	\$ -	\$ 8,500,000	\$ -	\$ -	\$ -
Other						
Total Resources	\$ 1,214,211	\$ 1,443,012	\$ 9,454,175	\$ 1,362,696	\$ 1,582,430	\$ 1,808,889
Expenditures (YOE \$)						
Projects and Administration	\$ (1,214,211)	\$ (1,443,012)	\$ (9,284,175)	\$ (1,362,696)	\$ (1,582,430)	\$ (1,808,889)
Financing Fees			\$ (170,000)			
Total Expenditures	\$ (1,214,211)	\$ (1,443,012)	\$ (9,454,175)	\$ (1,362,696)	\$ (1,582,430)	\$ (1,808,889)
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

PROJECTS FUND	FYE 2037	FYE 2038	FYE 2039	FYE 2040	FYE 2041	FYE 2042
Resources						
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from TIF Fund	\$ 2,045,546	\$ 2,292,876	\$ 2,551,379	\$ 2,821,577	\$ 3,104,018	\$ 3,399,276
Bond/Loan Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other						
Total Resources	\$ 2,045,546	\$ 2,292,876	\$ 2,551,379	\$ 2,821,577	\$ 3,104,018	\$ 3,399,276
Expenditures (YOE \$)						
Projects and Administration	\$ (2,045,546)	\$ (2,292,876)	\$ (2,551,379)	\$ (2,821,577)	\$ (3,104,018)	\$ (3,399,276)
Financing Fees						
Total Expenditures	\$ (2,045,546)	\$ (2,292,876)	\$ (2,551,379)	\$ (2,821,577)	\$ (3,104,018)	\$ (3,399,276)
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

PROJECTS FUND	FYE 2043	FYE 2044	FYE 2045
Resources			
Beginning Balance	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -
Transfer from TIF Fund	\$ 4,269,651	\$ 3,092,377	\$ 577,544
Bond/Loan Proceeds	\$ -	\$ -	\$ -
Other			
Total Resources	\$ 4,269,651	\$ 3,092,377	\$ 577,544
Expenditures (YOE \$)			
Projects and Administration	\$ (4,269,651)	\$ (3,092,377)	\$ (577,544)
Financing Fees			
Total Expenditures	\$ (4,269,651)	\$ (3,092,377)	\$ (577,544)
Ending Balance	\$ -	\$ -	\$ -

Source: Tiberius Solutions

6. Impacts to Taxing Jurisdictions

6.1. Overall Impact

As stated earlier in this Report, TIF revenue is a division of property tax revenue and not an increase in property tax rates. The financial impacts are primarily to overlapping taxing districts, not property tax payers.

Instead, this Report calculates the “foregone revenues” for the overlapping taxing districts as a proxy for the impact of urban renewal. Foregone revenue is the proportional share of TIF revenue that is received by the Agency rather than the taxing district.

There are two caveats for calculations of foregone revenue:

1. By using foregone revenues, this Report may overstate the impact that the URA has on overlapping taxing districts, as some of the TIF revenue may be generated by development that would not have happened, but for the investment in urban renewal projects.
2. A calculation of foregone revenue does not account for any increase in tax revenues that overlapping taxing districts may receive in the future after the Plan is terminated, if the Agency is successful at increasing the assessed value of property in the URA.

Exhibit 22 shows the forecast of foregone property tax revenues for all overlapping taxing districts. The total foregone revenues are equal to the total TIF revenue needed by the Agency to pay off all debt. The St. Helens School District, City of St. Helens, and Columbia County are the three jurisdictions with the most foregone revenue. Those three taxing districts combined account for two-thirds of the total foregone revenue.

Although Exhibit 23 includes the St. Helens School District and NW Regional Education Service District, these jurisdictions are not *directly* affected by tax increment financing. The Oregon Constitution requires equal funding per student for all school districts, regardless of local property tax collections. Each biennium, the State Legislature determines the statewide school funding amount per-student. School districts that generate less than this amount through local sources receive grants from the State School Fund to make up the difference. Thus, fluctuations in local property tax revenue do not have a direct impact on local school funding. In other words, foregone property tax revenues for school districts and education service districts are substantially offset by funding from the State School Fund. The impacts to the taxing districts as a result of Amendment 2 follow the overall impacts.

Exhibit 22. Forecast of Foregone Revenues, General Government (YOE\$)

FYE	Columbia County	Columbia 4H & Extension	Columbia 911 Communication District	Columbia Vector	Port of Columbia County	Columbia SWCD	Columbia River Fire	St. Helens Aquatic District	City of St. Helens	Subtotal (General Government)
2020	\$ (19)	\$ (1)	\$ (3)	\$ (2)	\$ (1)	\$ (1)	\$ (40)	\$ (3)	\$ -	\$ (70)
2021	\$ (39,297)	\$ (1,608)	\$ (7,191)	\$ (3,601)	\$ (2,495)	\$ (2,816)	\$ (83,716)	\$ (6,609)	\$ (53,682)	\$ (201,014)
2022	\$ (83,854)	\$ (3,431)	\$ (15,346)	\$ (7,685)	\$ (5,323)	\$ (6,008)	\$ (178,637)	\$ (14,102)	\$ (114,628)	\$ (429,014)
2023	\$ (95,702)	\$ (3,916)	\$ (17,514)	\$ (8,771)	\$ (6,076)	\$ (6,857)	\$ (203,878)	\$ (16,094)	\$ (130,826)	\$ (489,634)
2024	\$ (123,040)	\$ (5,034)	\$ (22,517)	\$ (11,276)	\$ (7,811)	\$ (8,816)	\$ (262,117)	\$ (20,692)	\$ (168,197)	\$ (629,499)
2025	\$ (138,798)	\$ (5,679)	\$ (25,401)	\$ (12,720)	\$ (8,812)	\$ (9,945)	\$ (295,686)	\$ (23,342)	\$ (189,738)	\$ (710,120)
2026	\$ (153,862)	\$ (6,295)	\$ (28,157)	\$ (14,101)	\$ (9,768)	\$ (11,025)	\$ (327,778)	\$ (25,875)	\$ (210,331)	\$ (787,192)
2027	\$ (169,591)	\$ (6,939)	\$ (31,036)	\$ (15,542)	\$ (10,767)	\$ (12,152)	\$ (361,287)	\$ (28,520)	\$ (231,833)	\$ (867,668)
2028	\$ (190,488)	\$ (7,794)	\$ (34,860)	\$ (17,457)	\$ (12,093)	\$ (13,649)	\$ (405,803)	\$ (32,035)	\$ (260,399)	\$ (974,578)
2029	\$ (212,466)	\$ (8,693)	\$ (38,882)	\$ (19,472)	\$ (13,488)	\$ (15,224)	\$ (452,625)	\$ (35,731)	\$ (290,444)	\$ (1,087,025)
2030	\$ (235,511)	\$ (9,636)	\$ (43,099)	\$ (21,583)	\$ (14,952)	\$ (16,875)	\$ (501,719)	\$ (39,606)	\$ (321,947)	\$ (1,204,929)
2031	\$ (259,673)	\$ (10,624)	\$ (47,521)	\$ (23,798)	\$ (16,485)	\$ (18,607)	\$ (553,191)	\$ (43,670)	\$ (354,975)	\$ (1,328,543)
2032	\$ (285,002)	\$ (11,661)	\$ (52,156)	\$ (26,119)	\$ (18,093)	\$ (20,421)	\$ (607,151)	\$ (47,929)	\$ (389,601)	\$ (1,458,134)
2033	\$ (306,393)	\$ (12,536)	\$ (56,071)	\$ (28,079)	\$ (19,451)	\$ (21,954)	\$ (652,721)	\$ (51,527)	\$ (418,842)	\$ (1,567,574)
2034	\$ (351,618)	\$ (14,386)	\$ (64,347)	\$ (32,224)	\$ (22,323)	\$ (25,195)	\$ (749,066)	\$ (59,132)	\$ (480,666)	\$ (1,798,957)
2035	\$ (375,944)	\$ (15,381)	\$ (68,799)	\$ (34,453)	\$ (23,867)	\$ (26,938)	\$ (800,887)	\$ (63,223)	\$ (513,919)	\$ (1,923,412)
2036	\$ (401,014)	\$ (16,407)	\$ (73,387)	\$ (36,751)	\$ (25,458)	\$ (28,734)	\$ (854,295)	\$ (67,439)	\$ (548,190)	\$ (2,051,676)
2037	\$ (427,213)	\$ (17,479)	\$ (78,182)	\$ (39,152)	\$ (27,122)	\$ (30,611)	\$ (910,108)	\$ (71,845)	\$ (584,005)	\$ (2,185,717)
2038	\$ (454,594)	\$ (18,599)	\$ (83,192)	\$ (41,661)	\$ (28,860)	\$ (32,573)	\$ (968,438)	\$ (76,450)	\$ (621,434)	\$ (2,325,802)
2039	\$ (483,211)	\$ (19,770)	\$ (88,429)	\$ (44,284)	\$ (30,677)	\$ (34,624)	\$ (1,029,403)	\$ (81,262)	\$ (660,555)	\$ (2,472,216)
2040	\$ (513,123)	\$ (20,994)	\$ (93,903)	\$ (47,025)	\$ (32,576)	\$ (36,767)	\$ (1,093,126)	\$ (86,293)	\$ (701,445)	\$ (2,625,253)
2041	\$ (544,391)	\$ (22,273)	\$ (99,626)	\$ (49,891)	\$ (34,561)	\$ (39,008)	\$ (1,159,737)	\$ (91,551)	\$ (744,188)	\$ (2,785,225)
2042	\$ (577,077)	\$ (23,611)	\$ (105,607)	\$ (52,886)	\$ (36,636)	\$ (41,350)	\$ (1,229,370)	\$ (97,048)	\$ (788,871)	\$ (2,952,456)
2043	\$ (611,249)	\$ (25,009)	\$ (111,861)	\$ (56,018)	\$ (38,805)	\$ (43,798)	\$ (1,302,168)	\$ (102,795)	\$ (835,584)	\$ (3,127,288)
2044	\$ (646,977)	\$ (26,471)	\$ (118,399)	\$ (59,292)	\$ (41,073)	\$ (46,358)	\$ (1,378,279)	\$ (108,803)	\$ (884,424)	\$ (3,310,077)
2045	\$ (582,345)	\$ (23,826)	\$ (106,571)	\$ (53,369)	\$ (36,970)	\$ (41,727)	\$ (1,240,592)	\$ (97,934)	\$ (796,072)	\$ (2,979,407)
Total	\$ (8,262,452)	\$ (338,052)	\$ (1,512,059)	\$ (757,214)	\$ (524,544)	\$ (592,036)	\$ (17,601,817)	\$ (1,389,508)	\$ (11,294,796)	\$ (42,272,477)

Source: Tiberius Solution

Exhibit 23. Forecast of Foregone Revenues, Education (YOE\$)

FYE	NW Regional ESD	St. Helens 502 School	Portland Community College	Subtotal (Education)	Total (General Government and Education)
2020	\$ (2)	\$ (67)	\$ (4)	\$ (73)	\$ (143)
2021	\$ (4,331)	\$ (141,625)	\$ (7,963)	\$ (153,918)	\$ (354,932)
2022	\$ (9,241)	\$ (302,207)	\$ (16,992)	\$ (328,439)	\$ (757,454)
2023	\$ (10,547)	\$ (344,908)	\$ (19,393)	\$ (374,847)	\$ (864,481)
2024	\$ (13,559)	\$ (443,432)	\$ (24,932)	\$ (481,924)	\$ (1,111,423)
2025	\$ (15,296)	\$ (500,223)	\$ (28,126)	\$ (543,645)	\$ (1,253,765)
2026	\$ (16,956)	\$ (554,514)	\$ (31,178)	\$ (602,648)	\$ (1,389,840)
2027	\$ (18,690)	\$ (611,203)	\$ (34,365)	\$ (664,258)	\$ (1,531,925)
2028	\$ (20,992)	\$ (686,512)	\$ (38,600)	\$ (746,104)	\$ (1,720,682)
2029	\$ (23,415)	\$ (765,722)	\$ (43,054)	\$ (832,190)	\$ (1,919,215)
2030	\$ (25,954)	\$ (848,776)	\$ (47,723)	\$ (922,453)	\$ (2,127,382)
2031	\$ (28,617)	\$ (935,852)	\$ (52,619)	\$ (1,017,089)	\$ (2,345,632)
2032	\$ (31,408)	\$ (1,027,139)	\$ (57,752)	\$ (1,116,299)	\$ (2,574,432)
2033	\$ (33,766)	\$ (1,104,231)	\$ (62,087)	\$ (1,200,083)	\$ (2,767,657)
2034	\$ (38,750)	\$ (1,267,221)	\$ (71,251)	\$ (1,377,221)	\$ (3,176,178)
2035	\$ (41,430)	\$ (1,354,890)	\$ (76,180)	\$ (1,472,500)	\$ (3,395,912)
2036	\$ (44,193)	\$ (1,445,242)	\$ (81,260)	\$ (1,570,695)	\$ (3,622,372)
2037	\$ (47,080)	\$ (1,539,663)	\$ (86,569)	\$ (1,673,312)	\$ (3,859,029)
2038	\$ (50,098)	\$ (1,638,342)	\$ (92,117)	\$ (1,780,557)	\$ (4,106,359)
2039	\$ (53,252)	\$ (1,741,478)	\$ (97,916)	\$ (1,892,646)	\$ (4,364,862)
2040	\$ (56,548)	\$ (1,849,281)	\$ (103,978)	\$ (2,009,806)	\$ (4,635,059)
2041	\$ (59,994)	\$ (1,961,968)	\$ (110,314)	\$ (2,132,276)	\$ (4,917,500)
2042	\$ (63,596)	\$ (2,079,769)	\$ (116,937)	\$ (2,260,302)	\$ (5,212,758)
2043	\$ (67,362)	\$ (2,202,924)	\$ (123,862)	\$ (2,394,147)	\$ (5,521,435)
2044	\$ (71,299)	\$ (2,331,684)	\$ (131,101)	\$ (2,534,085)	\$ (5,844,161)
2045	\$ (64,176)	\$ (2,098,754)	\$ (118,005)	\$ (2,280,935)	\$ (5,260,342)
Total	\$ (910,551)	\$ (29,777,625)	\$ (1,674,277)	\$ (32,362,454)	\$ (74,634,931)

Source: Tiberius Solutions

Exhibit 24 shows the projected increase in tax revenue for overlapping taxing districts after TIF collection is anticipated to be terminated. These projections are for FYE 2046.

Exhibit 24. Increase in Tax Revenues for Overlapping Taxing Districts (after Debt Repayment)

		Tax Revenue in FYE 2046 (Year After Termination)			
		From Frozen		From Excess	
Taxing District	Tax Rate	Base		Value	Total
General Government					
Columbia County	1.39560	\$ 239,555	\$ 750,813	\$ 990,368	
Columbia 4H & Extension	0.05710	\$ 9,801	\$ 30,719	\$ 40,520	
Columbia 911 Communication District	0.25540	\$ 43,840	\$ 137,402	\$ 181,242	
Columbia Vector	0.12790	\$ 21,954	\$ 68,808	\$ 90,762	
Port of Columbia County	0.08860	\$ 15,208	\$ 47,666	\$ 62,874	
Columbia SWCD	0.10000	\$ 17,165	\$ 53,799	\$ 70,964	
Columbia River Fire	2.97310	\$ 510,334	\$ 1,599,485	\$ 2,109,819	
St. Helens Aquatic District	0.23470	\$ 40,286	\$ 126,265	\$ 166,551	
City of St. Helens	1.90780	\$ 327,475	\$ 1,026,369	\$ 1,353,844	
Subtotal	7.14020	\$ 1,225,618	\$ 3,841,326	\$ 5,066,944	
Education					
NW Regional ESD	0.15380	\$ 26,400	\$ 82,742	\$ 109,142	
St. Helens 502 School	5.02970	\$ 863,350	\$ 2,705,907	\$ 3,569,257	
Portland Community College	0.28280	\$ 48,543	\$ 152,142	\$ 200,685	
Subtotal	5.46630	\$ 938,293	\$ 2,940,791	\$ 3,879,084	
Total	12.60650	\$ 2,163,911	\$ 6,782,117	\$ 8,946,028	

Source: Tiberius Solutions

6.2. IMPACT OF AMENDMENT 2

The fiscal impact of Amendment 2 for affected taxing districts is positive in some years (less foregone revenue), and negative in others (more foregone revenue). In FYE 2022, Amendment 2 is expected to have a small positive impact to taxing districts, as the increment value removed from the URA is greater than the increment value gained from the boundary amendments. From most of the anticipated duration of the URA, FYE 2023 to FYE 2044, the impact of Amendment 2 on affected taxing districts is negative. This is because property added to the URA is expected to undergo future development, increasing the assessed value of the URA, and increasing the annual TIF revenue. In FYE 2045 and FYE 2046, the impact of Amendment 2 affected taxing districts is positive, because Amendment 2 allows the URA to repay its maximum indebtedness more quickly, terminating the URA sooner, and reducing the amount of TIF that would be collected in those final years. Overall, the impact of Amendment 2 is negative to affected taxing districts. This is because Amendment 2 facilitates more rapid growth in TIF revenue, which allows the URA to incur relatively more formal indebtedness, and relatively less informal debt (i.e., "pay-as-you" approach). That formal indebtedness allows the URA to fund more projects more quickly, but with the added expense of interest. The higher cost of interest, requires more TIF revenue, and thus more foregone revenue to achieve the same amount of maximum indebtedness

Exhibit 25. Impact of Amendment on Overlapping Taxing Districts, General Government (YOE\$)

FYE	Columbia County	Columbia 4H & Extension	Columbia 911 Communication District	Columbia Vector	Port of Columbia County	Columbia SWCD	Columbia River Fire	St. Helens Aquatic District	City of St. Helens	Subtotal (General Government)
2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022	\$ 10	\$ 0	\$ 2	\$ 1	\$ 1	\$ 1	\$ 22	\$ 2	\$ (36)	\$ 2
2023	\$ (7)	\$ (0)	\$ (1)	\$ (1)	\$ (0)	\$ (1)	\$ (15)	\$ (1)	\$ (74)	\$ (101)
2024	\$ (6,947)	\$ (284)	\$ (1,271)	\$ (637)	\$ (441)	\$ (498)	\$ (14,800)	\$ (1,168)	\$ (9,574)	\$ (35,621)
2025	\$ (12,816)	\$ (524)	\$ (2,345)	\$ (1,175)	\$ (814)	\$ (918)	\$ (27,302)	\$ (2,155)	\$ (17,611)	\$ (65,660)
2026	\$ (13,314)	\$ (545)	\$ (2,437)	\$ (1,220)	\$ (845)	\$ (954)	\$ (28,364)	\$ (2,239)	\$ (18,316)	\$ (68,235)
2027	\$ (13,746)	\$ (562)	\$ (2,515)	\$ (1,260)	\$ (873)	\$ (985)	\$ (29,283)	\$ (2,312)	\$ (18,931)	\$ (70,466)
2028	\$ (18,642)	\$ (763)	\$ (3,412)	\$ (1,708)	\$ (1,184)	\$ (1,336)	\$ (39,715)	\$ (3,135)	\$ (25,652)	\$ (95,547)
2029	\$ (23,887)	\$ (977)	\$ (4,371)	\$ (2,189)	\$ (1,516)	\$ (1,712)	\$ (50,888)	\$ (4,017)	\$ (32,850)	\$ (122,408)
2030	\$ (29,430)	\$ (1,204)	\$ (5,386)	\$ (2,697)	\$ (1,868)	\$ (2,109)	\$ (62,695)	\$ (4,949)	\$ (40,456)	\$ (150,794)
2031	\$ (35,283)	\$ (1,444)	\$ (6,457)	\$ (3,233)	\$ (2,240)	\$ (2,528)	\$ (75,164)	\$ (5,934)	\$ (48,488)	\$ (180,770)
2032	\$ (41,460)	\$ (1,696)	\$ (7,587)	\$ (3,800)	\$ (2,632)	\$ (2,971)	\$ (88,324)	\$ (6,972)	\$ (56,965)	\$ (212,408)
2033	\$ (42,816)	\$ (1,752)	\$ (7,835)	\$ (3,924)	\$ (2,718)	\$ (3,068)	\$ (91,212)	\$ (7,200)	\$ (58,852)	\$ (219,377)
2034	\$ (44,138)	\$ (1,806)	\$ (8,077)	\$ (4,045)	\$ (2,802)	\$ (3,163)	\$ (94,028)	\$ (7,423)	\$ (60,695)	\$ (226,175)
2035	\$ (45,500)	\$ (1,862)	\$ (8,327)	\$ (4,170)	\$ (2,889)	\$ (3,260)	\$ (96,930)	\$ (7,652)	\$ (62,595)	\$ (233,184)
2036	\$ (46,904)	\$ (1,919)	\$ (8,584)	\$ (4,299)	\$ (2,978)	\$ (3,361)	\$ (99,922)	\$ (7,888)	\$ (64,554)	\$ (240,408)
2037	\$ (48,352)	\$ (1,978)	\$ (8,849)	\$ (4,431)	\$ (3,070)	\$ (3,465)	\$ (103,006)	\$ (8,131)	\$ (66,574)	\$ (247,855)
2038	\$ (49,844)	\$ (2,039)	\$ (9,122)	\$ (4,568)	\$ (3,164)	\$ (3,572)	\$ (106,185)	\$ (8,382)	\$ (68,657)	\$ (255,533)
2039	\$ (51,382)	\$ (2,102)	\$ (9,403)	\$ (4,709)	\$ (3,262)	\$ (3,682)	\$ (109,461)	\$ (8,641)	\$ (70,805)	\$ (263,447)
2040	\$ (52,967)	\$ (2,167)	\$ (9,693)	\$ (4,854)	\$ (3,363)	\$ (3,795)	\$ (112,839)	\$ (8,908)	\$ (73,020)	\$ (271,606)
2041	\$ (54,602)	\$ (2,234)	\$ (9,992)	\$ (5,004)	\$ (3,466)	\$ (3,912)	\$ (116,320)	\$ (9,182)	\$ (75,304)	\$ (280,018)
2042	\$ (56,286)	\$ (2,303)	\$ (10,301)	\$ (5,158)	\$ (3,573)	\$ (4,033)	\$ (119,909)	\$ (9,466)	\$ (77,660)	\$ (288,689)
2043	\$ (58,023)	\$ (2,374)	\$ (10,618)	\$ (5,318)	\$ (3,684)	\$ (4,158)	\$ (123,608)	\$ (9,758)	\$ (80,089)	\$ (297,629)
2044	\$ (59,813)	\$ (2,447)	\$ (10,946)	\$ (5,482)	\$ (3,797)	\$ (4,286)	\$ (127,422)	\$ (10,059)	\$ (82,595)	\$ (306,846)
2045	\$ 40,329	\$ 1,650	\$ 7,380	\$ 3,696	\$ 2,560	\$ 2,890	\$ 85,915	\$ 6,782	\$ 54,240	\$ 205,442
Total	\$ (161,770)	\$ (6,619)	\$ (29,604)	\$ (14,825)	\$ (10,270)	\$ (11,591)	\$ (344,624)	\$ (27,205)	\$ (231,243)	\$ (837,751)

Source: Tiberius Solutions

Exhibit 26. Impact of Amendment on Overlapping Taxing Districts, Education (YOE\$)

FYE	NW Regional ESD	St. Helens 502 School	Portland Community College	Subtotal (Education)	(General Government and Education)
2020	\$ -	\$ -	\$ -	\$ -	\$ -
2021	\$ -	\$ -	\$ -	\$ -	\$ -
2022	\$ 1	\$ 37	\$ 2	\$ 40	\$ 42
2023	\$ (1)	\$ (26)	\$ (1)	\$ (28)	\$ (129)
2024	\$ (766)	\$ (25,037)	\$ (1,408)	\$ (27,211)	\$ (62,832)
2025	\$ (1,412)	\$ (46,188)	\$ (2,597)	\$ (50,197)	\$ (115,857)
2026	\$ (1,467)	\$ (47,984)	\$ (2,698)	\$ (52,150)	\$ (120,384)
2027	\$ (1,515)	\$ (49,539)	\$ (2,785)	\$ (53,839)	\$ (124,305)
2028	\$ (2,054)	\$ (67,187)	\$ (3,778)	\$ (73,019)	\$ (168,566)
2029	\$ (2,632)	\$ (86,089)	\$ (4,840)	\$ (93,562)	\$ (215,970)
2030	\$ (3,243)	\$ (106,064)	\$ (5,964)	\$ (115,270)	\$ (266,064)
2031	\$ (3,888)	\$ (127,158)	\$ (7,150)	\$ (138,196)	\$ (318,966)
2032	\$ (4,569)	\$ (149,421)	\$ (8,401)	\$ (162,392)	\$ (374,800)
2033	\$ (4,718)	\$ (154,306)	\$ (8,676)	\$ (167,701)	\$ (387,078)
2034	\$ (4,864)	\$ (159,070)	\$ (8,944)	\$ (172,878)	\$ (399,054)
2035	\$ (5,014)	\$ (163,981)	\$ (9,220)	\$ (178,215)	\$ (411,399)
2036	\$ (5,169)	\$ (169,042)	\$ (9,505)	\$ (183,716)	\$ (424,124)
2037	\$ (5,329)	\$ (174,259)	\$ (9,798)	\$ (189,385)	\$ (437,241)
2038	\$ (5,493)	\$ (179,636)	\$ (10,100)	\$ (195,230)	\$ (450,762)
2039	\$ (5,662)	\$ (185,179)	\$ (10,412)	\$ (201,254)	\$ (464,701)
2040	\$ (5,837)	\$ (190,893)	\$ (10,733)	\$ (207,463)	\$ (479,070)
2041	\$ (6,017)	\$ (196,783)	\$ (11,064)	\$ (213,864)	\$ (493,882)
2042	\$ (6,203)	\$ (202,854)	\$ (11,406)	\$ (220,463)	\$ (509,152)
2043	\$ (6,394)	\$ (209,113)	\$ (11,758)	\$ (227,264)	\$ (524,894)
2044	\$ (6,592)	\$ (215,564)	\$ (12,120)	\$ (234,276)	\$ (541,122)
2045	\$ 4,444	\$ 145,345	\$ 8,172	\$ 157,961	\$ 363,403
Total	\$ (17,828)	\$ (583,012)	\$ (32,780)	\$ (633,620)	\$ (1,471,372)

Source: Tiberius Solutions

7. Statutory Compliance

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As shown in Exhibit 19, once Amendment 2 is effective, the frozen base of the URA is forecast to be \$171,650,367. However, Exhibit 27 shows slightly different numbers as it shows the existing frozen base and the Amendment 2 anticipated net change in frozen base. As one of the tax code areas has negative increment at the time of writing this Report, this complicates the analysis of what number to use. Whether or not this table reflects values as calculated based on Exhibit 19 or Exhibit 27, the city is still below the statutory limit of 25% of the assessed value in urban renewal.

Excess value of the URA in FYE 2020 is \$13,811. Excess value is the value above the frozen base. The City's total assessed value is \$994,916,013² in FYE 2020. Thus, the frozen base value of the URA is equal to 17.25% of the City's total assessed value (adjusted to subtract increment value).

The URA has 752 acres, including right-of-way, and the City of St. Helens has 3,726 acres according to the City. Therefore, 20.18% of the City's acreage is in the URA, below the 25% statutory limit.

Exhibit 27. Urban Renewal Area Conformance with Assessed Value and Acreage Limits

Area	Frozen Base/	
	Assessed Value	Acres
St. Helens URA	\$ 171,187,460	752
Amendment 2 (Net Change)	\$ 429,778	
Total	\$ 171,603,427	
City of St. Helens	\$ 994,916,013	3,726
Excess Value	\$ 13,811	
City minus excess value	\$ 994,902,202	
Percent of Total	17.25%	20.18%

Source: Columbia County Assessor SAL Reports FYE 2020 and City of St. Helens.

² FYE 2020 Columbia County Certified Tax Rolls, SAL 4a

8. Relocation Report

There is no relocation report required for the Plan. No relocation activities are anticipated.


**TIBERIUS
SOLUTIONS**

DATE: August 5, 2020
 TO: Jenny Dimsho, City of St. Helens
 FROM: Nick Popenuk and Ali Danko
 SUBJECT:

City of St. Helens Urban Renewal Financial Update

Executive Summary

The City of St. Helens contracted with Tiberius Solutions LLC to provide an updated financial forecast for the St. Helens Urban Renewal Area (URA). The key deliverable from this analysis is an Excel workbook that documents historical tax increment finance (TIF) revenue and forecasts future TIF revenue for the URA under low, medium, and high growth scenarios. This memorandum summarizes the analysis, including key assumptions and results.

- **Historical growth in assessed value in the St. Helens URA has failed to keep pace with the original projections in the St. Helens Urban Renewal Plan.** The gap between actual and projected assessed value grew to \$32.6 million in FYE 2020, due largely to the closure of the Armstrong World Industries manufacturing facility. With assessed value lower than the certified frozen base, the URA received essentially no TIF revenue in FYE 2020. This has resulted in no financial capacity to invest in urban renewal projects, and jeopardizes the ability of the URA to incur the full amount of authorized maximum indebtedness before the target termination date in FYE 2043.
- **Future growth in assessed value is uncertain and dependent upon future construction activity.** The URA has substantial potential for future development, but the exact timing and value of new construction is uncertain. This analysis evaluated a range of possible scenarios, including anywhere from \$25 million to \$111 million in short-term construction activity.
- **Expiring tax exemptions will provide immediate financial capacity.** Cascade Tissue Group owns property in the URA that currently receives Enterprise Zone tax exemption benefits for three separate schedules of investments. These exemptions are scheduled to expire in FYE 2021, 2022, and 2024 respectively. The expiration of these abatements should add \$38 million in assessed value to the tax rolls in coming years, including \$26 million in FYE 2021.
- **Updated growth forecasts fall short of original projections.** Despite the possibility of substantial new construction activity and the expiration of current property tax exemptions, none of the updated growth forecasts show the URA having sufficient financial capacity to incur the full amount of maximum indebtedness before the target termination date in FYE 2043. These updated forecasts include:
 - Low-Growth: **\$38.1 million** of indebtedness incurred by FYE 2043
 - Medium-Growth: **\$46.4 million** of indebtedness incurred by FYE 2043
 - High-Growth: **\$60.8 million** of indebtedness incurred by FYE 2043
- **Collecting TIF for a longer time period could allow the URA to achieve the full authorized amount of maximum indebtedness.** The St. Helens Urban Renewal Plan does not have a binding expiration date. Instead, maximum indebtedness is the limiting factor for the Plan. Thus, if TIF revenues are less than originally forecast, the URA has the ability to collect TIF revenue as long as necessary to achieve the full amount of maximum indebtedness.

- **Amending the URA boundary to include additional development opportunities could increase the financial capacity of the URA.** City staff have identified a 10-acre tax lot that could be added to the URA. The property is anticipated to be subdivided and developed into 78 dwellings in 2022 and 2023, resulting in about \$7.5 million in new assessed value that will be added to the tax roll. This could generate an additional \$2.8 million in TIF revenue for the URA. In the high-growth scenario, this would be sufficient for the URA to incur the full amount of maximum indebtedness.

Note that these projections of financial capacity depend upon future growth in assessed value in the URA, which is largely driven by new construction. Although there are multiple planned projects in the URA under the medium and high growth scenarios, those projects are not guaranteed. If those construction projects do not come to fruition due to economic uncertainty or other conditions, then the actual financial capacity of the URA is more likely to resemble the results shown in the low-growth scenario.

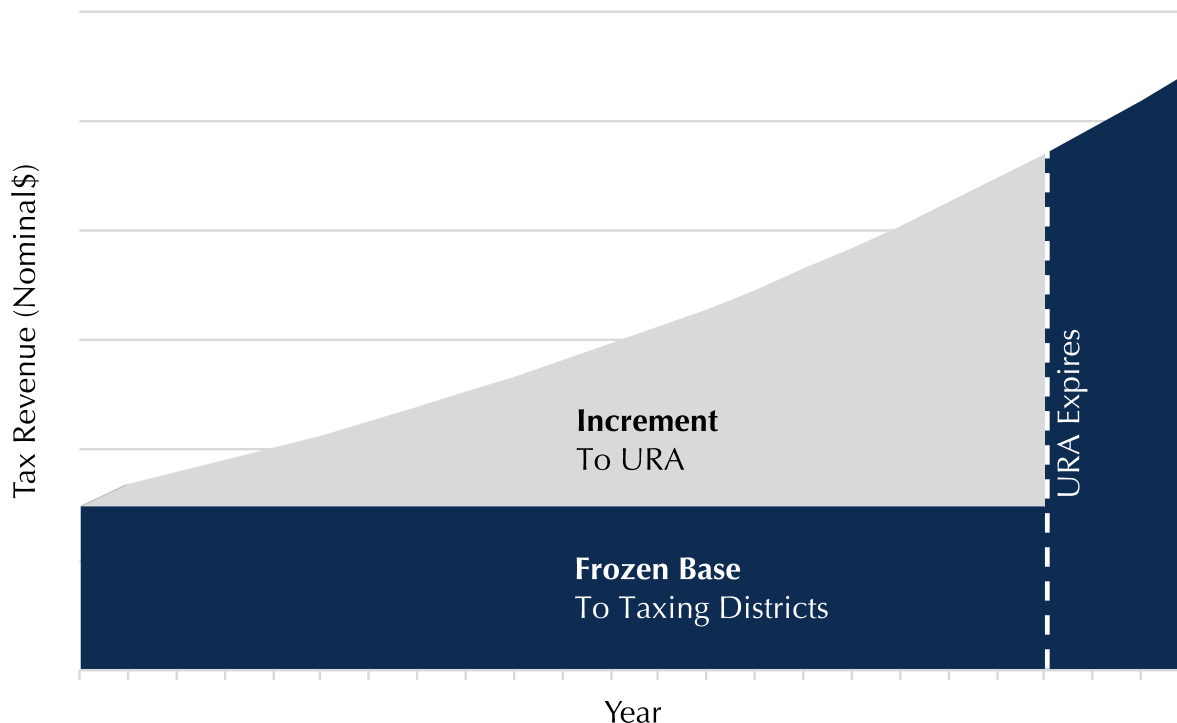
Background

Urban renewal, permitted by Oregon Revised Statute (ORS) 457, is primarily used by cities and counties across Oregon as a revenue source for funding capital projects to help revitalize “blighted” areas.

How Tax Increment Financing Works

When an urban renewal area (URA) is established, the assessed value within the URA boundary becomes the “frozen base” value. When assessed value in the URA grows over time, the difference between the total assessed value and the frozen base is considered “increment” value. Each year, property tax revenue from the frozen base in the URA is distributed normally to all overlapping taxing districts, and the URA receives all the property tax revenue generated from the increment, called tax increment finance (TIF) revenue. TIF revenue can only be spent on capital projects located in the URA. After the URA expires, all tax revenue is distributed to the overlapping taxing districts. Exhibit 1 illustrates the general tax revenue distribution within a URA boundary over the life of the URA.

Exhibit 1. Example Urban Renewal Revenue Distribution



Source: Tiberius Solutions

Financial Restrictions and Limitations on Urban Renewal

Urban renewal plans are required to have a “maximum indebtedness”, which functions as a limit on the cumulative amount of TIF that can be spent on projects in the URA. Note that maximum indebtedness does not function as a revolving credit limit. In other words, paying off debt for old projects, does not free up maximum indebtedness to be used on future projects. Once a URA incurs the full amount of maximum indebtedness, it cannot incur additional debt to fund additional projects.

Urban renewal plans may also include sunset provisions that establish a final date for incurring debt and/or collecting TIF revenue. Any such sunset provisions are not required by statute.

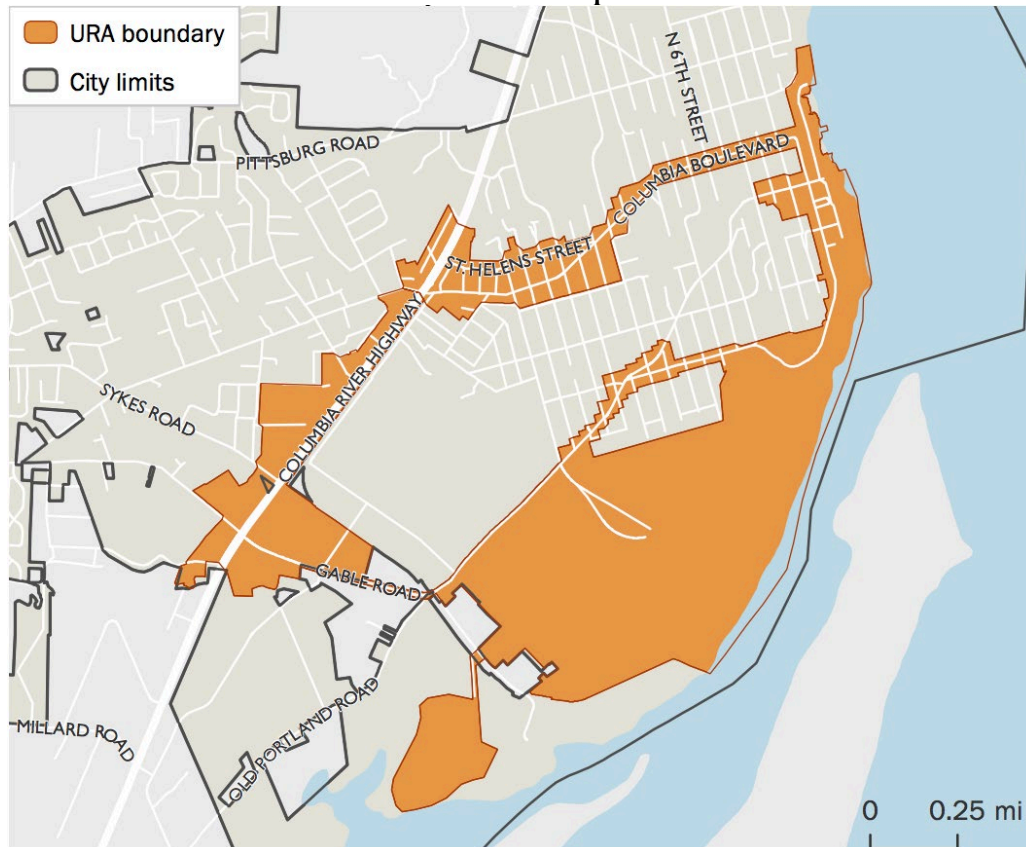
Overview of the St. Helens URA

The St. Helens Urban Renewal Plan (“Plan”) and Report Accompanying the Urban Renewal Plan (“Report”) were adopted in 2017. The Plan identified a range of programs and capital projects to be carried out by the URA in the categories of infrastructure, open space/wayfinding, economic development, site preparation, and project administration. The Plan has a maximum indebtedness of \$62,000,000. The Plan does not include a formal sunset date, but did estimate the URA would be able to achieve the full amount of maximum indebtedness, repay all debt and cease collecting TIF revenue in FYE 2043.

The Plan describes the URA boundary as encompassing 756 acres in the City of St Helens.

Exhibit 2 shows a map of the St. Helens URA boundary.

Exhibit 2. St. Helens Urban Renewal Area Map



Source: St. Helens Urban Renewal Report on the Urban Renewal Plan

Analysis

Our analysis includes an evaluation of historical trends in the URA compared to original projections, as well as an updated financial forecast for future years.

Historical Trends in the Area Compared to Original Projections

The URA has only received TIF revenue for two years: FYE 2019 and FYE 2020. Exhibit 3, Exhibit 4, and Exhibit 5 compare forecasts from the original Report for assessed value and gross TIF revenue to the two years of actual historical data.

In the URA's first year to receive TIF, FYE 2019, assessed value was 6.4% lower than forecast in the Plan. Similarly, TIF revenue was lower than originally forecast: imposing about \$67,000 in FYE 2019, about \$134,000, or 66%, lower than the forecast \$201,000. In FYE 2020, assessed value decreased by \$11.9 million. This large decrease in assessed value was due primarily to the closure of the Armstrong World Industries manufacturing facility. This caused assessed value in the largest tax code area (TCA) to fall below the frozen base value, and thus no TIF was generated by property within that TCA in FYE 2020. Therefore, the URA's total TIF revenue dropped to just \$148 dollars in FYE 2020, compared to the original forecast of \$309,000.

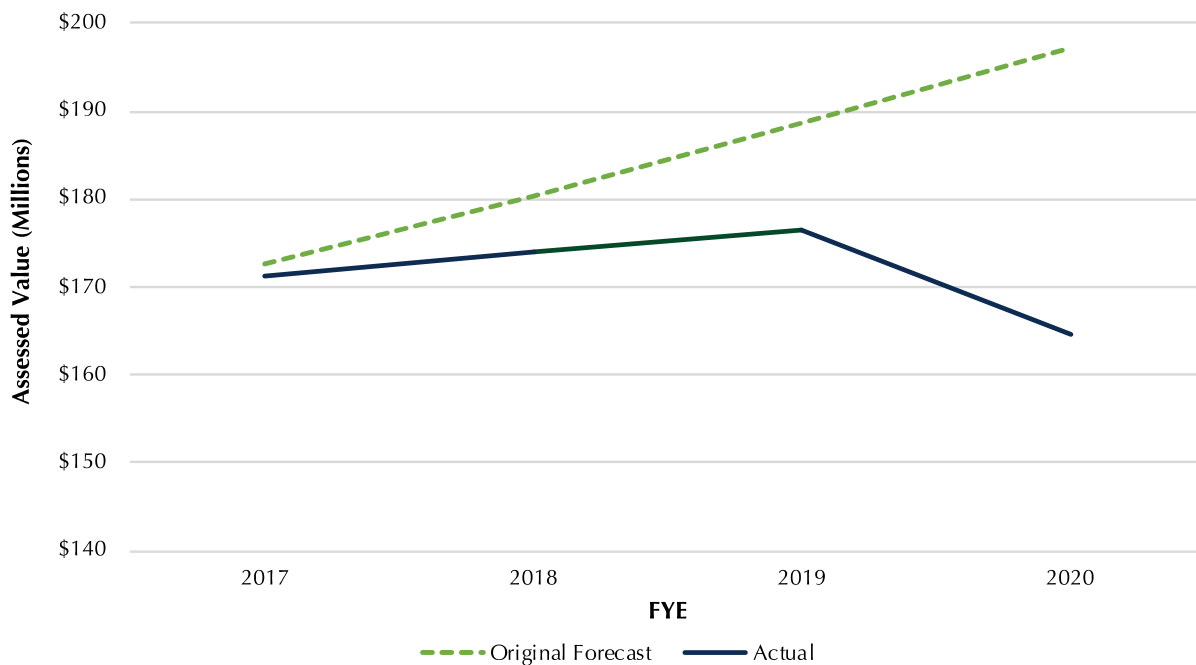
Exhibit 3. Assessed Value, Original Forecast and Actual, St. Helens URA, FYE 2017 to FYE 2020

FYE	Original Forecast		Actual		Difference	
	AV	% Growth	AV	% Growth	AV	% Difference
2017	\$ 172,586,634		\$ 171,187,460		\$ (1,399,174)	-0.8%
2018	\$ 180,398,884	4.5%				
2019	\$ 188,601,746	4.5%	\$ 176,534,763		\$ (12,066,983)	-6.4%
2020	\$ 197,214,751	4.6%	\$ 164,641,059	-6.7%	\$ (32,573,692)	-16.5%

Sources:

Actual: Columbia County Assessor, SAL Table 4c, FYE 2019-2020; Certified Frozen Base Value for FYE 2017; data for FYE 2018 is unavailable, as the URA was not effective prior to the Assessor's schedule for establishing the tax roll.

Original Forecast: St. Helens Urban Renewal Report on the Urban Renewal Plan

Exhibit 4. Assessed Value, Original Forecast and Actual, St. Helens URA, FYE 2017 to FYE 2020


Sources:

Actual: Columbia County Assessor, SAL Table 4c, FYE 2019-2020; Certified Frozen Base Value for FYE 2017; data for FYE 2018 is unavailable, as the URA was not effective prior to the Assessor's schedule for establishing the tax roll.

Original Forecast: St. Helens Urban Renewal Report on the Urban Renewal Plan

Exhibit 5. Gross TIF Revenue, Original Forecast and Actual, FYE 2019 to FYE 2020

FYE	Original Forecast		% Difference	
	Forecast	Actual	Difference	
2019	\$ 200,980	\$ 67,398	\$ (133,582)	-66%
2020	\$ 309,068	\$ 148	\$ (308,920)	-100%
Growth	54%	-100%		

Sources:

Actual: Columbia County Assessor, SAL Table 4c, FYE 2019-2020

Original Forecast: St. Helens Urban Renewal Report on the Urban Renewal Plan

Updated Financial Forecast

For this analysis, we evaluated three financial scenarios illustrating a range of potential outcomes for future growth in assessed value. For all scenarios, the basic calculation of annual tax increment revenue is simple: incremental assessed value multiplied by the consolidated tax rate. However, to understand financial capacity, we also need to account for the duration of the URA, the impact of inflation over time, and the use of financing options (e.g., bonds and loans) to accelerate the timing of funding at the expense of interest paid over time.

The remainder of this section describes the steps used in the analysis and highlights all key assumptions. Those steps are:

1. Determine the consolidated tax rate
2. Forecast future assessed value
3. Calculate TIF revenue
4. Determine borrowing capacity

1. Determine the Consolidated Tax Rate

The City of St. Helens Urban Renewal Plan is a “reduced rate” urban renewal plan, as defined in ORS 457. Therefore, the consolidated tax rate for the URA is equal to the sum of all permanent tax rates, as well as any general obligation bond levies and any local option taxes approved by voters before October 6, 2001.

The URA encompasses two separate tax code areas (TCAs): 291 and 298. These two TCAs are identical with one exception; TCA 291 is in the City of St. Helens, and therefore includes the City of St. Helens tax rate. TCA 298 is outside of the City limits, and therefore does not include the City of St. Helens tax rate. Exhibit 6 shows the consolidated tax rates for the URA in FYE 2020. Neither of these TCAs have any general obligation bond or local option levies that were approved by voters before October 6, 2001. Thus, only the permanent tax rates for overlapping taxing districts are included in the consolidated tax rates.

Exhibit 6. Consolidated Tax Rate by TCA, St. Helens URA Boundary, FYE 2020

Jurisdiction Name	Type	291	298
Columbia County	Permanent	\$ 1.3956	\$ 1.3956
Columbia 4H & Extension	Permanent	\$ 0.0571	\$ 0.0571
Columbia 9-1-1- Communication District	Permanent	\$ 0.2554	\$ 0.2554
Columbia Vector	Permanent	\$ 0.1279	\$ 0.1279
Port of Columbia County	Permanent	\$ 0.0886	\$ 0.0886
Columbia SWCD	Permanent	\$ 0.1000	\$ 0.1000
Columbia River Fire	Permanent	\$ 2.9731	\$ 2.9731
St. Helens Aquatic District	Permanent	\$ 0.2347	\$ 0.2347
City of St. Helens	Permanent	\$ 1.9078	\$ -
Subtotal	Gen. Govt.	\$ 7.1402	\$ 5.2324
NW Regional ESD	Permanent	\$ 0.1538	\$ 0.1538
St. Helens 502 School	Permanent	\$ 5.0297	\$ 5.0297
Portland Community College	Permanent	\$ 0.2828	\$ 0.2828
Subtotal	Education	\$ 5.4663	\$ 5.4663
Total	All	\$ 12.6065	\$ 10.6987

Source: Tiberius Solutions using data from Columbia County Assessor, FYE 2020

2. Forecast Future Assessed Value

We forecast future growth in assessed value in the URA based on conversations with City staff about future development opportunities in the area. This forecast is segmented into two time periods: short-term from FYE 2020 to FYE 2025 and long-term for FYE 2026 and beyond.

For the short-term forecast, we assume the assessed value for all existing property in the URA will grow at 3.0% (the maximum annual rate of appreciation for properties in Oregon). In addition, we forecast increases in assessed value on specific properties based on anticipated “exceptions” to Oregon’s 3.0% limitation on assessed value growth. These exception events include new construction and the expiration of existing property tax exemptions.

New construction over this period was forecast based on City staff’s knowledge of current and planned projects. Each planned construction project was assigned a likelihood of completion, and three separate growth forecasts were developed, showing the range of TIF revenue that could be generated based on the amount of future construction activity that occurs. These growth scenarios assume:

- Low growth: Only recently completed projects and projects that have begun construction.
- Medium growth: All projects included in low growth scenario, plus additional speculative future construction projects that are likely to occur.
- High Growth: All projects included in low and medium growth scenarios, plus additional speculative future construction projects that are less likely to occur.

Exhibit 7 shows potential short-term development in the URA by growth scenario. It includes both residential and commercial development. The Veneer waterfront development is the largest project in both the medium and high growth scenarios, expected to develop either in one phase or three phases respectively. Collectively, these construction projects are estimated to add between \$40 million and \$160 million of real value to the URA in the coming years. That real market value translates to \$25 million to \$111 million of assessed value to be added to the tax rolls.

Exhibit 7. Forecast Real Market Value from New Construction, St. Helens URA, 2020\$

Project Name	COO	Growth Scenario		
		Low	Medium	High
Legacy Health Clinic	2019	\$ 9,317,557	\$ 9,317,557	\$ 9,317,557
St. Helens Place Apartments	2020	\$ 25,278,050	\$ 25,278,050	\$ 25,278,050
Grocery Outlet and Drive-Thru	2021	\$ 3,411,240	\$ 3,411,240	\$ 3,411,240
Veneer Phase 1 (20% Now)	2022	\$ -	\$ 4,000,000	\$ 4,000,000
Veneer Phase 1 (80% After 10 Years)	2032	\$ -	\$ 16,000,000	\$ 16,000,000
Veneer Phase 2	2024	\$ -	\$ -	\$ 30,000,000
Veneer Phase 3	2027	\$ -	\$ -	\$ 70,000,000
St. Helens Veterinary Clinic	2020	\$ 949,034	\$ 949,034	\$ 949,034
Kervin's Ironworks Building	2022	\$ 683,200	\$ 683,200	\$ 683,200
Total		\$ 39,639,081	\$ 59,639,081	\$ 159,639,081

Source: City of St. Helens

Notes:

Veneer Phase 1 is expected to receive a vertical housing tax credit (VHTC). 20% of total assessed value will be taxable immediately, and the remaining 80% of value will be taxable in after 10 years.

Veneer Phase 2 is expected to receive a 3- or 5-year Enterprise Zone tax exemption benefit. This analysis assumes it will receive a 5-year Enterprise Zone tax abatement.

Exhibit 8. Assumptions for Construction Activity by Growth Scenario, St. Helens URA, 2020\$, FYE 2021 through FYE 2034

Calendar Year of Development	FYE on Tax Roll	Development by Growth Scenario (2020\$)		
		Low	Medium	High
2019	2021	\$ 9,317,557	\$ 9,317,557	\$ 9,317,557
2020	2022	\$ 26,227,084	\$ 26,227,084	\$ 26,227,084
2021	2023	\$ 3,411,240	\$ 3,411,240	\$ 3,411,240
2022	2024	\$ 683,200	\$ 4,683,200	\$ 4,683,200
2023	2025	\$ -	\$ -	\$ -
2024	2026	\$ -	\$ -	\$ -
2025	2027	\$ -	\$ -	\$ -
2026	2028	\$ -	\$ -	\$ -
2027	2029	\$ -	\$ -	\$ 70,000,000
2028	2030	\$ -	\$ -	\$ -
2029	2031	\$ -	\$ -	\$ 30,000,000
2030	2032	\$ -	\$ -	\$ -
2031	2033	\$ -	\$ -	\$ -
2032	2034	\$ -	\$ 16,000,000	\$ 16,000,000
Total		\$ 39,639,081	\$ 59,639,081	\$ 159,639,081
Net New AV on Tax Roll		\$ 25,054,597	\$ 39,354,597	\$ 110,854,597

Sources and Notes:

City staff provided Tiberius Solutions with the assumption for potential upcoming projects through calendar year 2032

Net New AV on Tax Roll is determined by applying the changed property ratio (varies by land use) to real market value of development.

Changed Property Ratio: Columbia County Assessor, FYE 2020

In addition to new construction, the expiration of tax exemptions is expected to contribute to growth in taxable assessed value in the URA in the near future. Cascade Tissue Group is currently Enterprise Zone tax exemption benefits for three separate schedules of investments. These exemptions are scheduled to expire in FYE 2021, 2022, and 2024 respectively. Exhibit 9 shows the anticipated increase in assessed value of the expiring Enterprise Zone exemptions for Cascades Tissue Group. In total, \$38.3 million (in 2020\$) will become taxable between FYE 2021 and FYE 2024 as the Enterprise Zone benefits expire. These increases in taxable assessed value are reflected in all three growth scenarios.

Exhibit 9. Assessed Value of Expiring Enterprise Zone Exemptions, Cascades Tissue Group, 2020\$

FYE	Assessed Value
2021	\$ 26,404,200
2022	\$ 7,600,490
2024	\$ 4,246,440
Total	\$ 38,251,130

Source: Columbia County Assessor, FYE 2020

For FYE 2026 and beyond, we anticipate that the URA will experience speculative future development. However, the timing and value of potential long-term future construction projects is

unknown. Therefore, starting in FYE 2026 we increase the assumed average annual growth in assessed value for each scenario to reflect the likelihood of future construction activity:

- Low Growth: 4% (equal to 3% maximum annual appreciation for existing property plus 1% exception value from new development)
- Medium Growth: 5% (equal to 3% maximum annual appreciation for existing property plus 2% exception value from new development)
- High Growth: 6% (equal to 3% maximum annual appreciation for existing property plus 3% exception value from new development)

Exhibit 10 and Exhibit 11 show the updated assessed value forecast for all three growth scenarios, and compares them to the original Plan. The Plan assumed that URA would complete all projects by FYE 2043, and the updated forecasts also show assessed value growth through FYE 2043. The long-term average annual growth rate (AAGR) in the updated forecast high-growth scenario is actually higher than the AAGR in the original forecast. However, due to the current assessed value of the URA being less than what was originally forecast, even the updated high-growth forecast falls short of the projected assessed value in the original forecast.

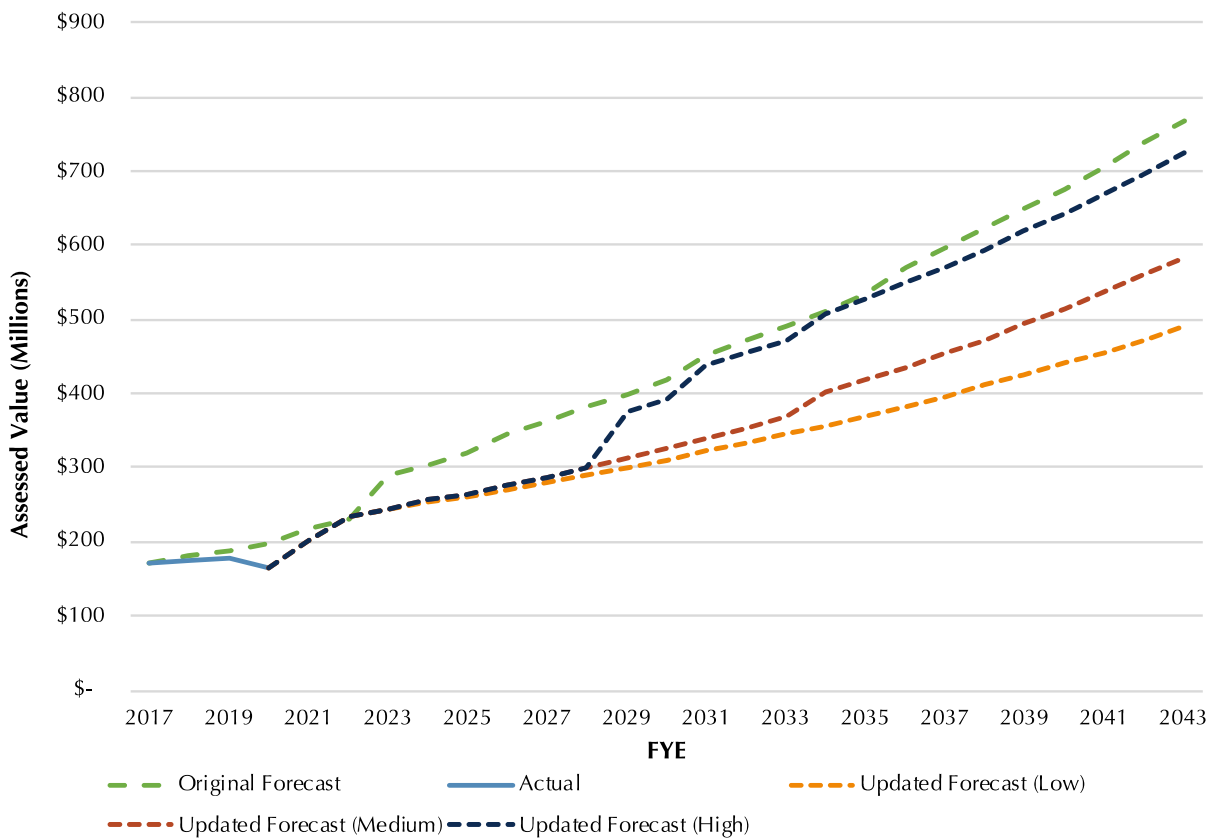
Exhibit 10. New Forecast of Assessed Value, FYE 2020 to FYE 2034

FYE	Original Forecast		Updated Forecast - Low		Updated Forecast - Medium		Updated Forecast - High	
	AV	% Growth	AV	% Growth	AV	% Growth	AV	% Growth
2020	\$ 197,214,751		\$ 164,641,059		\$ 164,641,059		\$ 164,641,059	
2021	\$ 218,896,647	11.0%	\$ 200,826,928	22.0%	\$ 200,826,928	22.0%	\$ 200,826,928	22.0%
2022	\$ 230,719,256	5.4%	\$ 233,997,349	16.5%	\$ 233,997,349	16.5%	\$ 233,997,349	16.5%
2023	\$ 289,284,948	25.4%	\$ 242,423,276	3.6%	\$ 242,423,276	3.6%	\$ 242,423,276	3.6%
2024	\$ 303,727,144	5.0%	\$ 254,462,940	5.0%	\$ 257,681,870	6.3%	\$ 257,681,870	6.3%
2025	\$ 318,873,981	5.0%	\$ 261,596,524	2.8%	\$ 264,912,022	2.8%	\$ 264,912,022	2.8%
2026	\$ 346,255,509	8.6%	\$ 270,659,427	3.5%	\$ 275,789,702	4.1%	\$ 275,789,702	4.1%
2027	\$ 363,258,422	4.9%	\$ 280,062,830	3.5%	\$ 287,165,243	4.1%	\$ 287,165,243	4.1%
2028	\$ 381,081,515	4.9%	\$ 289,819,693	3.5%	\$ 299,062,158	4.1%	\$ 299,062,158	4.1%
2029	\$ 399,763,526	4.9%	\$ 299,943,472	3.5%	\$ 311,505,094	4.2%	\$ 376,810,334	26.0%
2030	\$ 419,345,134	4.9%	\$ 310,448,144	3.5%	\$ 324,519,887	4.2%	\$ 391,784,284	4.0%
2031	\$ 450,396,568	7.4%	\$ 321,348,223	3.5%	\$ 338,133,621	4.2%	\$ 437,107,040	11.6%
2032	\$ 469,605,304	4.3%	\$ 332,658,783	3.5%	\$ 352,374,689	4.2%	\$ 454,317,311	3.9%
2033	\$ 489,699,656	4.3%	\$ 344,395,475	3.5%	\$ 367,272,857	4.2%	\$ 472,273,757	4.0%
2034	\$ 510,721,661	4.3%	\$ 356,574,557	3.5%	\$ 400,163,476	9.0%	\$ 508,314,403	7.6%
2035	\$ 532,715,389	4.3%	\$ 369,212,913	3.5%	\$ 416,990,099	4.2%	\$ 528,385,553	3.9%
2036	\$ 570,877,285	7.2%	\$ 382,328,076	3.6%	\$ 434,587,622	4.2%	\$ 549,324,939	4.0%
2037	\$ 595,409,821	4.3%	\$ 395,938,257	3.6%	\$ 452,992,476	4.2%	\$ 571,171,913	4.0%
2038	\$ 621,073,156	4.3%	\$ 410,062,370	3.6%	\$ 472,242,852	4.2%	\$ 593,967,672	4.0%
2039	\$ 647,920,955	4.3%	\$ 424,720,057	3.6%	\$ 492,378,784	4.3%	\$ 617,755,349	4.0%
2040	\$ 676,009,481	4.3%	\$ 439,931,719	3.6%	\$ 513,442,243	4.3%	\$ 642,580,105	4.0%
2041	\$ 705,397,721	4.3%	\$ 455,718,545	3.6%	\$ 535,477,225	4.3%	\$ 668,489,223	4.0%
2042	\$ 736,147,518	4.4%	\$ 472,102,544	3.6%	\$ 558,529,858	4.3%	\$ 695,532,216	4.0%
2043	\$ 768,323,714	4.4%	\$ 489,106,573	3.6%	\$ 582,648,501	4.3%	\$ 723,760,929	4.1%
AAGR		6.09%		4.85%		5.65%		6.65%

Sources:

Original Forecast: St. Helens Urban Renewal Report on the Urban Renewal Plan

Updated Forecasts: Tiberius Solutions

Exhibit 11. New Forecast of Assessed Value, St. Helens URA, FYE 2020 to FYE 2034

Sources:

Original Forecast: St. Helens Urban Renewal Report on the Urban Renewal Plan

Updated Forecasts: Tiberius Solutions

3. Calculate TIF Revenue

Gross TIF revenue is calculated as the product of the increment assessed value and the consolidated tax rate each year. However, actual TIF received (i.e., net revenue) in a given year tends to be lower, due to discounts (from lump-sum, on-time payment of taxes), delinquencies (unpaid taxes), truncation loss (lost revenue due to rounding), and compression loss (for properties where the taxes imposed would exceed constitutional limits). Our forecast of net TIF revenue assumes a 5.0% adjustment factor to convert from gross to net revenue, based on our experience with other jurisdictions across the State, plus an additional 1.5% of prior year collections that are assumed to be received the following year as late payment on delinquent accounts. Exhibit 12 through Exhibit 15 show the updated forecasts of TIF revenue through FYE 2043 for each growth scenario.

Exhibit 12. Updated TIF Forecast, Low Growth Scenario, St. Helens URA, FYE 2020 to FYE 2043

FYE	Assessed Value			Tax Rate	Tax Increment Finance Revenue				
	Total	Frozen Base	Increment		Gross	Adjustments	Net (Current Year)	Prior Year	Net (Total)
2020	\$ 164,641,059	\$ 171,187,460	\$ 13,811	\$ 10.6987	\$ 148	\$ (7)	\$ 140	\$ 2	\$ 143
2021	\$ 200,826,928	\$ 171,187,460	\$ 29,639,468	\$ 12.6052	\$ 373,611	\$ (18,681)	\$ 354,930	\$ 2	\$ 354,932
2022	\$ 233,997,349	\$ 171,187,460	\$ 62,809,889	\$ 12.6057	\$ 791,760	\$ (39,588)	\$ 752,172	\$ 5,324	\$ 757,496
2023	\$ 242,423,276	\$ 171,187,460	\$ 71,235,816	\$ 12.6056	\$ 897,968	\$ (44,898)	\$ 853,069	\$ 11,283	\$ 864,352
2024	\$ 254,462,940	\$ 171,187,460	\$ 83,275,480	\$ 12.6055	\$ 1,049,732	\$ (52,487)	\$ 997,245	\$ 12,796	\$ 1,010,041
2025	\$ 261,596,524	\$ 171,187,460	\$ 90,409,064	\$ 12.6054	\$ 1,139,647	\$ (56,982)	\$ 1,082,664	\$ 14,959	\$ 1,097,623
2026	\$ 270,659,427	\$ 171,187,460	\$ 99,471,967	\$ 12.6053	\$ 1,253,878	\$ (62,694)	\$ 1,191,184	\$ 16,240	\$ 1,207,424
2027	\$ 280,062,830	\$ 171,187,460	\$ 108,875,370	\$ 12.6052	\$ 1,372,401	\$ (68,620)	\$ 1,303,781	\$ 17,868	\$ 1,321,649
2028	\$ 289,819,693	\$ 171,187,460	\$ 118,632,233	\$ 12.6052	\$ 1,495,379	\$ (74,769)	\$ 1,420,610	\$ 19,557	\$ 1,440,167
2029	\$ 299,943,472	\$ 171,187,460	\$ 128,756,012	\$ 12.6051	\$ 1,622,982	\$ (81,149)	\$ 1,541,833	\$ 21,309	\$ 1,563,142
2030	\$ 310,448,144	\$ 171,187,460	\$ 139,260,684	\$ 12.6050	\$ 1,755,386	\$ (87,769)	\$ 1,667,617	\$ 23,128	\$ 1,690,744
2031	\$ 321,348,223	\$ 171,187,460	\$ 150,160,763	\$ 12.6050	\$ 1,892,773	\$ (94,639)	\$ 1,798,135	\$ 25,014	\$ 1,823,149
2032	\$ 332,658,783	\$ 171,187,460	\$ 161,471,323	\$ 12.6049	\$ 2,035,334	\$ (101,767)	\$ 1,933,568	\$ 26,972	\$ 1,960,540
2033	\$ 344,395,475	\$ 171,187,460	\$ 173,208,015	\$ 12.6049	\$ 2,183,267	\$ (109,163)	\$ 2,074,103	\$ 29,004	\$ 2,103,107
2034	\$ 356,574,557	\$ 171,187,460	\$ 185,387,097	\$ 12.6048	\$ 2,336,775	\$ (116,839)	\$ 2,219,936	\$ 31,112	\$ 2,251,048
2035	\$ 369,212,913	\$ 171,187,460	\$ 198,025,453	\$ 12.6048	\$ 2,496,072	\$ (124,804)	\$ 2,371,268	\$ 33,299	\$ 2,404,567
2036	\$ 382,328,076	\$ 171,187,460	\$ 211,140,616	\$ 12.6048	\$ 2,661,378	\$ (133,069)	\$ 2,528,309	\$ 35,569	\$ 2,563,878
2037	\$ 395,938,257	\$ 171,187,460	\$ 224,750,797	\$ 12.6047	\$ 2,832,924	\$ (141,646)	\$ 2,691,278	\$ 37,925	\$ 2,729,203
2038	\$ 410,062,370	\$ 171,187,460	\$ 238,874,910	\$ 12.6047	\$ 3,010,948	\$ (150,547)	\$ 2,860,400	\$ 40,369	\$ 2,900,769
2039	\$ 424,720,057	\$ 171,187,460	\$ 253,532,597	\$ 12.6047	\$ 3,195,696	\$ (159,785)	\$ 3,035,912	\$ 42,906	\$ 3,078,818
2040	\$ 439,931,719	\$ 171,187,460	\$ 268,744,259	\$ 12.6047	\$ 3,387,427	\$ (169,371)	\$ 3,218,056	\$ 45,539	\$ 3,263,595
2041	\$ 455,718,545	\$ 171,187,460	\$ 284,531,085	\$ 12.6046	\$ 3,586,408	\$ (179,320)	\$ 3,407,088	\$ 48,271	\$ 3,455,358
2042	\$ 472,102,544	\$ 171,187,460	\$ 300,915,084	\$ 12.6046	\$ 3,792,915	\$ (189,646)	\$ 3,603,269	\$ 51,106	\$ 3,654,376
2043	\$ 489,106,573	\$ 171,187,460	\$ 317,919,113	\$ 12.6046	\$ 4,007,237	\$ (200,362)	\$ 3,806,876	\$ 54,049	\$ 3,860,925

Source: Tiberius Solutions

Exhibit 13. Updated TIF Forecast, Medium Growth Scenario, St. Helens URA, FYE 2020 to FYE 2043

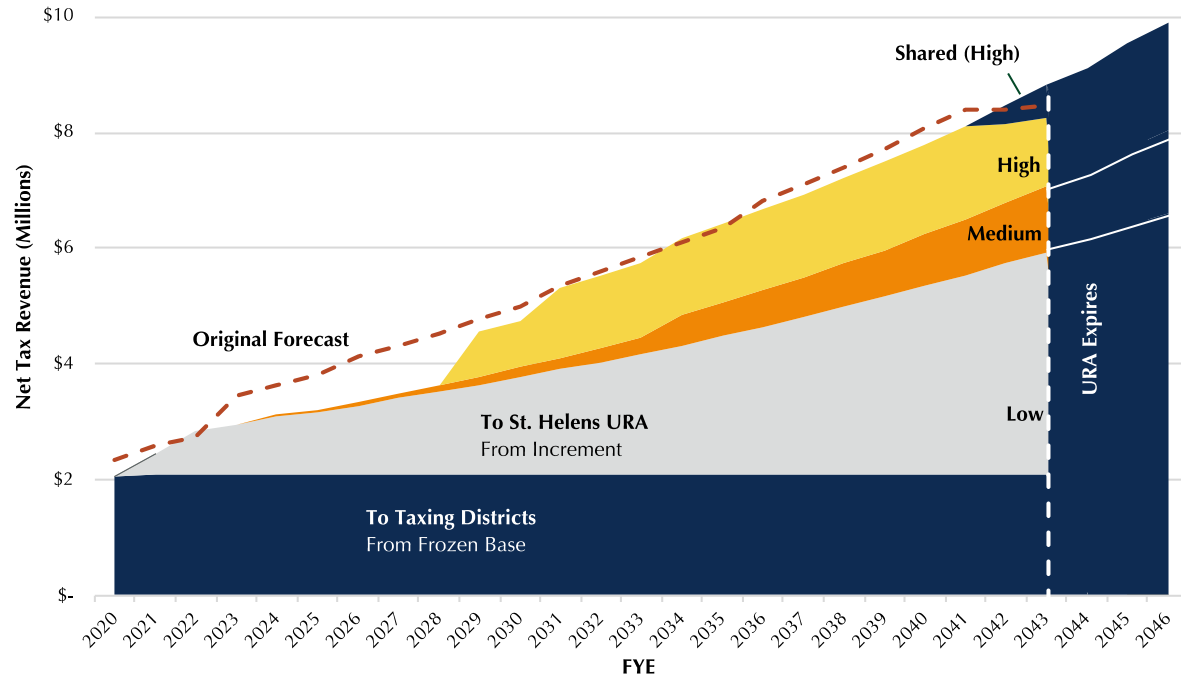
FYE	Assessed Value			Tax Rate	Tax Increment Finance Revenue				
	Total	Frozen Base	Increment		Gross	Adjustments	Net (Current Year)	Prior Year	Net (Total)
2020	\$ 164,641,059	\$ 171,187,460	\$ 13,811	\$ 10.6987	\$ 148	\$ (7)	\$ 140	\$ 2	\$ 143
2021	\$ 200,826,928	\$ 171,187,460	\$ 29,639,468	\$ 12.6052	\$ 373,611	\$ (18,681)	\$ 354,930	\$ 2	\$ 354,932
2022	\$ 233,997,349	\$ 171,187,460	\$ 62,809,889	\$ 12.6057	\$ 791,760	\$ (39,588)	\$ 752,172	\$ 5,324	\$ 757,496
2023	\$ 242,423,276	\$ 171,187,460	\$ 71,235,816	\$ 12.6056	\$ 897,968	\$ (44,898)	\$ 853,069	\$ 11,283	\$ 864,352
2024	\$ 257,681,870	\$ 171,187,460	\$ 86,494,410	\$ 12.6056	\$ 1,090,311	\$ (54,516)	\$ 1,035,796	\$ 12,796	\$ 1,048,592
2025	\$ 264,912,022	\$ 171,187,460	\$ 93,724,562	\$ 12.6055	\$ 1,181,443	\$ (59,072)	\$ 1,122,371	\$ 15,537	\$ 1,137,908
2026	\$ 275,789,702	\$ 171,187,460	\$ 104,602,242	\$ 12.6053	\$ 1,318,548	\$ (65,927)	\$ 1,252,620	\$ 16,836	\$ 1,269,456
2027	\$ 287,165,243	\$ 171,187,460	\$ 115,977,783	\$ 12.6052	\$ 1,461,927	\$ (73,096)	\$ 1,388,831	\$ 18,789	\$ 1,407,620
2028	\$ 299,062,158	\$ 171,187,460	\$ 127,874,698	\$ 12.6051	\$ 1,611,878	\$ (80,594)	\$ 1,531,284	\$ 20,832	\$ 1,552,117
2029	\$ 311,505,094	\$ 171,187,460	\$ 140,317,634	\$ 12.6051	\$ 1,768,711	\$ (88,436)	\$ 1,680,275	\$ 22,969	\$ 1,703,245
2030	\$ 324,519,887	\$ 171,187,460	\$ 153,332,427	\$ 12.6050	\$ 1,932,751	\$ (96,638)	\$ 1,836,114	\$ 25,204	\$ 1,861,318
2031	\$ 338,133,621	\$ 171,187,460	\$ 166,946,161	\$ 12.6049	\$ 2,104,341	\$ (105,217)	\$ 1,999,124	\$ 27,542	\$ 2,026,666
2032	\$ 352,374,689	\$ 171,187,460	\$ 181,187,229	\$ 12.6048	\$ 2,283,837	\$ (114,192)	\$ 2,169,645	\$ 29,987	\$ 2,199,632
2033	\$ 367,272,857	\$ 171,187,460	\$ 196,085,397	\$ 12.6048	\$ 2,471,616	\$ (123,581)	\$ 2,348,035	\$ 32,545	\$ 2,380,580
2034	\$ 400,163,476	\$ 171,187,460	\$ 228,976,016	\$ 12.6049	\$ 2,886,214	\$ (144,311)	\$ 2,741,904	\$ 35,221	\$ 2,777,124
2035	\$ 416,990,099	\$ 171,187,460	\$ 245,802,639	\$ 12.6048	\$ 3,098,300	\$ (154,915)	\$ 2,943,385	\$ 41,129	\$ 2,984,514
2036	\$ 434,587,622	\$ 171,187,460	\$ 263,400,162	\$ 12.6048	\$ 3,320,103	\$ (166,005)	\$ 3,154,097	\$ 44,151	\$ 3,198,248
2037	\$ 452,992,476	\$ 171,187,460	\$ 281,805,016	\$ 12.6047	\$ 3,552,080	\$ (177,604)	\$ 3,374,476	\$ 47,311	\$ 3,421,788
2038	\$ 472,242,852	\$ 171,187,460	\$ 301,055,392	\$ 12.6047	\$ 3,794,715	\$ (189,736)	\$ 3,604,980	\$ 50,617	\$ 3,655,597
2039	\$ 492,378,784	\$ 171,187,460	\$ 321,191,324	\$ 12.6047	\$ 4,048,512	\$ (202,426)	\$ 3,846,086	\$ 54,075	\$ 3,900,161
2040	\$ 513,442,243	\$ 171,187,460	\$ 342,254,783	\$ 12.6046	\$ 4,313,998	\$ (215,700)	\$ 4,098,299	\$ 57,691	\$ 4,155,990
2041	\$ 535,477,225	\$ 171,187,460	\$ 364,289,765	\$ 12.6046	\$ 4,591,730	\$ (229,587)	\$ 4,362,144	\$ 61,474	\$ 4,423,618
2042	\$ 558,529,858	\$ 171,187,460	\$ 387,342,398	\$ 12.6046	\$ 4,882,289	\$ (244,114)	\$ 4,638,174	\$ 65,432	\$ 4,703,606
2043	\$ 582,648,501	\$ 171,187,460	\$ 411,461,041	\$ 12.6046	\$ 5,186,283	\$ (259,314)	\$ 4,926,969	\$ 69,573	\$ 4,996,541

Source: Tiberius Solutions

Exhibit 14. Updated TIF Forecast, High Growth Scenario, St. Helens URA, FYE 2020 to FYE 2043

FYE	Assessed Value			Tax Rate	Tax Increment Finance				
	Total	Frozen Base	Increment - Used		Gross TIF	Adjustments	Net (Current Year)	Net TIF (Prior Year)	Net TIF (Total)
2020	\$ 164,641,059	\$ 171,187,460	\$ 13,811	\$ 10.6987	\$ 148	\$ (7)	\$ 140	\$ 2	\$ 143
2021	\$ 200,826,928	\$ 171,187,460	\$ 29,639,468	\$ 12.6052	\$ 373,611	\$ (18,681)	\$ 354,930	\$ 2	\$ 354,932
2022	\$ 233,997,349	\$ 171,187,460	\$ 62,809,889	\$ 12.6057	\$ 791,760	\$ (39,588)	\$ 752,172	\$ 5,324	\$ 757,496
2023	\$ 242,423,276	\$ 171,187,460	\$ 71,235,816	\$ 12.6056	\$ 897,968	\$ (44,898)	\$ 853,069	\$ 11,283	\$ 864,352
2024	\$ 257,681,870	\$ 171,187,460	\$ 86,494,410	\$ 12.6056	\$ 1,090,311	\$ (54,516)	\$ 1,035,796	\$ 12,796	\$ 1,048,592
2025	\$ 264,912,022	\$ 171,187,460	\$ 93,724,562	\$ 12.6055	\$ 1,181,443	\$ (59,072)	\$ 1,122,371	\$ 15,537	\$ 1,137,908
2026	\$ 275,789,702	\$ 171,187,460	\$ 104,602,242	\$ 12.6053	\$ 1,318,548	\$ (65,927)	\$ 1,252,620	\$ 16,836	\$ 1,269,456
2027	\$ 287,165,243	\$ 171,187,460	\$ 115,977,783	\$ 12.6052	\$ 1,461,927	\$ (73,096)	\$ 1,388,831	\$ 18,789	\$ 1,407,620
2028	\$ 299,062,158	\$ 171,187,460	\$ 127,874,698	\$ 12.6051	\$ 1,611,878	\$ (80,594)	\$ 1,531,284	\$ 20,832	\$ 1,552,117
2029	\$ 376,810,334	\$ 171,187,460	\$ 205,622,874	\$ 12.6055	\$ 2,591,981	\$ (129,599)	\$ 2,462,382	\$ 22,969	\$ 2,485,352
2030	\$ 391,784,284	\$ 171,187,460	\$ 220,596,824	\$ 12.6054	\$ 2,780,720	\$ (139,036)	\$ 2,641,684	\$ 36,936	\$ 2,678,620
2031	\$ 437,107,040	\$ 171,187,460	\$ 265,919,580	\$ 12.6055	\$ 3,352,049	\$ (167,602)	\$ 3,184,447	\$ 39,625	\$ 3,224,072
2032	\$ 454,317,311	\$ 171,187,460	\$ 283,129,851	\$ 12.6054	\$ 3,568,977	\$ (178,449)	\$ 3,390,528	\$ 47,767	\$ 3,438,295
2033	\$ 472,273,757	\$ 171,187,460	\$ 301,086,297	\$ 12.6054	\$ 3,795,310	\$ (189,765)	\$ 3,605,544	\$ 50,858	\$ 3,656,402
2034	\$ 508,314,403	\$ 171,187,460	\$ 337,126,943	\$ 12.6054	\$ 4,249,619	\$ (212,481)	\$ 4,037,138	\$ 54,083	\$ 4,091,221
2035	\$ 528,385,553	\$ 171,187,460	\$ 357,198,093	\$ 12.6054	\$ 4,502,607	\$ (225,130)	\$ 4,277,477	\$ 60,557	\$ 4,338,034
2036	\$ 549,324,939	\$ 171,187,460	\$ 378,137,479	\$ 12.6053	\$ 4,766,539	\$ (238,327)	\$ 4,528,212	\$ 64,162	\$ 4,592,374
2037	\$ 571,171,913	\$ 171,187,460	\$ 399,984,453	\$ 12.6053	\$ 5,041,910	\$ (252,095)	\$ 4,789,814	\$ 67,923	\$ 4,857,737
2038	\$ 593,967,672	\$ 171,187,460	\$ 422,780,212	\$ 12.6052	\$ 5,329,239	\$ (266,462)	\$ 5,062,777	\$ 71,847	\$ 5,134,624
2039	\$ 617,755,349	\$ 171,187,460	\$ 446,567,889	\$ 12.6052	\$ 5,629,071	\$ (281,454)	\$ 5,347,618	\$ 75,942	\$ 5,423,559
2040	\$ 642,580,105	\$ 171,187,460	\$ 471,392,645	\$ 12.6051	\$ 5,941,975	\$ (297,099)	\$ 5,644,876	\$ 80,214	\$ 5,725,090
2041	\$ 668,489,223	\$ 171,187,460	\$ 497,301,763	\$ 12.6051	\$ 6,268,546	\$ (313,427)	\$ 5,955,119	\$ 84,673	\$ 6,039,792
2042	\$ 695,532,216	\$ 171,187,460	\$ 499,985,011	\$ 12.6051	\$ 6,302,352	\$ (315,118)	\$ 5,987,235	\$ 89,327	\$ 6,076,561
2043	\$ 723,760,929	\$ 171,187,460	\$ 507,043,114	\$ 12.6051	\$ 6,391,304	\$ (319,565)	\$ 6,071,739	\$ 89,809	\$ 6,161,547

Source: Tiberius Solutions

Exhibit 15. Net TIF Revenue to St. Helens URA and Taxing Districts

Source: Tiberius Solutions

As shown in Exhibit 15, all three forecasts are fairly similar through FYE 2028, at which point in time, assumed new construction activity translates to rapid growth in assessed value in the high-growth scenario. In subsequent years, the differences between each scenario gradually widen, based on the amount of assumed long-term development in each scenario.

Exhibit 16 compares the new forecasts of TIF revenue to the forecast from the original Report. As with assessed value, each updated forecast falls short of the forecast in the original plan. Cumulatively from FYE 2020 to FYE 2043, TIF revenues are forecast to be 43% (low growth), 32% (medium growth), and 9% (high growth) less than what was forecast in the original Report.

**Exhibit 16. Comparison of Original TIF Forecast to New Forecasts, St. Helens URA,
FYE 2020 to 2043**

		Net TIF						
FYE	Original Forecast	Updated Forecasts			% Difference:	% Difference:	% Difference:	
		Low Growth	Medium Growth	High Growth	Original and	Original and	Original and	
					Low	Medium	High	
2020	\$ 293,615	\$ 143	\$ 143	\$ 143	-100%	-100%	-100%	
2021	\$ 552,105	\$ 354,932	\$ 354,932	\$ 354,932	-36%	-36%	-36%	
2022	\$ 693,053	\$ 757,496	\$ 757,496	\$ 757,496	9%	9%	9%	
2023	\$ 1,391,269	\$ 864,352	\$ 864,352	\$ 864,352	-38%	-38%	-38%	
2024	\$ 1,563,448	\$ 1,010,041	\$ 1,048,592	\$ 1,048,592	-35%	-33%	-33%	
2025	\$ 1,744,027	\$ 1,097,623	\$ 1,137,908	\$ 1,137,908	-37%	-35%	-35%	
2026	\$ 2,070,468	\$ 1,207,424	\$ 1,269,456	\$ 1,269,456	-42%	-39%	-39%	
2027	\$ 2,273,176	\$ 1,321,649	\$ 1,407,620	\$ 1,407,620	-42%	-38%	-38%	
2028	\$ 2,485,662	\$ 1,440,167	\$ 1,552,117	\$ 1,552,117	-42%	-38%	-38%	
2029	\$ 2,708,387	\$ 1,563,142	\$ 1,703,245	\$ 2,485,352	-42%	-37%	-8%	
2030	\$ 2,941,837	\$ 1,690,744	\$ 1,861,318	\$ 2,678,620	-43%	-37%	-9%	
2031	\$ 3,312,031	\$ 1,823,149	\$ 2,026,666	\$ 3,224,072	-45%	-39%	-3%	
2032	\$ 3,541,036	\$ 1,960,540	\$ 2,199,632	\$ 3,438,295	-45%	-38%	-3%	
2033	\$ 3,780,599	\$ 2,103,107	\$ 2,380,580	\$ 3,656,402	-44%	-37%	-3%	
2034	\$ 4,031,222	\$ 2,251,048	\$ 2,777,124	\$ 4,091,221	-44%	-31%	1%	
2035	\$ 4,293,430	\$ 2,404,567	\$ 2,984,514	\$ 4,338,034	-44%	-30%	1%	
2036	\$ 4,748,394	\$ 2,563,878	\$ 3,198,248	\$ 4,592,374	-46%	-33%	-3%	
2037	\$ 5,040,868	\$ 2,729,203	\$ 3,421,788	\$ 4,857,737	-46%	-32%	-4%	
2038	\$ 5,346,825	\$ 2,900,769	\$ 3,655,597	\$ 5,134,624	-46%	-32%	-4%	
2039	\$ 5,666,903	\$ 3,078,818	\$ 3,900,161	\$ 5,423,559	-46%	-31%	-4%	
2040	\$ 6,001,772	\$ 3,263,595	\$ 4,155,990	\$ 5,725,090	-46%	-31%	-5%	
2041	\$ 6,352,136	\$ 3,455,358	\$ 4,423,618	\$ 6,039,792	-46%	-30%	-5%	
2042	\$ 6,329,683	\$ 3,654,376	\$ 4,703,606	\$ 6,076,561	-42%	-26%	-4%	
2043	\$ 6,425,584	\$ 3,860,925	\$ 4,996,541	\$ 6,161,547	-40%	-22%	-4%	
Total	\$ 83,587,530	\$ 47,357,045	\$ 56,781,243	\$ 76,315,897	-43%	-32%	-9%	

Sources:

Original Forecast: St. Helens Urban Renewal Report on the Urban Renewal Plan

Updated Forecasts: Tiberius Solutions

4. Determine Borrowing Capacity and Cash Flow Analysis

Net TIF revenue (as shown previously in Exhibit 12 through Exhibit 14) gives a general idea of the revenue generated by the URA each year. However, those numbers are insufficient to understand the total funding available for projects over the life of the URA. For this, we create a hypothetical long-term cash flow for the URA that considers existing fund balance, outstanding debt, and budgeted expenditures. Our analysis included cash flows for all three growth scenarios, all using the same key assumptions summarized below.

Based on conversations with City staff and our experience in other urban renewal areas, we use the following assumptions in this analysis:

- Inflation rate: 3.0%
- Beginning fund balance: \$51,594.88 in FYE 2020
- Maximum Indebtedness remaining as of the end of FYE 2019: \$62,000,000.
- No existing loans

- For new loans:
 - Minimum debt service coverage ratio required: 1.5 times annual TIF revenue
 - Interest rate: 5.0%
 - Amortization period: 20 years or less
 - Timing: FYE 2023, FYE 2029, FYE 2033
 - Principal amount: as large as possible, while maintaining minimum debt service coverage ratio
 - All loans paid off or paid off early by FYE 2043

Exhibit 17 summarizes the URA's capacity for each growth scenario. We show that the URA would have \$27.8 million to \$43.6 million in financial capacity in 2020 dollars through FYE 2043. No scenario will reach the URA's maximum indebtedness of \$62 million. The high-growth scenario comes closest, with an estimated \$60.8 million of indebtedness incurred and repaid by FYE 2043, equal to 98% of the approved maximum indebtedness for the URA.

Exhibit 17. Capacity Summary, Updated Forecasts, St. Helens URA

	Growth Scenario		
	Low	Medium	High
Total Net TIF	\$ 47,400,000	\$ 56,800,000	\$ 76,300,000
Maximum Indebtedness	\$ 62,000,000	\$ 62,000,000	\$ 62,000,000
Total Indebtedness Incurred	\$ 38,100,000	\$ 46,400,000	\$ 60,800,000
Capacity (2020\$)	\$ 27,800,000	\$ 33,100,000	\$ 43,600,000
Years 1-5	\$ 8,200,000	\$ 8,200,000	\$ 8,200,000
Years 6-10	\$ 6,300,000	\$ 7,200,000	\$ 13,500,000
Years 11-15	\$ 6,600,000	\$ 8,100,000	\$ 11,600,000
Years 16-20	\$ 4,100,000	\$ 5,600,000	\$ 7,400,000
Years 21-25	\$ 2,600,000	\$ 3,900,000	\$ 2,900,000

Source: Tiberius Solutions

Note that borrowing capacity is dependent on exact financing terms. Shorter-term loans, higher interest rates, and higher debt service coverage requirements would reduce the amount of borrowing capacity for the URA.

Potential Amendment

City staff have identified a 10-acre tax lot that could be added to the URA. The property is anticipated to be subdivided into 78 dwelling units (76 attached single-family homes and 2 detached single-family homes), and is forecast to be completed in calendar years 2022 and 2023 (50% each year).

City staff provided examples of comparable recent developments as the basis for assumptions on the real market value for the proposed development:

- Single-Family Attached Homes: 2,000 square feet per home, \$72 per square foot
- Single-Family Detached Homes: 2,700 square feet per home, \$104 per square foot

Using these assumptions, we estimate about \$11 million in new real market value from development, resulting in about \$7.5 million in new assessed value that will be added to the tax roll, split evenly between FYE 2024 and FYE 2025. Exhibit 18 below details these calculations.

Exhibit 18. Exception Value from Development, Potential New Amendment, St. Helens URA

Calendar Year of Development	FYE on Tax Roll	New Real Market Value	Changed Property Ratio	New AV
2022	2024	\$ 5,750,520	0.654	\$ 3,760,840
2023	2025	\$ 5,750,520	0.654	\$ 3,760,840

Sources and Notes:

Net New AV on Tax Roll is determined by applying the changed property ratio (varies by land use) to real market value of development.

Changed Property Ratio: Columbia County Assessor, FYE 2020

Exhibit 19 shows that by amending the URA to include this property, the St. Helens URA would collect an additional \$2.8 million in TIF revenue. Without detailed financing assumptions, we show that this would allow the URA to incur roughly \$2.8 million more indebtedness. In the high growth scenario, this would be sufficient for the URA to incur the full amount of maximum indebtedness. However, the low and medium growth scenarios would still have insufficient financial capacity to achieve the full amount of maximum indebtedness.

Exhibit 19 Detail of Impact of Potential Amendment, St. Helens URA

FYE	Exception Value	Total AV	Frozen Base	Increment	Tax Rate	Gross TIF	Net TIF	Net TIF (2020\$)
2020	\$ -	911,330	\$ 911,330	\$ -	\$ 12.6065	\$ -	\$ -	\$ -
2021	\$ -	\$ 938,670	\$ 938,670	\$ -	\$ 12.6065	\$ -	\$ -	\$ -
2022	\$ -	\$ 966,830	\$ 911,330	\$ -	\$ 12.6065	\$ -	\$ -	\$ -
2023	\$ -	\$ 995,835	\$ 911,330	\$ 84,505	\$ 12.6065	\$ 1,065	\$ 1,012	\$ 926
2024	\$ 4,232,859	\$ 5,258,569	\$ 911,330	\$ 4,347,239	\$ 12.6065	\$ 54,803	\$ 52,078	\$ 46,271
2025	\$ 4,359,844	\$ 9,776,170	\$ 911,330	\$ 8,864,840	\$ 12.6065	\$ 111,755	\$ 106,948	\$ 92,254
2026	\$ -	\$ 10,069,455	\$ 911,330	\$ 9,158,125	\$ 12.6065	\$ 115,452	\$ 111,284	\$ 93,198
2027	\$ -	\$ 10,371,539	\$ 911,330	\$ 9,460,209	\$ 12.6065	\$ 119,260	\$ 114,966	\$ 93,478
2028	\$ -	\$ 10,682,685	\$ 911,330	\$ 9,771,355	\$ 12.6065	\$ 123,183	\$ 118,748	\$ 93,741
2029	\$ -	\$ 11,003,166	\$ 911,330	\$ 10,091,836	\$ 12.6065	\$ 127,223	\$ 122,643	\$ 93,995
2030	\$ -	\$ 11,333,260	\$ 911,330	\$ 10,421,930	\$ 12.6065	\$ 131,384	\$ 126,655	\$ 94,243
2031	\$ -	\$ 11,673,258	\$ 911,330	\$ 10,761,928	\$ 12.6065	\$ 135,670	\$ 130,787	\$ 94,483
2032	\$ -	\$ 12,023,456	\$ 911,330	\$ 11,112,126	\$ 12.6065	\$ 140,085	\$ 135,043	\$ 94,716
2033	\$ -	\$ 12,384,160	\$ 911,330	\$ 11,472,830	\$ 12.6065	\$ 144,632	\$ 139,426	\$ 94,942
2034	\$ -	\$ 12,755,685	\$ 911,330	\$ 11,844,355	\$ 12.6065	\$ 149,316	\$ 143,941	\$ 95,162
2035	\$ -	\$ 13,138,355	\$ 911,330	\$ 12,227,025	\$ 12.6065	\$ 154,140	\$ 148,592	\$ 95,376
2036	\$ -	\$ 13,532,506	\$ 911,330	\$ 12,621,176	\$ 12.6065	\$ 159,109	\$ 153,382	\$ 95,583
2037	\$ -	\$ 13,938,481	\$ 911,330	\$ 13,027,151	\$ 12.6065	\$ 164,227	\$ 158,316	\$ 95,784
2038	\$ -	\$ 14,356,635	\$ 911,330	\$ 13,445,305	\$ 12.6065	\$ 169,498	\$ 163,398	\$ 95,979
2039	\$ -	\$ 14,787,334	\$ 911,330	\$ 13,876,004	\$ 12.6065	\$ 174,928	\$ 168,632	\$ 96,169
2040	\$ -	\$ 15,230,954	\$ 911,330	\$ 14,319,624	\$ 12.6065	\$ 180,520	\$ 174,024	\$ 96,353
2041	\$ -	\$ 15,687,883	\$ 911,330	\$ 14,776,553	\$ 12.6065	\$ 186,281	\$ 179,577	\$ 96,531
2042	\$ -	\$ 16,158,520	\$ 911,330	\$ 15,247,190	\$ 12.6065	\$ 192,214	\$ 185,297	\$ 96,705
2043	\$ -	\$ 16,643,275	\$ 911,330	\$ 15,731,945	\$ 12.6065	\$ 198,325	\$ 191,188	\$ 96,873
Total						\$2,933,069	\$2,825,937	\$1,852,764

Sources and Notes:

Exception Value: City of St. Helens

Tax Rate: Columbia County Assessor, FYE 2020

Assumes that the amendment would be adopted between January 1, 2021 and October 1, 2021

Conclusions

- Historical growth in assessed value in the St. Helens URA has failed to keep pace with the original projections in the St. Helens Urban Renewal Plan. The gap between actual and projected assessed value grew to \$32.6 million in FYE 2020, due largely to the closure of the

Armstrong World Industries manufacturing facility. With assessed value lower than the certified frozen base, the URA received essentially no TIF revenue in FYE 2020. This has resulted in no financial capacity to invest in urban renewal projects, and jeopardizes the ability of the URA to incur the full amount of authorized maximum indebtedness before the target termination date in FYE 2043.

- **Future growth in assessed value is uncertain and dependent upon future construction activity.** The URA has substantial potential for future development, but the exact timing and value of new construction is uncertain. This analysis evaluated a range of possible scenarios, including anywhere from \$25 million to \$111 million in short-term construction activity.
- **Expiring tax exemptions will provide immediate financial capacity.** Cascade Tissue Group owns property in the URA that currently receives Enterprise Zone tax exemption benefits for three separate schedules of investments. These exemptions are scheduled to expire in FYE 2021, 2022, and 2024 respectively. The expiration of these abatements should add \$38 million in assessed value to the tax rolls in coming years, including \$26 million in FYE 2021.
- **Updated growth forecasts fall short of original projections.** Despite the possibility of substantial new construction activity and the expiration of current property tax exemptions, none of the updated growth forecasts show the URA having sufficient financial capacity to incur the full amount of maximum indebtedness before the target termination date in FYE 2043. These updated forecasts include:
 - Low-Growth: **\$38.1 million** of indebtedness incurred by FYE 2043
 - Medium-Growth: **\$46.4 million** of indebtedness incurred by FYE 2043
 - High-Growth: **\$60.8 million** of indebtedness incurred by FYE 2043
- **Collecting TIF for a longer time period could allow the URA to achieve the full authorized amount of maximum indebtedness.** The St. Helens Urban Renewal Plan does not have a binding expiration date. Instead, maximum indebtedness is the limiting factor for the Plan. Thus, if TIF revenues are less than originally forecast, the URA has the ability to collect TIF revenue as long as necessary to achieve the full amount of maximum indebtedness.
- **Amending the URA boundary to include additional development opportunities could increase the financial capacity of the URA.** City staff have identified a 10-acre tax lot that could be added to the URA. The property is anticipated to be subdivided and developed into 78 dwelling in 2022 and 2023, resulting in about \$7.5 million in new assessed value that will be added to the tax roll. This could generate an additional \$2.8 million in TIF revenue for the URA. In the high-growth scenario, this would be sufficient for the URA to incur the full amount of maximum indebtedness.



PLANNING COMMISSION

APPROVED MINUTES Tuesday, September 08, 2020 at 7:00 PM

Members Present: Chair Hubbard
 Vice Chair Cary
 Commissioner Cohen
 Commissioner Semling
 Commissioner Lawrence
 Commissioner Webster
 Commissioner Pugsley

Members Absent: None

Staff Present: City Planner Graichen
 Associate Planner Dimsho
 City Councilor Carlson
 Community Development Admin Assistant Sullivan

Others: None

1. 7:00 P.M. CALL TO ORDER & FLAG SALUTE

2. CONSENT AGENDA

A. Planning Commission Minutes dated August 11, 2020

Motion: Upon Commissioner Semling's motion and Commissioner Pugsley's second, the Planning Commission unanimously approved the Draft Minutes Dated August 11, 2020. [AYES: Vice Chair Cary, Commissioner Pugsley, Commissioner Cohen, Commissioner Lawrence, Commissioner Webster, Commissioner Semling; Nays: None]

3. TOPICS FROM THE FLOOR (Not on Public Hearing Agenda): Limited to five minutes per topic

There were no topics from the floor.

4. NEW COUNCIL ADOPTED ZOOM MEETING POLICIES & GUIDELINES. COMMISSION OPERATIONS, EXCUSED ABSENCES, ETC.

B. Zoom Meeting Policies & Guidelines

City Planner Graichen said there is an attendance provision in the Planning Commission code that a Commissioner cannot have more than three unexcused absences because it results in non-conformance of duty which is grounds for removal. He mentioned some may have been uncomfortable with the ZOOM format and was not sure if this would be considered an unexcused absence. He did mention that there were several laptops in the City building that were available for use, and two of the Commissioners were already using them. He mentioned that there may be more if a Commissioner felt the need to use one, instead of their personal device.

Chair Hubbard mentioned he had emailed the Commission asking about their comfort level of being ZOOM only and said a few mentioned they would prefer to meet in person. He understood this is not an option now.

Associate Planner Dimsho asked if there were enough laptops available to accommodate the public if there was a hearing and someone needed to testify that did not have access to ZOOM. Graichen said he believed they would have to.

There was a small discussion about the number of laptops available for use.

5. PLANNING COMMISSION TERM EXPIRATIONS

Graichen mentioned that every year there is at least one person who has an expiration, but that this year there were two expirations. He mentioned that Vice Chair Cary and Commissioner Cohen had terms expiring at the end of the year. He asked them both if they wanted to continue on the Commission. They both agreed they wanted to continue. Graichen said the Code says after two terms, we automatically advertise the position. He also asked the Commission if there was any objection to the two continuing in their position. No commissioners objected. Graichen also asked who would volunteer to be on the interview committee. Chair Hubbard and Commissioner Semling volunteered to be on the interview committee.

6. URBAN RENEWAL PLAN AMENDMENT

Associate Planner Dimsho said the original Urban Renewal Plan was adopted in 2017. Since then, they have found that the revenue projections are not meeting expectations, mostly due to Armstrong World Industries leaving. They were expecting to have \$250,000 in revenue this year, but ended up with only \$150,000. She said that Urban Renewal is a funding tool that cities use to fund projects that are important economic drivers to the region. She presented a list of the projects on the original plan, which are not changing with the proposed Urban Renewal Amendment. She mentioned that Urban Renewal funds would help with the City leverage grants.

Dimsho said that whenever cities amend Urban Renewal areas over one percent, cities must go through a re-adoption process. She said they are going through those steps to amend the boundary and improve revenue projections. She said they are looking to add properties that will contribute revenues and remove properties that are not likely to contribute. She went through the different properties with the Commission and why they were being suggested to be removed or added. She mentioned that there would be a net loss of seven acres, but the properties added would benefit the revenue projections.

Chair Hubbard asked if the Armstrong property was being removed because of the closure. Dimsho said they are not proposing to remove that property because there may be a new industrial user on the property. Vice Chair Cary said he was aware that consultants had been hired to do environmental assessments and clean up on the site. He said once the word gets out these have been done, he thinks a buyer will come in.

Commissioner Cohen asked if the City was communicating with other taxing districts. Dimsho said letters had gone out to all the different taxing districts and that she did call downs to ask if they had any questions about the Urban Renewal Amendment. She said there was no push back so far from other districts. The taxing districts seem to be interested in seeing the riverfront redevelop. Commissioner Cohen asked if the people had to go for a vote. Dimsho said that the only way this Urban Renewal Amendment would go to the voters if enough residents signed a referral petition.

There was a small discussion about the non-profit/low income apartments on Gable Road and their tax-exempt status.

Motion: Upon Commissioner Pugsley's motion and Commissioner Webster's second, the Planning Commission unanimously recommended that the St. Helens Planning Commission finds, based upon the information provided in the staff report that no projects are being changed and no prior conformance to Comprehensive Plan findings are being changed, that the St. Helens Urban Renewal Plan Amendment 2 conforms with the St. Helens Comprehensive Plan and further recommend that the St. Helens City Council adopt the proposed St. Helens Urban Renewal Plan Amendment 2. [AYES: Vice Chair Cary, Commissioner Pugsley, Commissioner Cohen, Commissioner Lawrence, Commissioner Webster, Commissioner Semling; Nays: None]

7. PLANNING DEPARTMENT ACTIVITY REPORT

Graichen mentioned they received their first parklet application. Dimsho said the applicant is still working on finalizing the design based on staff feedback on the original submittal. Graichen said it has a few phases. It starts with the concept and then they move forward with a construction design and build it.

Commissioner Lawrence asked if this would be something different than what they already have with the outdoor seating. Graichen said a separate permit allows use of the public sidewalk, which is what they have now. The parklet allows use of the right-of-way (parking spaces).

Commissioner Cohen wanted to confirm that this was a temporary parklet installation. Graichen mentioned that approval is for six-month intervals. Commissioner Cohen asked if they could re-apply after six months and Graichen said yes.

There was a discussion on events and Halloweentown.

Vice Chair Cary asked if a parklet would eliminate the tables on the sidewalk. Graichen said if they maintain adequate public passageway, they can have tables in both areas. Vice Chair Cary asked about adequate passageway. Graichen mentioned it was four to five feet. Graichen also mentioned the code says the platform must be at the same level as the sidewalk to accommodate those in mobility devices. Graichen said because the curb in front of the proposed area is different heights, the applicant proposed a ramp up onto the parklet.

Commissioner Pugsley asked if the adjacent property owners or neighboring businesses were notified of the intent. Graichen said there is a requirement to notify abutting property owners and/or business owners. He said the first trial may bring up neighbors or residents who are unhappy or will complain about it. Graichen said if there are people that are upset about the parking limitations, it will be less likely to be renewed.

8. FOR YOUR INFORMATION ITEMS

Commissioner Cohen asked about the Land Use Board of Appeals (LUBA) appeal. Graichen said he put the record together, and he had been talking with the legal counsel about other items they may need. Commissioner Cohen asked who was representing the City. Graichen mentioned it was Attorney Jordan Ramis PC, who has experience with the City. Commissioner Cohen said he hopes that LUBA upholds the Planning Commission decision.

Commissioner Cohen asked about the Public Works Director position. Graichen said when the previous Public Works Director left, they placed an interim person into the position. He mentioned Council was looking to fill the position with a permanent person. The Council interviewed three candidates, and the person they selected did not accept the position. Councilor Carlson said the Council was not happy with the other candidates, so they decided they would re-advertise. She mentioned that they want hire the right candidate; they did not want to rush it.

Graichen mentioned the middle school was done. He mentioned they had passed all their final inspections with a few corrections.

Dimsho reminded the Commission of a previous meeting where she had mentioned the Emerald Meadows subdivision would likely need some more setback variances. She told the Commission that she and the developer were able to work out their site plans with no variances needed.

Councilor Carlson said the City will be putting in sidewalks along North Vernonia Road. She said it would go out to bid hopefully by the first of the year.

Commissioner Pugsley asked about Auxiliary Dwelling Units (ADUs) and whether the City charges System Development Charges (SDCs). Councilor Carlson said they must make the account whole, so the City does not waive any fees for SDCs without the Council agreeing to pay for them with a different fund. Graichen said the way to save on the SDCs is to not put in a second water meter, but rather share a meter. This is because storm and sewer SDCs are charged based on the number and size of water meters.

There was a small discussion about the number of permits coming in and a few of the different projects that were active currently.

Commissioner Pugsley asked how the boundaries of the Houlton Business District zoning were determined. Graichen said it was a concept created before he started to work for the City. He said the previous City Planner had said it was arbitrary. Commissioner Cohen said the historic boundary of the City of Houlton helped provide the basis for the new zoning district.

There was a small discussion on streetscape and what is required for single-family and multi-family dwellings.

9. NEXT REGULAR MEETING: October 13, 2020

There being no further business before the Planning Commission, the meeting was adjourned 8:36 p.m.

Respectfully submitted,

*Christina Sullivan
Community Development Administrative Assistant*

City of St. Helens
ORDINANCE NO. 3258

AN ORDINANCE PROVIDING FOR BUSINESS LICENSES,
 INSTITUTING A METHOD FOR ISSUING LICENSES,
 ESTABLISHING REVOCATION AND SUSPENSION PROCEDURES,
 PROVIDING PENALTIES FOR VIOLATIONS, AND REPEALING
 CODE CHAPTER TITLE 5 BUSINESS TAXES, LICENSES AND
 REGULATIONS

THE CITY OF ST. HELENS ORDAIN AS FOLLOWS:

5.01 BUSINESS LICENSES

5.01.001 Short Title.

The provisions of this Chapter create the terms of the "City of St. Helens Business License Code" and is referred to herein as "Business License Code" or "BLC."

5.01.002 Purpose.

The Business License Code facilitates the collection of information about businesses in the City. Police and Fire Departments are able to respond more effectively and safely to emergency situations at city businesses when they have information about the types of businesses and the contents of the structures in the city. Building Code compliance, Planning Code compliance, Fire Code compliance, and Wastewater discharge compliance are enhanced by obtaining data from business license applications about structures in which businesses are located. Business demographic information is also necessary to promote economic development. The Business License Code is designed to obtain that information. The public health, safety, and welfare are benefitted by this Business Licensing Code.

5.01.003 Definitions.

- (1) "APPLICANT" means owner, proprietor or duly authorized agent for the business requesting a license.
- (2) "BUSINESS", except as limited below, means any enterprise, trade, activity, profession, occupation, private educational facility, or any kind of activities conducted for profit within the City including businesses and rental properties that offer to rent or lease one or more residential rooms, units, or structures, and commercial building rentals containing one or more businesses. BUSINESS does not include the noncommercial on-premises sale of used household goods by a person who resides on the premises (a yard or garage sale) so long as the sales are conducted on no more than six days in any 12-month period.
- (3) "CITY" means the City of St. Helens, Oregon.

- (4) "CITY ADMINISTRATOR" means the person holding the position of City Administrator or designee.
- (5) "COMMERCIAL BUILDING RENTAL" means a building, portion of a building, or a group of buildings on a parcel of land within the city containing two or more businesses. A building or portion of a building containing two businesses shall not be considered a COMMERCIAL BUILDING RENTAL if the owner of the building conducts or has a majority ownership of a business in a portion of such building.
- (6) "COMMUNITY EVENT" means an event which is open to the public and which is approved by the City Administrator to use city street and sidewalk areas or held on private or public property with the consent of the owner or entity. A community event must be determined by the City Administrator to provide an overall community benefit, and must be sponsored by a service group or other organization, not an individual business.
- (7) "CITY COUNCIL" means the St. Helens City Council.
- (8) "DOING BUSINESS" means an act or series thereof performed in the course or pursuit of a business activity on more than one occasion or day in a calendar quarter and not as a one-time or isolated activity or event. A person is presumed to be doing business within the City if engaged in any of the following activities:
 - (A) Advertising or otherwise professing to be doing business within the City;
 - (B) Delivering goods or providing services to customers within the City;
 - (C) Owning, leasing, or renting personal or real property within the City which is used in a trade or business;
 - (D) Engaging in any transaction involving the production of income from holding property or the gain from the sale of property, which is not otherwise exempted in this chapter. Property may be personal, including intangible or real in nature; or
 - (E) Engaging in any activity in pursuit of gain which is not otherwise exempted in this chapter.
- (9) "EMPLOYEE" means a natural person who works for or on behalf of a business in exchange for compensation, not including those employees leased from another business, regardless of the number of hours per pay period or method of compensation. EMPLOYEE includes, but is not limited to, a sales agent who works primarily for or under the direction of a principal or a broker.
- (10) "FULL-TIME EQUIVALENT EMPLOYEES" or "FTE" means the number of employees of a business calculated as shown in Section 5.01.007.
- (11) "HEARINGS OFFICER" means the City Council, or an outside party not affiliated with the City, that is hired or selected to conduct an appeal proceeding.
- (12) "HOBBY BUSINESS" means a business that makes less than \$400 per year.

- (13) "HOME BUSINESS" means a business located and operated out of a person's place of residence.
- (14) "LICENSE" or "BUSINESS LICENSE" means the document issued by the City granting the privilege to carry on a business within the City.
- (15) "MAIN CONTRACTOR" means a prime contractor or general contractor that is responsible for the day-today oversight of a construction site, management of vendors and trades, and the communication of information to all involved parties throughout the course of a building project"
- (16) "MOBILE BUSINESS" means any business without a fixed location or which is operating from a self-propelled vehicle or which can be pushed or pulled on a sidewalk, street, or highway on which food, goods, or services is prepared, processed, or from which food or other goods are then sold or dispensed to the public.
- (17) "NONRESIDENT BUSINESS" means a business operating in the City where the headquarters or main branch is located outside the City.
- (18) "PERSON" means individuals and all sole proprietor, partnership, limited partnership, family limited partnership, joint venture, association, cooperative, trust, estate, corporation, personal holding company, limited liability company, limited liability partnership, or any other form of organization doing business in the City.
- (19) "RENTAL PROPERTY" means a building, portion thereof, or group of buildings within the City and which is rented, leased, let, or made available for compensation for sleeping or living purposes. The term includes all multi-dwelling unit premises having two or more dwelling units including hotels and motels, automobile or tourist courts, rooming or lodging houses, or mobile home and trailer parks. In the case of a mobile home or trailer park, the term DWELLING UNIT refers to the space, pad, or stall.
- (20) "SECONDHAND DEALER" means a person engaged in conducting, managing, or carrying on the business of buying, selling, trading, taking in pawn, accepting for sale on consignment, accepting for auctioning or auctioning secondhand goods and articles.
- (21) "SOLICITATION" means any oral or written request to purchase or trade any product or thing; to request a contribution or donation of money or property for any purpose or cause; to request opinions or answers to surveys on any subjects; or, to request endorsement or support by petition any product, candidate, or cause.
- (22) "SOLICITOR" means a person or persons engaged in solicitation.
- (23) "SPECIAL EVENT" means an event specifically approved by the City Administrator granting privileges for the use of street and sidewalk areas, or held on private or public property where goods or services are purchased or sold, excluding the noncommercial on-premises sale of used household goods by a person who resides on the premises (a yard or garage sale) so long as the sales are conducted on no more than six days in any 12-month period. Such EVENT must be held within a specifically defined area for a period of time not exceeding three consecutive days.

- (24) "SUBCONTRACTOR" means a company or person whom a general contractor (or prime contractor, or main contractor) hires to perform a specific task as part of an overall project.
- (25) "TEMPORARY BUSINESS" means a person conducting or operating a business within the City for a period of less than 60 consecutive days in any calendar year. Examples include, but are not limited to, Christmas tree lots, fireworks, and fruit/vegetable/plant stands not part of a farmers' market.
- (26) "TEMPORARY LICENSE" means a business license issued for a term of up to 60 consecutive days.

5.01.004 License Required.

- (1) Except as may otherwise be provided in 5.01.004(6) - (7) below, any person doing business within the City shall first obtain a license and pay the required annual fee.
- (2) Nonresident businesses must obtain a City business license and pay the required fees.
- (3) Solicitors must obtain a City business license and pay the required fees, except as may other be provided in 5.01.004(6) - (7) below. Additionally, solicitors must comply with Chapter 5.05.
- (4) Temporary businesses, mobile businesses and special events obtain a temporary business license and pay the fee specified by City Council resolution. Additionally, temporary businesses, mobile businesses and special events must comply with Chapter 5.02.
- (5) No person shall conduct business within the City as an employee, agent, or representative of a business without first having obtained a valid business license regardless of the locale of the principal office(s) of that business.
- (6) The following businesses and activities need not obtain a business license but instead will be issued, at no cost, an "exemption certificate" that shall record the location, purpose and contact information of the business or activity if one is applied for:
 - (A) Churches and government agencies, including publicly funded schools;
 - (B) Civic leagues or civic organizations operating exclusively for promotion of social welfare which may from time to time conduct business like activities on a temporary basis, the earnings of which are devoted exclusively to social welfare, religious, and/or fraternal purposes;
 - (C) Independent contractors, including but not limited to medical care providers or beauticians, working in a building where the owner has obtained a business license under one business name covering those located in the building engaged in like profession under the business name indicated on the license;
 - (D) Community events where a special event and other applicable permits have been granted by the City;

- (E) Any business or occupation specifically exempt from the payment of a business license fee under the state or federal law or constitution;
 - (F) Any business specifically exempted by City Council; or
 - (G) Producers of farm products raised in the state and sold by them or their immediate families.
- (7) The following businesses and activities neither need to obtain a business license nor an exemption certificate:
- (A) A service business operated by a person under the age of 18, including but not limited to lawn mowing, newspaper delivery, or lemonade stands;
 - (B) Solicitations for contributions or donations which are exclusively devoted to charitable, social welfare, religious, educational, political, or fraternal purposes;
 - (C) Owner-occupied residential dwellings where one room is rented or leased for sleeping or living purposes;
 - (D) Utilities currently franchised by and paying a franchise fee to the City;
 - (E) A household or garage sale conducted consistent with the terms of the Business License Code;
 - (F) Any activity specifically exempt from licensing under the state law or constitution or federal law or constitution;
 - (G) A warehouse used in connection with a business, but maintained at a separate location within the City, if the business which owns the warehouse maintains a valid business license.
- (8) A general contractor or prime contractor on a construction site is required to have a City of St. Helens business license. Subcontractors are not required to maintain a city business license.

5.01.005 TERM.

- (1) A business license shall have a term of one year.
- (2) A business license shall be effective as of the date of issuance and expire on the last day of the same month 12 months therefrom to be renewed annually thereafter no later than the last business day of that month.
- (3) An amended application or re-application for a business shall be made (and be exempt from payment of additional fees), prior to the effective date of any of the events listed below:
 - (A) A transfer in ownership or the name of the business; or
 - (B) A change of business location.
- (4) The business license is deemed expired:

- (A) At the point in time the type of business listed on the business license ceases to operate as said business; or
- (B) As specified in section (2) above.
- (5) A new application must be made and fees paid when:
 - (A) A business license has expired; or
 - (B) A material change in the type of business conducted occurs.

5.01.006 FEES, GENERALLY.

- (1) There is imposed upon all persons doing business in the City the requirement to pay a fee established by City Council and obtain a business license for the privilege of doing business in the City.
- (2) Each branch of a business shall obtain a separate business license, except for warehouses used in connection with a licensed business.
- (3) The fee shall be due and payable on the application date of the business license. A fee shall be deemed delinquent 30 days after it is due. License fees are not refundable.

5.01.007 FEES, CALCULATION.

- (1) The annual fee for a business license shall be set by City Council resolution and be the combination of both a base amount and a charge for each full-time employee or full-time equivalent (FTE) employee, or blended into one fee, tiered by the number of FTEs.
- (2) To determine the number of FTEs, the following applies:
 - (A) Employees normally working 32 or more hours per week throughout the year shall be considered full-time and shall count as one FTE.
 - (B) Employees working less than 32 hours per week or who are temporary or seasonal shall be counted as one-half of an FTE.
 - (C) The annual business license fee shall be based upon the number of employees employed at the time of application for or renewal of a business license.
 - (D) For purposes of determining the number of full-time equivalent employees when renewing an existing business license, the count shall be based on the average of FTE employees during the previous 12-month period.

5.01.008 APPLICATION PROCEDURE.

- (1) A person seeking a City business license or renewal shall submit an application for same on a form provided by the City. Application shall be made at least 30 days prior to the date the license is requested to be effective. The application shall contain information as the City Administrator deems appropriate, including, but not limited to, the following:
 - (A) The name, mailing address, telephone, birthdate of all owners;

- (B) The name, mailing address, and telephone number of the business or proposed business and a description of the exact nature of the business to be operated;
- (C) A brief summary of the applicant's business history in any jurisdiction including:
 - (i) The business license or permit history of the applicant; and
 - (ii) Whether the applicant or any principal has ever had any business-related license or permit revoked or suspended, the reasons therefore and the business activity or occupation of the applicant or principal subsequent to the suspension or revocation.
- (D) Whether the applicant will be a sole proprietor, partnership, limited partnership, family limited partnership, joint venture, association, cooperative, trust, estate, corporation, personal holding company, limited liability company, limited liability partnership, or any other form of organization for doing business.
 - (i) If a partnership, the application must set forth the names, birthdates, addresses, telephone numbers, and principal occupations, along with all other information required of any individual applicant, of each partner, whether general, limited, or silent, and the respective ownership shares owned by each;
 - (ii) If a corporation or limited liability company, the application must set forth the corporate or company name, copies of the articles of incorporation or organization and the corporate bylaws or operating agreement, and the names, addresses, birthdates, telephone numbers, and principal occupations, along with all other information required of any individual applicant, of every officer, director, member or manager, and shareholder (owning more than 5% of the outstanding shares) and the number of shares held by each;
- (E) Proof of registration of the business with the State of Oregon, if applicable;
- (F) Any other information that the Chief of Police may reasonably feel is necessary to accomplish the goals of these provisions.

A license may be denied if the applicant fails to supply required information or submits false or misleading information.

- (2) On the basis of the application, the City Administrator shall compute the fee consistent with the schedule of fees established by City Council resolution.
- (3) If more than one business takes place at the same location and is operated under the same ownership, or majority ownership, but operates under more than one business name, one application may be filed provided each business is clearly identified and all relevant information is included in the unified application.

- (4) If a transfer of ownership, name of business, or a change of business location occurs, an amended application or re-application shall be made and be exempt from payment of additional fees.
- (5) A currently licensed business that physically relocates shall file an amended business license application, at no charge, to register the change of address.
- (6) No such application shall be accepted by the City unless all information contained therein is complete and verifiable.

5.01.009 LICENSE ISSUANCE OR DENIAL.

- (1) The City Administrator shall issue or renew a business license upon approval of the application and receipt of all required fees.
- (2) The City Administrator may deny issuance or renewal of a business license if the applicant fails to supply required information, pay required fees, or submits false or misleading information.

5.01.010 NOTICE.

In the event any person has failed to obtain a business license and is doing business in the City, the City's Code Enforcement Officer may:

(A) If the license required has an effective period in excess of one day, send notice to such person at the person's place of business or residence notifying the person that a license must be secured within five calendar days. If, after the five-day period, the person has failed to secure the license, the failure constitutes a violation of the Business License Code; or

(B) If the license requires an effective period of one day, notify the City's Police Department and the Police Department shall notify such person that a license is required immediately. If the notified person refuses to secure a license or attempts to conduct such business, such conduct is a violation of the Business License Code.

5.01.011 LIMITATIONS.

No license required under this chapter shall:

- (A) Be assignable or transferable;
- (B) Authorize a person other than the one named therein to operate the licensed business or activity; or
- (C) Authorize any other business or activity than set out in the license.

5.01.012 REVOCATION OF LICENSE.

- (1) The City Administrator may revoke a license upon finding that:
 - (A) Information supplied in the license application is found to be false or misleading.
 - (B) The requirements of this chapter are not being met or the business is in violation of this chapter.

- (C) The business is in violation of applicable local laws including but not limited to the Community Development Code.
 - (D) The business is conducted in a manner or is otherwise contrary to public health, safety, and welfare.
- (2) If the City Administrator determines that grounds for revocation exist, the City Administrator shall cause the licensee to be notified in writing of the revocation, stating the reasons therefore and informing the licensee of the appeal provisions of section 5.01.013. Notice shall be mailed by first-class mail, return receipt requested.
 - (3) The City Administrator may discontinue the revocation proceeding if the basis of the revocation is corrected.

5.01.013 APPEAL.

- (1) An applicant whose application to the City for a license has been revoked may, within ten business days after notice of the revocation is received by them, appeal said action to the City Council.
- (2) The appeal shall be in writing and received by the City Recorder's office not later than the fifteen business day after the notice is shown to have been received and set out the following:
 - (A) The name and address of the appellant;
 - (B) The nature of the determination being appealed;
 - (C) The reason the determination is being appealed;
 - (D) What the correct determination of the appeal should be.
- (3) Failure to have the appeal in the City Recorder's office within 15 business days will result in loss of the appeal.
- (4) If a notice of revocation is timely appealed, the revocation does not take effect until the final determination of the appeal. The City Council shall hear and determine the appeal based on the written statement and such additional evidence as it deems appropriate.

5.01.014 POSTING OF LICENSE.

- (1) The license shall be posted in a conspicuous place upon the business premises, available for inspection by the public, city enforcement officers, employees, and prospective employees of the business.
- (2) The license for a mobile business shall be posted in a conspicuous place upon the vehicle or carried on the person doing business and be available for inspection by the public, city enforcement officers, employees, and prospective employees of the business.

- (3) The license for a solicitor shall be carried on the person doing business and be available for inspection by the public, city enforcement officers, employees, and prospective employees of the business.

5.01.015 PENALTY.

- (1) It is unlawful for any person to make any false or misleading statement to the City for the purpose of determining the amount of any license fee to be paid to the City, or to fail or refuse to comply with any of the provisions of this chapter.
- (2) All persons doing business within the City for which a business license is required by this chapter shall make all records showing the number of employees or persons engaged in the business available to the City at its request for purposes of auditing and verifying license fees charged based upon employee counts. Such records shall be held to the extent permitted in confidence consistent with state law.
- (3) A business license fee due from any person and not paid in full when due is delinquent, and the City may avail itself of any and all remedies available to it to collect the fee from that person.
- (4) A person required by this chapter who fails to timely secure a license under this chapter before becoming delinquent is in violation of this code. The City shall collect, in addition to the appropriate license fee and other fines assessed, an additional penalty of 10% of the fee for each calendar month or fraction thereof the license is delinquent, up to a maximum total of fines and penalties of \$1,000.
- (5) In the event any provision of this chapter is violated by an entity, the officer(s) or person(s) in charge shall be personally liable for the penalties imposed by this section.

5.02 SPECIAL EVENTS, TEMPORARY, AND MOBILE BUSINESS LICENSE PERMITS

5.02.001 LICENSE REQUIRED.

- (1) No person shall hold a special event or operate a temporary or mobile business, as those terms are defined in 5.01, without first obtaining a temporary business license and paying the required fee.
- (2) Applications for a temporary business license shall be on a form provided by the City. Incomplete applications, or applications submitted without the required fee, are subject to denial.
- (3) Issuance of a temporary business license is not to be construed to mean a permit. The fees prescribed herein are for revenue purposes and are not regulatory permit fees.
- (4) The operator of a special event, temporary or mobile business must provide written permission from the property owner, leasing agent, or manager of a site at which the business will operate.

5.02.002 FEES.

- (1) The fee for a temporary business license shall be set by City Council resolution and is not refundable.

5.02.003 LICENSE DISPLAYED.

- (1) The operator of a special event, temporary or mobile business shall post the temporary business license in a conspicuous place at the business and keep it posted during the entire period covered by the license. The temporary business license shall be available for inspection by the public, City enforcement officers, employees, and prospective employees of the business.
- (2) A special event, temporary or mobile business shall obtain any other required licenses, approvals, or permits from the appropriate agency including but not limited to the City Police, Fire District and/or County Public Health Department.

5.02.004 LICENSE AND FEE EXEMPTIONS.

- (1) The exemptions described in Chapter 5.01 apply to special events, temporary or mobile businesses.

5.02.005 DENIAL, REVOCATION, OR SUSPENSION OF TEMPORARY LICENSE.

- (1) If the information supplied in the application or renewal is false, contains a material misrepresentation or omission as to the current condition of the business, the temporary business license may be denied, revoked, or suspended until such time as the applicant provides accurate information.

5.02.006 APPLICATION FOR A TEMPORARY LICENSE FOR A MOBILE BUSINESS, TEMPORARY BUSINESS, OR SPECIAL EVENT.

- (1) An application for a temporary business license shall require payment of the license fee for each location of the business.
- (2) When a mobile business, temporary business or special event conducts business at any location for more than two hours at one time, the license application shall include the following information:
 - (A) Tax assessor's map and tax lot numbers for the sites proposed;
 - (B) Names and locations of adjacent streets;
 - (C) Addresses and location of any permanent structures on the site;
 - (D) Locations of all driveways on the sites and on adjacent properties;
 - (E) Location of all drive aisles and fire lanes on the sites;
 - (F) Diagram of on-site parking lot and parking space configuration (i.e., right-angle vs angled, single-loaded vs double-loaded);
 - (G) Proposed location of the business vehicle on the sites;

- (H) Dimensions from proposed temporary structure or vehicle location to all structures, drive aisles, and driveways;
- (I) Location of any temporary electrical hookups;
- (J) Location of any furniture, trash receptacles, and the like, to be placed in the immediate vicinity of the vehicle or business operation;
- (K) Documentation demonstrating compliance with minimum parking requirements; and
- (L) Documentation showing the consent of the property owner.

5.03 SECONDHAND DEALERS

5.03.001 PURPOSE AND SCOPE.

This subchapter is designed:

- (1) To provide for regulation of certain business activities the City Council believes present an extraordinary risk of being used as a means of concealing criminal behavior involving the theft of personal property. Despite the best efforts of legitimate businesses to prevent it, this risk is present because of the large volume of goods processed in such businesses which can be subject to theft; and
- (2) To reduce criminal activity by providing more timely police awareness of business transactions involving materials which may have been obtained through illegal means.

5.03.002 DEFINITIONS.

As used in this subchapter, the singular includes the plural, and the following words and phrases, unless the context requires otherwise, shall have the following meanings:

- (1) "ANTIQUÉ" means an item of personal property possessed or valued because of its character, craft, style, rarity, and association with an earlier period of time that is purchased for more than \$50 by an antique dealer. ANTIQUE does not include vehicles and/or vehicle components.
- (2) "ANTIQUÉ DEALER" means a person engaged in, conducting, managing, or carrying on the business of selling antiques acquired by purchasing antiques from any person not representing a bona fide business, who appears with the article at the dealer's place of business, or by acquiring such items by purchasing from another bona fide, legitimate, and reputable business.
- (3) "ARTICLE" means an antique, secondhand, or precious metal and gem, as defined by this section.
- (4) "CHIEF OF POLICE" means the City of St. Helens Chief of Police or the Chief of Police's designee.

- (5) "DEALER" means a person operating as an antique dealer, precious metal and gem dealer, or secondhand dealer, or any of them.
- (6) "PRECIOUS METAL AND GEM" means any metal or gem that is valued for its character, rarity, beauty, or quality, including gold, silver, platinum, diamonds, rubies, sapphires, and pearls, and any other gems, whether as a separate item or in combination as a piece of jewelry, but excluding the following items:
 - (A) Gold bullion bars (0.995 fine or better);
 - (B) Silver bullion bars (0.995 fine or better); and
 - (C) Coins, whether actual currency or commemorative, from all countries.
- (7) "PRECIOUS METAL AND GEM DEALER" means a person engaged in, conducting, managing, or carrying on the business of selling precious metals and gems acquired by purchasing precious metals and gems from any person not representing a bona fide business, who appears with such article at the dealer's place of business, or by acquiring such items by purchasing from another bona fide, legitimate, and reputable business.
- (8) "PURCHASE" means transfer of an article from a person or business, including persons not representing a bona fide business, to any dealer regulated by this subchapter, for any valuable consideration. PURCHASE does not include consignment of property for sale.
- (9) "SECONDHAND ARTICLES" includes the following used personal property:
 - (A) Electronic equipment and/or digital devices and their accessories, including but not limited to recording devices, televisions, radios, stereos, speakers, amplifiers, cameras, camcorders, projectors, DVD players, and VCRs;
 - (B) Communication devices such as telephones, walkie-talkies, and cell phones;
 - (C) Household items and appliances such as microwave ovens, sewing machines, silverware, dishes, air conditioners, home accessories, and the like;
 - (D) Personal items such as clothing, jewelry, and watches;
 - (E) Firearms;
 - (F) Maintenance and landscaping equipment including but not limited to power tools, lawn mowers, edgers, trimmers, chainsaws, routers, air compressors, wrench sets and socket sets; and
 - (G) Office equipment, including but not limited to computers, typewriters, calculators, copy machines, and fax machines.
- (10) "SECONDHAND DEALER" means a person engaged in, conducting, managing, or carrying on the business of selling goods and articles acquired by purchasing secondhand articles from any person not representing a bona fide business, who

appears with such article at the dealer's place of business, or by acquiring items by purchasing from another bona fide, legitimate, and reputable business.

5.03.003 DEALER'S PERMIT REQUIRED.

No person shall engage in business as a dealer in the City without first obtaining a permit from the City and paying a dealer's permit fee set by City Council resolution. This dealer's permit is separate from the requirement to obtain a business license as required by the terms of 5.01.

5.03.004 DEALER'S PERMIT APPLICATION.

Application for a dealer's permit under 5.03 shall be made on a form provided by the City.

5.03.005 APPLICATION REVIEW.

Applications for a dealer's permit shall be reviewed by the Chief of Police or designee who shall review and then approve or deny issuance of a dealer's permit consistent with the provisions of 5.03.006.

5.03.006 PERMIT PROCEDURE.

A dealer shall apply for a dealer's permit in the following manner:

- (1) No dealer's permit shall be issued unless the applicant is operating from a fixed location in the City.
- (2) An applicant for a dealer's permit shall complete and submit an application (including required personal history forms) that sets forth the following information:
 - (A) The name, mailing address, telephone, birthdate, social security number and principal occupation of all owners and any person who will be directly engaged or employed in the management or operation of the business or the proposed business;
 - (B) The name, mailing address, and telephone number of the business or proposed business and a description of the exact nature of the business to be operated;
 - (C) The web address of any and all web pages used to acquire or offer for sale articles on behalf of the dealer, and any and all internet auction account names used to acquire or offer for sale articles on behalf of the dealer; and
 - (D) Written proof that all principals are at least 18 years of age.
 - (E) The business license and permit history of the applicant in operating a business identical to or similar to those regulated by these provisions.
 - (F) A brief summary of the applicant's business history in any jurisdiction including:
 - (i) The business license or permit history of the applicant; and
 - (ii) Whether the applicant or any principal has ever had any business-related license or permit revoked or suspended, the reasons therefore and the

business activity or occupation of the applicant or principal subsequent to the suspension or revocation.

- (G) Whether the applicant will be a sole proprietor, partnership, limited partnership, family limited partnership, joint venture, association, cooperative, trust, estate, corporation, personal holding company, limited liability company, limited liability partnership, or any other form of organization for doing business.
 - (i) If a partnership, the application must set forth the names, birthdates, addresses, telephone numbers, and principal occupations, along with all other information required of any individual applicant, of each partner, whether general, limited, or silent, and the respective ownership shares owned by each;
 - (ii) If a corporation or limited liability company, the application must set forth the corporate or company name, copies of the articles of incorporation or organization and the corporate bylaws or operating agreement, and the names, addresses, birthdates, telephone numbers, and principal occupations, along with all other information required of any individual applicant, of every officer, director, member or manager, and shareholder (owning more than 5% of the outstanding shares) and the number of shares held by each;
- (H) If the applicant does not own the business premises, a true and complete copy of the executed lease, and the legal description of the premises to be permitted, must be attached to the application; and
- (I) All arrests or convictions of each principal.
- (J) Upon request, principals and employees shall submit to the City Police Department the following information:
 - (i) Fingerprints;
 - (ii) Passport size photographs; and
 - (iii) A copy of the signature initials to be used by persons on article transaction report forms. Principals and employees must submit new photos if requested to do so by the City Police Department.
- (K) Any other information that the Chief of Police may reasonably feel is necessary to accomplish the goals of these provisions.

5.03.007 ISSUANCE OR DENIAL.

The City Administrator shall issue a dealer's permit if the Chief of Police is assured that the dealer applicant and employees of the dealer have satisfied the conditions set out in 5.03.006. If the Chief of Police determines that the dealer's application should be denied, the Chief shall notify the applicant in writing. The notice shall state the reason for denial and inform the applicant of the review and appeal provisions in Chapter 5.01.

5.03.008 REVIEW OF DENIAL.

An applicant for a dealer's permit whose application is denied may have the decision reviewed by the City Administrator by filing a written request with the City Administrator within ten days of the notice of denial from the Chief of Police. The City Administrator shall send a written notice of the decision to the applicant. A decision of the City Administrator which upholds a denial may be appealed to the City Council as provided by Chapter 5.01.

5.03.009 REVOCATION AND SUSPENSION.

- (1) Along with the other regulatory enforcement authority granted in these provisions, the Chief of Police may revoke or suspend any permit issued to a dealer:
 - (A) For any cause that would be grounds for denial of a permit;
 - (B) Upon finding any violation of the provisions of this code relating to dealers;
 - (C) Upon a finding of a violation of federal, state, or other local law being committed connected with the operation of the dealer's business location so that the person in charge of the business location knew, or should reasonably have known, that violations or offenses were occurring;
 - (D) A lawful inspection has been refused; or
 - (E) If any statement contained in the application for the permit is false.
- (2) The Chief of Police, upon revocation or suspension of any permit issued pursuant to these provisions, shall give the dealer written notice of the revocation or suspension.
 - (A) Service of the notice will be accomplished by mailing the notice by regular and certified mail, return receipt requested.
 - (B) Mailing of the notice by regular mail will be prima facie evidence of receipt of the notice.
- (3) Revocation will be effective and final ten days after the giving of notice unless the revocation is appealed.
- (4) Suspension will be effective immediately upon the giving of notice, for the period of time set in the notice not to exceed 30 days.

5.03.010 DEALER REGISTER.

- (1) Dealers shall keep a book register of all articles purchased by the dealer. The register shall contain a full, true, and complete description of the subject article, including any engraved identifying number, mark, or symbol.
- (2) The register shall show the hour and the day the article was received and the amount paid. In addition, the register shall include the name, address, and signature of the person from whom the purchase is made. The name and address shall be verified by obtaining two pieces of identification at the time of purchase.

- (3) The register information on a purchase shall be retained by the dealer for a period of not less than one year. Upon request, the Chief of Police shall be allowed to review the register and any articles in possession of the dealer and subject to Chapter 5.03. Inspection of register and articles shall be during regular business hours.
- (4) Each article identified in the dealer's register shall be identified in the register with a number, letter, or symbol. The article itself, while in possession of the dealer, shall be identified by placing that number, letter, or symbol on the article.

5.03.011 DEALER REPORT AND HOLDING OF ARTICLE.

- (1) All dealers shall, at the time of purchase of an article, complete the form provided by the Chief of Police. Completed forms must be returned to the Chief of Police not later than the next business day following the purchase. Placing the completed form in the mail not later than the next business day following the purchase shall be considered timely return. Postmark of the mailing of the completed form shall be verification of the timeliness of the return.
- (2) Each article, subject to this subchapter, shall not be sold or otherwise disposed of for a period of 15 days from the date of purchase. Notwithstanding this requirement, the Chief of Police may authorize, in cases in which it is shown that extreme financial hardship will result from holding an article for the 15-day period, sale or transfer of such article before the expiration of this period. Any authorization to sell an article prior to the expiration of 15 days shall be in writing.
- (3) If the Chief of Police, upon reasonable suspicion, believes that an article is the subject of a theft, notifies the dealer in writing not to dispose of any specifically described article, the article shall be retained in substantially the same form and shall not be sold, exchanged, dismantled, or otherwise disposed of for a period of time, not to exceed 30 days, as determined by the Chief of Police.

5.04 LIQUOR LICENSES

5.04.001 PURPOSE.

The purpose of this Chapter is to implement guidelines allowing the City an opportunity to review and make written recommendations on liquor license applications before applications are considered by the Oregon Liquor Control Commission (OLCC). A new liquor or annual renewal liquor license application shall be processed in accordance with sections in 5.01. Special event winery and/or grower licenses and temporary sales liquor licenses shall be processed in accordance with 5.04.005.

5.04.002 LIQUOR LICENSE APPLICATION NOTICE AND FEES.

- (1) Any person or business submitting an initial or renewal application for a liquor license with the OLCC shall also provide written notice of such application to the City.

- (2) The notification shall consist of legible copy of the OLCC's Liquor License Application form
- (3) Any person or business seeking an initial or renewal liquor license shall also complete the City's Commercial Business License Application.
- (4) Any person or business seeking an initial or renewal liquor license shall pay the requisite associated fees, as established by the City Council and listed in the City of St. Helens Universal Fee Schedule.

5.04.003 LIQUOR LICENSE APPLICATION REVIEW PROCESS.

- (1) Upon receipt of the written notice and fees required by 5.04.002, the City Administrator or designee shall cause the liquor license application to be reviewed by the Chief of Police or designee and/or any other department manager, for the purpose of obtaining information necessary to make a recommendation.
- (2) The Chief of Police or designee who is authorized to perform a criminal records check through a law enforcement data system (LEDS), is authorized to conduct a criminal and/or driver records check on the applicant or licensee requesting a liquor license in the City, including persons who are an employee, volunteer, or agent of a holder of the liquor license.
- (3) The Chief of Police or designee shall review the suitability of the liquor license application, including criminal and/or driver records, and make recommendation to the City Council based on the findings.
- (4) If the Chief of Police or designee finds no basis for an unfavorable recommendation, the matter shall be scheduled as a consent agenda item before the City Council.
- (5) If the Chief of Police or designee finds there are valid grounds to make an unfavorable recommendation, based on substantial evidence relevant to the license refusal basis as prescribed by state liquor laws (ORS Chapter 471), the matter shall be scheduled as a public hearing before the City Council and notice to the applicant or licensee shall be given by registered mail, postmarked no later than seven business days prior to the public hearing at which the matter will be considered.
- (6) The public hearing notice shall state the time and place of the hearing and reason(s) for making an unfavorable recommendation.
- (7) Any person wishing to present testimony at the public hearing shall be given an opportunity to do so before the closing of the hearing.
- (8) After due consideration of pertinent information and testimony, the City Council shall make its recommendation.
- (9) In case of an adverse recommendation, based on substantial evidence relevant to the license refusal basis as prescribed by state liquor laws, findings shall be produced and forwarded to the OLCC along with the City Council recommendation.

5.04.004 TIMEFRAMES FOR RECOMMENDATION

- (1) Within 45 days of receipt of the written notice by the City for a new liquor license, the City shall provide the OLCC with:
 - (A) A favorable recommendation;
 - (B) An unfavorable recommendation; or
 - (C) A request additional time from the OLCC stating the reason needed for additional time, a statement that the City is considering making an unfavorable recommendation, and the specific grounds on which the City is considering making an unfavorable recommendation.
- (2) Within 60 days of receipt of the written notice by the City for a renewal of a liquor license, the City shall provide the OLCC with:
 - (A) A favorable recommendation;
 - (B) An unfavorable recommendation; or
 - (C) A request additional time from the OLCC stating the reason needed for additional time, a statement that the City is considering making an unfavorable recommendation, and the specific grounds on which the City is considering making an unfavorable recommendation.

5.04.005 SPECIAL EVENT/TEMPORARY LIQUOR LICENSE.

- (1) In order to expedite service to applicants or licensees seeking written recommendation for a special event or temporary sales liquor license, the City Council delegates to the City Administrator or designee its authority to review special event winery and/or grower permits and temporary sales liquor license applications and make recommendation to OLCC.
- (2) The City's special event and temporary sales liquor license rules, fees, and recommendation shall be as follows:
 - (A) The applicant or licensee shall pay prior to processing a special event permit or temporary sales liquor license application, an application fee, set in the maximum amount allowed by state law, and as specified by City Council resolution. The City's application processing fee shall be nonrefundable.
 - (B) The applicant or licensee must verify, if applicable, that he or she has obtained a valid City temporary business license for an event held in the City. Special events are subject to the provisions of Chapter 5.01, business license required.
 - (C) In case of an adverse recommendation, the City Administrator or designee shall comply with the guidelines prescribed in chapter 5.04.002 and 5.04.003.

- (D) The City Administrator or designee may refuse to accept any liquor license application if the applicant or licensee has not allowed at least seven days before the event date to obtain recommendation from the City and/or the liquor license application was not submitted in the form prescribed in 5.04.002.
- (E) In case of refusal to accept a liquor license permit or application, the City Administrator or designee shall prepare a written letter addressed to the OLCC stating the reason(s) for refusal or non-acceptance of the liquor license permit or application.

5.05 SOLICITORS

5.05.001 POSTED.

- (1) No person shall enter onto any residential or commercial property for the purpose of solicitation where a sign or placard has been posted stating "No Solicitors" or "No Solicitation" or similar words to that effect unless such person has been expressly invited to do so by the person occupying or in control the property.
- (2) Signs posted under this section shall not exceed 12 inches by 12 inches in dimension and otherwise comply with the City's sign regulations.

5.05.002 HOURS.

Permitted solicitation shall only occur between the hours of 9:00 a.m. and 7:00 p.m.

5.05.003 BUSINESS LICENSE REQUIRED.

Except for not-for-profit organization fundraising, any person conducting door-to-door solicitation within the City limits is required to obtain a business license pursuant to Chapter 5.01 and produce the business license upon request by the person occupying or in control of the property. A person associated with a not-for-profit organization shall provide, upon request, other sufficient form of identification demonstrating the person's association with the organization.

5.05.004 REMOVAL OF SIGNS.

No person shall remove, deface, destroy, or otherwise interfere with the posted signs unless authorized to do so by the person occupying or in control of the property.

5.05.005 PENALTIES.

A violation of any of these provisions of this chapter shall constitute a Class C Misdemeanor.

5.06 MARIJUANA RELATED ACTIVITIES

5.06.001 STATEMENT OF PURPOSE.

The purpose of this subchapter is to promote the public health, safety, and general welfare by establishing standards in the City for the operation of marijuana-related activities as allowed by state law.

5.06.002 DEFINITIONS.

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

- (1) "MARIJUANA-RELATED ACTIVITIES" means an activity involved with the growing, processing, wholesaling, or selling of marijuana, cannabinoid product, cannabinoid concentrate, or cannabinoid extract regulated by the Oregon Health Authority or the Oregon Liquor Control Commission.
- (2) "MARIJUANA ITEMS" means marijuana, cannabinoid products, cannabinoid concentrates and cannabinoid extracts, as further defined in ORS 475B.015.
- (3) "MARIJUANA RETAILER" means a person that sells marijuana items to a consumer in this state and who holds a retail license issued by the Oregon Liquor Control Commission.
- (4) "RETAIL SALE PRICE" means the price paid for a marijuana item, excluding tax, to a marijuana retailer by or on behalf of a consumer of the marijuana item.
- (5) "MARIJUANA" means the plant Cannabis family Cannabaceae, any part of the plant Cannabis family Cannabaceae and marijuana seeds. It does not include industrial hemp or prescription drugs including those containing one or more cannabinoids that are approved by the United States Food and Drug Administration and dispensed by a pharmacy.

5.06.003 REQUIREMENTS.

- (1) A marijuana-related activity must comply with all applicable requirements of state law.
- (2) A marijuana-related activity must obtain a City business license pursuant to section 5.01 prior to opening.
- (3) All products and paraphernalia sold to the public or members of a club or organization must be enclosed in an opaque bag or container upon exiting a dispensary or retail facility.
- (4) A marijuana-related activity must provide secure disposal or render impotent marijuana remnants or by-products, including any item with marijuana residue.
- (5) Fees for licenses required by this chapter shall be set by resolution of the City Council.

5.06.004 CHARACTERISTICS OF LICENSE.

- (1) Nontransferable. A license issued pursuant to this chapter is nontransferable.
- (2) Term. A license issued pursuant to this subchapter shall remain in effect until such time as:
 - (A) The person who obtained the license ceases to operate the marijuana-related business;
 - (B) The person who obtained the marijuana-related business license ceases to possess a valid authorization from the Oregon Liquor Control Commission or Oregon Health Authority to legally operate in the state of Oregon;
 - (C) The person who obtained the marijuana-related business license ceases to comply with the provisions of Chapter 5.04 SHMC or this chapter; or
 - (D) State statutes, regulations, or guidelines are modified, changed, or interpreted in such a way by state or federal law enforcement officials so as to prohibit operation of a business under this chapter.
- (3) The City may revoke a marijuana-related business license upon a finding that the license is no longer in effect, pursuant to subsection (2) of this section. An aggrieved person may appeal the City's decision to City Council by filing a written notice of appeal with the City Recorder within 10 days of the City's decision to revoke the license.

5.06.005 TAX IMPOSED.

As authorized by ORS 475B.491, the adoption by City Council of Resolution No. 1753 on July 20, 2016, and the approval of Ballot Measure 5-260 by the electors of the City, a three percent (3%) tax shall be imposed on the retail sale price of all marijuana items sold by a marijuana retailer in the City.

5.06.006 COLLECTION OF TAX AND PENALTIES

- (1) The tax shall be collected at the point of sale and remitted by each marijuana retailer that engages in the retail sale of marijuana items. The tax is considered a tax upon the Marijuana Retailer that is required to collect the tax, and the Marijuana Retailer is considered a taxpayer.
- (2) Marijuana Retailer shall file a return to the Department of Revenue on or before the last day of January, April, July and October of each year for the previous calendar quarter and shall pay the tax not later than with each quarterly return.
- (3) Marijuana Retailer may seek an extension of not more than 30 days from the Department of Revenue for filing a return by submitting a written request to the Department of Revenue during or prior to the period for which the extension may be granted.

- (4) Interest shall be added at the same rate established under ORS 305.220 from the time the return was originally required to be filed by the Marijuana Retailer to the time of payment.
- (5) If Marijuana Retailer fails to file a return or pay the tax, a penalty shall be imposed by the Department of Revenue upon the Marijuana Retailer in the manner provided under ORS 314.400.

5.06.007 DUTY TO KEEP RECEIPTS, INVOICES AND OTHER RECORDS.

- (1) Marijuana Retailer shall keep receipts, invoices and other pertinent records related to retail sales or marijuana items as required by rules or regulations adopted pursuant to this subchapter. Each record shall be preserved for five years from the time to which the record relates, or for as long as Marijuana Retailer retains the marijuana items to which the record relates, whichever is longer. During the retention period and at any time prior to the destruction of records, the City may give written notice to the marijuana retailer not to destroy records described in the notice without written permission of the City.
- (2) The City or its authorized representative or designee, upon oral or written demand, may make examinations of the books, papers, records and equipment of persons making retail sales of marijuana items and any other investigations as the City deems necessary to carry out the provision of this subchapter.

5.06.008 RULES AND REGULATIONS.

The City Administrator or their designee may establish rules and regulations necessary to implement the provisions of this subchapter. For the purposes of this section, the City Administrator's designee may include the Oregon Department of Revenue pursuant to an agreement entered into under ORS 305.620.

5.06.009 PENALTY.

- (1) Notwithstanding the provisions of section 5.01, a person who commits, permits, assists in, or attempts a violation of any provision of 5.06 is subject to a civil penalty in the amount of not less than \$100 for the first violation, \$500 for the second violation, and \$1,000 for each subsequent violation within a two-year period starting from the issuance of the first notice of violation.
- (2) Each day during which any provision of 5.06 is violated constitutes a separate offense.
- (3) A violation of the provisions of this chapter shall constitute a class C misdemeanor.

PERSONAL SERVICES AGREEMENT

This PERSONAL SERVICES AGREEMENT (this "Agreement") is made and entered into by and between the **City of St. Helens** (the "City"), an Oregon municipal corporation, and **Epic Land Solutions, Inc.** ("Contractor").

RECITALS

A. The City is in need of consulting services to acquire right-of-way from a private property owner, and Contractor is qualified and prepared to provide such services.

B. The purpose of this Agreement is to establish the services to be provided by Contractor and the compensation and terms for such services.

AGREEMENT

1. Engagement. The City hereby engages Contractor to provide services ("Services") related to right-of-way acquisition, and Contractor accepts such engagement. The principal contact for Contractor shall be Christine Nickerson, phone 503-336-9523.

2. Scope of Work. The duties and responsibilities of Contractor, including a schedule of performance, shall be as described in Attachment A attached hereto and incorporated herein by reference.

3. Term. Subject to the termination provisions of Section 11 of this Agreement, this Agreement shall commence once executed by both parties and shall terminate on December 31, 2020. The City reserves the exclusive right to extend the contract for a period of two (2) years in one (1) year increments. Such extensions shall be in writing with terms acceptable to both parties. Any increase in compensation for the extended term shall be as agreed to by the parties but shall not exceed five percent (5%) of the then-current fees.

4. Compensation. The terms of compensation for the initial term shall be as provided in Attachment C.

5. Payment.

5.1 The City agrees to pay Contractor for and in consideration of the faithful performance of the Services, and Contractor agrees to accept from the City as and for compensation for the faithful performance of the Services, the fees outlined in Attachment C, except that the hourly fee shall include all local travel, local telephone expense, computer expense, and routine document copying. Reimbursable expenses shall be billed at cost without markup and shall include travel and related expenses in compliance with the City's travel and expense policy, reproduction of documents or reports with prior written approval, and long-distance telephone expenses. Contractor's cost for approved sub-consultants may be marked up a maximum of five percent (5%) by Contractor for management and handling expenses.

5.2 Contractor shall make and keep reasonable records of work performed pursuant to this Agreement and shall provide detailed monthly billings to the City. Following

approval by the City Administrator, billings shall be paid in full within thirty (30) days of receipt thereof. The City shall notify Contractor of any disputed amount within fifteen (15) days from receipt of the invoice, give reasons for the objection, and promptly pay the undisputed amount. Disputed amounts may be withheld without penalty or interest pending resolution of the dispute.

5.3 The City may suspend or withhold payments if Contractor fails to comply with requirements of this Agreement.

5.4 Contractor is engaged by the City as an independent contractor in accordance with the standards prescribed in ORS 670.600. Contractor shall not be entitled to any benefits that are provided by the City to City employees.

5.5 Any provision of this Agreement that is held by a court to create an obligation that violates the debt limitation provision of Article XI, Section 9 of the Oregon Constitution shall be void. The City's obligation to make payments under this Agreement is conditioned upon appropriation of funds pursuant to ORS 294.305 through 294.565.

6. Document Ownership. Upon acceptance of the Services and payment for such Services by the City, all work products, including, but not limited to, documents, drawings, papers, computer programs and photographs, performed or produced by Contractor for the benefit of the City under this Agreement shall become the property of the City. Any reuse or alteration of any work produced under this Agreement, except as contemplated herein, shall be at the City's sole risk.

7. Notices. All notices, bills and payments shall be made in writing and may be given by personal delivery or by mail. Notices, bills and payments sent by mail should be addressed as follows:

CITY: City of St. Helens
Attn: City Administrator
265 Strand Street
St. Helens OR 97051

CONTRACTOR: Epic Land Solutions, Inc.
Attn: Christine Nickerson
10300 SW Greenburg Road Suite 370
Portland, OR 97223

When so addressed, such notices, bills and payments shall be deemed given upon deposit in the United States mail, postage-prepaid.

8. Standard of Care. Contractor shall comply with applicable standards of professional care in the performance of the Services. Contractor shall prepare materials and deliverables in accordance with generally accepted standards of professional practice for the intended use of the project.

9. Consequential Damages. Neither party shall be liable to the other for consequential damages, including, without limitation, loss of use or loss of profits incurred by one another or their subsidiaries or successors, regardless of whether such damages are caused

by either party's breach of contract, willful misconduct, negligent act or omission, or other wrongful act.

10. Insurance.

10.1 At all times during the term of this Agreement, Contractor shall carry, maintain and keep in full force and effect a policy or policies of insurance as specified in Attachment B attached hereto and incorporated herein by reference.

10.2 All insurance policies shall provide that the insurance coverage shall not be canceled or reduced by the insurance carrier without thirty (30) days' prior written notice to the City. Contractor agrees that it will not cancel or reduce said insurance coverage.

10.3 Contractor agrees that if it does not keep the aforesaid insurance in full force and effect, the City may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, the City may take out the necessary insurance and pay, at Contractor's expense, the premium thereon. If the City procures such insurance, the City shall retain any cost incurred for same from moneys due Contractor hereunder.

10.4 At all times during the term of this Agreement, Contractor shall maintain on file with the City a Certificate of Insurance or a copy of actual policies acceptable to the City showing that the aforesaid policies are in effect in the required amounts. The policies shall contain an endorsement naming the City, its officers, employees and agents, as additional insureds (except for the professional liability and workers' compensation insurance).

10.5 The insurance provided by Contractor shall be primary to any coverage available to the City. The insurance policies (other than workers' compensation) shall include provisions for waiver of subrogation. Contractor shall be responsible for any deductible amounts outlined in such policies.

11. Termination. Either party may terminate this Agreement upon seven (7) days' written notice if one of the following occurs: (a) the other party fails to substantially perform in accordance with the terms of this Agreement; or (b) the City, in its sole discretion, decides to abandon the project. If either party terminates this Agreement, Contractor shall receive compensation only for Services actually performed up to the date of termination.

12. No Third-Party Rights. This Agreement shall not create any rights in or inure to the benefit of any parties other than the City and Contractor.

13. Modification. Any modification of the provisions of this Agreement shall be set forth in writing and signed by the parties.

14. Waiver. A waiver by a party of any breach by the other shall not be deemed to be a waiver of any subsequent breach.

15. Indemnification. Contractor and the officers, employees, agents and subcontractors of Contractor are not agents of the City, as those terms are used in ORS 30.265. Contractor shall defend, indemnify and hold harmless the City and its officers, employees, elected officials, volunteers and agents from any and all claims for injury to any person or damage to property caused by the negligence or other wrongful acts, omissions, or willful misconduct of Contractor or officers, employees, agents, or subcontractors of Contractor.

Contractor shall not be responsible for claims caused by the negligence or other wrongful acts or omissions of the City or the City's officers, employees, or agents.

16. Governing Laws. This Agreement shall be governed by the laws of the State of Oregon. Venue shall be in the Circuit Court for Columbia County, Oregon.

17. Compliance with Law.

17.1 Contractor shall comply with all applicable federal, state and local statutes, ordinances, administrative rules, regulations and other legal requirements in performance of this Agreement.

17.2 Contractor shall comply with applicable provisions of ORS 279B.020, 279B.220, 279B.225, 279B.230 and 279B.235. Pursuant to ORS 279B.235, any person employed by Contractor who performs Services shall be paid at least time and a half pay for all overtime in excess of forty (40) hours in any one (1) week, except for persons who are excluded or exempt from overtime pay under ORS 653.010 through 653.261 or under 29 USC Sections 201 through 209.

17.3 Contractor is a "subject employer," as defined in ORS 656.005, and shall comply with ORS 656.017.

17.4 Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, national origin, physical or mental disability, or disabled veteran or veteran status in violation of state or federal laws.

17.5 Contractor certifies that it currently has a City business license or will obtain one prior to delivering services under this Agreement. [Business License No. 00092]

18. Confidentiality. Contractor shall maintain the confidentiality, both external and internal, of that confidential information to which it is exposed by reason of this Agreement. Contractor warrants that its employees assigned to this Agreement shall maintain necessary confidentiality.

19. Publicity. Contractor shall not use any data, pictures, or other representations of the City in its external advertising, marketing programs, or other promotional efforts except with prior specific written authorization from the City.

20. Succession. This Agreement shall inure to the benefit of and shall be binding upon each of the parties hereto and such parties' partners, successors, executors, administrators and assigns.

21. Assignment. This Agreement shall not be assigned by Contractor without the express written consent of the City. Contractor shall not assign Contractor's interest in this Agreement or enter into subcontracts for any part of the Services without the prior written consent of the City.

22. Default.

22.1 A party will be in default under this Agreement if that party fails to comply with any provision of this Agreement within ten (10) days after the other party gives

written notice specifying the breach. If the breach specified in the notice cannot be completely cured within the ten (10)-day period, a default will not occur if the party receiving the notice diligently begins curative action within the ten (10)-day period and proceeds to cure the breach as soon as practicable.

22.2 Notwithstanding Subsection 22.1, the City may declare a default immediately by written notice to Contractor if Contractor intentionally or repeatedly breaches material provisions of this Agreement or if Contractor's breach of contract creates unreasonable risk of injury to any person or damage to property.

22.3 Should a dispute arise between the parties to this Agreement, it is agreed that such dispute will be submitted to a mediator prior to any litigation. The parties shall exercise good-faith efforts to select a mediator who shall be compensated equally by both parties. Mediation shall be conducted in St. Helens, Oregon, unless both parties agree in writing otherwise. Both parties agree to exercise good-faith efforts to resolve disputes covered by this section through the mediation process. If a party requests mediation and the other party fails to respond within ten (10) days, a mediator shall be appointed by the presiding judge of the Circuit Court of the State of Oregon for Columbia County upon request of either party. The parties shall have any rights at law or in equity with respect to any dispute not covered by this section. Nothing in this section shall preclude a party from seeking equitable relief to enjoin a violation of this Agreement.

22.4 If a default occurs, the party injured by the default may terminate this Agreement and enforce any remedies available under Oregon law. Litigation shall be conducted in the Circuit Court of the State of Oregon for Columbia County. Litigation initiated by the City must be authorized by the St. Helens City Council.

23. Attorney Fees. If legal action is commenced in connection with this Agreement, the prevailing party in such action shall be entitled to recover its reasonable attorney fees and costs incurred herein at trial and on appeal.

24. Inspection and Audit by the City.

24.1 Services provided by Contractor and Contractor's performance data, financial records, and other similar documents and records of Contractor that pertain, or may pertain, to the Services under this Agreement shall be open for inspection by the City or its agents at any reasonable time during business hours. Upon request, copies of records or documents shall be provided to the City free of charge.

24.2 The City shall have the right to inspect and audit Contractor's financial records pertaining to the Services under this Agreement at any time during the term of this Agreement or within two (2) years following the termination of this Agreement.

24.3 This Section 24 is not intended to limit the right of the City to make inspections or audits as provided by law or administrative rule.

25. Entire Agreement. This Agreement contains the entire agreement between the parties and supersedes all prior written or oral discussions or agreements regarding the Services described herein.

26. Severance. If any provision of this Agreement is held to be invalid, it will not affect the validity of any other provision. This Agreement will be construed as if the invalid provision had never been included.

IN WITNESS WHEREOF, the City has caused this Agreement to be executed in duplicate originals by its duly authorized undersigned agents, and Contractor has executed this Agreement on the date written below.

CITY:

CITY OF ST. HELENS

Signature: 

Print: John Walsen

Title: City Administrator

Date: 10-28-2020

CONTRACTOR:

Epic Land Solutions, Inc.

Signature: 

Print: Christine Nickerson

Title: Regional Manager

Date: 9/24/2020

ATTACHMENT A
Scope of Work

Epic Land Solutions, Inc.
Right of Way SOW
September 22, 2020

**Right of Way Scope of Work
N. Vernonia Rd. Sidewalk (St. Helens)**

Project Background

The project is for construction of sidewalks on North Vernonia Road between Oakwood Drive and MacArthur Street. Sidewalks are offset from the existing road at varying distances. In general, the work will include site preparation, installation of sidewalk, driveway reconstruction, sign installation, retaining wall construction, planting of new trees, erosion and sedimentation control, traffic control, temporary removal and reinstallation of fence, and surface restoration. The City of St. Helens has requested assistance with the right of way acquisition on 1 file.

Task 1. Preliminary Activities

The Consultant shall order a trio report for each affected parcel and provide copies to City Project Manager.

The Consultant will contact the property owners and ask them if they are willing to donate the property rights needed for the project. If the property owners are interested in donating, the Consultant will proceed with the donation process and all further tasks will not be necessary. If the property owners agree to donate the property rights, the Consultant will draft and present the appropriate paperwork with the City's approval. The Consultant will obtain signatures on the donation agreement, appraisal waiver, and conveyance documents and deliver signed documents to the City for recording.

The Consultant shall prepare a General Information Notice for the affected parcel. The General Information Notice shall be sent certified mail, return receipt requested to owners and affected occupants and will include the notice, acquisition sketch map, acquisition and relocation brochures and ownership information sheet.

Task 2. Appraisal and Appraisal Review

Consultant shall use appraisers who are licensed or certified in the State of Oregon and competent in eminent domain appraising.

Consultant shall provide one real estate appraisal for each property or properties which constitute the "larger parcel."

Consultant shall provide not fewer than 15 days' written notice to owners of the planned appraisal inspections. The property owner and designated representative, if any, shall be invited to accompany the appraiser on any inspection of the property for appraisal purposes. Consultant shall send this notice via certified mail with proof of delivery and kept in the parcel file.

Consultant shall perform independent reviews of appraisals. Consultant shall ensure that the same firm does not perform both the appraisals and the appraisal reviews. Consultant shall forward both appraisal and review to the City for final approval.

City will establish just compensation for each property owner and will notify the Consultant.

Task 3. Acquisition Services

Consultant shall identify all property owners, and compile property owner information needed to acquire necessary property rights. This is including but not limited to property owner vesting, phone numbers, email addresses, and mailing addresses.

All right of way shall be acquired in the name of the City. Consultant shall conduct negotiations, on behalf of the City, in good faith and in compliance with all federal and state laws and regulations. Consultant shall conduct negotiations for acquisition of real property based on Appraisal Review.

Consultant shall be responsible for working with the title company to clear title encumbrances identified on the Preliminary Title Report or making the offer subject to clearing title encumbrances. Consultant shall present any requests for taking title subject to one or more outstanding interests to the City for approval. Fee owners' and contract purchasers' ownership interests must be cleared. When affected by the taking, lessees' interests must also be cleared.

Consultants shall prepare and present to City the draft Offer Packets. All offers will be made on City letterhead, will include City contact information, and will be signed by the City. These Offer Packets shall include, but are not limited to,

Epic Land Solutions, Inc.
 Right of Way SOW
 September 22, 2020

acquisition and relocation brochures, offer-benefit letter, acquisition and relocation summary statements, conveyance documents and exhibits (to be approved by the City's legal department), copy of appraisal, map of acquisition, instruments of conveyance and a W-9 form (if money is exchanged).

If possible, Consultant shall make offers in person, especially where the acquisition involves either a major impact to the property or the displacement of persons occupying the property. If this is deemed not possible, Consultant shall send the offers via certified mail. Proof of delivery must be documented in the Report of Personal Interview and file.

Consultant shall make every reasonable effort to acquire the ROW expeditiously by negotiation. Consultant shall give property owners reasonable opportunity to consider the offer (statutorily 40 calendar days) and to present material the owner believes is relevant to determining the value of the property. Consultant shall attempt to negotiate an approved administrative settlement, but shall not advance the time of condemnation, or defer negotiations or condemnation or the deposit of funds with the court, or take any other coercive action in order to induce an agreement on the price to be paid for the property (49 CFR 24.102(h)).

- If the OFFER is ACCEPTED, Consultant shall obtain escrow services from a local title company for permanent acquisitions and coordinate closing transactions between the title company and the City. Consultant shall forward all signed Temporary Construction Easements to the City for processing.
- If a COUNTER OFFER is received, Consultant shall submit the proposed COUNTER OFFER (exceeding the estimate of just compensation) with a justification letter and owner supplied supporting documentation to the City for approval. If accepted see above.
- If an acceptable agreement is not reached, Consultant shall prepare and submit a Recommendation for Condemnation.

Consultant shall continue documenting the Report of Personal Interview for each file. The Report of Personal Interview must include contact with property owners, owner's attorneys and occupants, efforts to achieve amicable settlements, and owner's suggestions for changes in plans, responses to owner's counterproposals etc.

ASSUMPTIONS (All tasks):

- There is no Relocation on this project. If Relocation services are needed the scope and budget will be adjusted accordingly.
- Condemnation support is not included in the SOW. If condemnation support is necessary scope and fee will be revised accordingly.
- The appraisal will be a taking and damages appraisal.
- Rights of Entry are not needed for this project.
- A Cost Estimate is not needed for this project.
- 1 Right of Way file has been identified.
- The City will draft a Resolution of Necessity.
- Escrow services and title insurance if needed will be paid for by the City.
- The City will make payment to property owners and record documents if needed.
- Rates subject to annual escalation.
- If the property owners agree to donate the property rights needed for the project, Epic will complete the donation process only and Epic will not proceed to further tasks.

ATTACHMENT B INSURANCE REQUIREMENTS

Contractor and its subcontractors shall maintain insurance acceptable to the City in full force and effect throughout the term of this Contract.

It is agreed that any insurance maintained by the City shall apply in excess of, and not contribute toward, insurance provided by Contractor. The policy or policies of insurance maintained by Contractor and its subcontractors shall provide at least the following limits and coverage:

TYPE OF INSURANCE	LIMITS OF LIABILITY		REQUIRED FOR THIS CONTRACT
General Liability	Each occurrence General Aggregate Products/Comp Ops Aggregate Personal and Advertising Injury	\$1,000,000 \$2,000,000 \$2,000,000 \$1,000,000 w/umbrella or \$1,500,000 w/o umbrella	YES
Please indicate if Claims Made or Occurrence			
Automobile Liability	Combined Single – covering any vehicle used on City business	\$2,000,000	YES
Workers' Compensation	Per Oregon State Statutes If workers compensation is not applicable please initial here _____. State the reason it is not applicable: _____		YES
Professional Liability	Per occurrence Annual Aggregate	\$500,000 or per contract \$500,000 or per contract	YES

Contractor's general liability and automobile liability insurance must be evidenced by certificates from the insurers. The policies shall name the City, its officers, agents and employees, as additional insureds and shall provide the City with a thirty (30)-day notice of cancellation.

Workers' compensation insurance must be evidenced by a certificate from the insurer. The certificate need not name the City as an additional insured, but must list the City as a certificate holder and provide a thirty (30)-day notice of cancellation to the City.

Certificates of Insurance shall be forwarded to:

City Administrator
City of St. Helens
265 Strand Street
St. Helens, OR 97051

Contractor agrees to deposit with the City, at the time the executed Contract is returned, Certificates of Insurance and Binders of Insurance if the policy is new or has expired, sufficient to satisfy the City that the insurance provisions of this Contract have been complied with and to keep such insurance in effect and the certificates and/or binders thereof on deposit with the City during the entire term of this Contract. Such certificates and/or binders must be delivered prior to commencement of the Work.

The procuring of such required insurance shall not be construed to limit Contractor's liability hereunder. Notwithstanding said insurance, Contractor shall be obligated for the total amount of any damage, injury or loss caused by negligence or neglect connected with this Contract.

ATTACHMENT C
Terms of Compensation



EPICLAN-01

Item #5.

DATE (MM/DD/YYYY)

9/30/2020

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0E67768 IOA Insurance Services 4370 La Jolla Village Drive Suite 600 San Diego, CA 92122		CONTACT NAME: Dana Schwartz PHONE (A/C, No, Ext): (619) 574-6223 50203 FAX (A/C, No): (619) 574-6288 E-MAIL ADDRESS: Dana.Schwartz@ioausa.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: American Casualty Company of Reading, Pennsylvania	
		INSURER B: Continental Casualty Company	
		INSURER C: Transportation Insurance Company	
		INSURER D: Lloyd's	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Cont Liab/Sev of Int GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X		6079231941	10/1/2020	10/1/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY No Co. Owned Autos <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X		6079231910	10/1/2020	10/1/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			6079231938	10/1/2020	10/1/2021	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		6079231924	10/1/2020	10/1/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Professional Liab.			PGIARK0663204	10/1/2020	10/1/2021	Per Claim 3,000,000
D	Ded.: \$25K Per Claim			PGIARK0663204	10/1/2020	10/1/2021	Aggregate 4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: Right-of-way acquisition

City, its officers, agents and employees are Additional Insureds with respect to General and Auto Liability per the attached endorsements as required by written contract. Insurance is Primary and Non-Contributory.

30 Days Notice of Cancellation with 10 Days Notice for Non-Payment of Premium in accordance with the policy provisions.

CERTIFICATE HOLDER

CANCELLATION

City of St. Helens Attn: City Administrator 265 Strand Street Saint Helens, OR 97051	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>T. Kelly Howell</i>

ACORD 25 (2016/03)

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Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

It is understood and agreed as follows:

- I. **WHO IS AN INSURED** is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **coverage part**, but only with respect to liability for **bodily injury, property damage or personal and advertising injury** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:
 - A. in the performance of your ongoing operations subject to such **written contract**; or
 - B. in the performance of **your work** subject to such **written contract**, but only with respect to **bodily injury or property damage** included in the **products-completed operations hazard**, and only if:
 1. the **written contract** requires you to provide the additional insured such coverage; and
 2. this **coverage part** provides such coverage.

II. But if the **written contract** requires:

- A. additional insured coverage under the 11-85 edition, 10-93 edition, or 10-01 edition of CG2010, or under the 10-01 edition of CG2037; or
- B. additional insured coverage with "arising out of" language; or
- C. additional insured coverage to the greatest extent permissible by law;

then paragraph I. above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **coverage part**, but only with respect to liability for **bodily injury, property damage or personal and advertising injury** arising out of **your work** that is subject to such **written contract**.

III. Subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional insured with:

- A. coverage broader than required by the **written contract**; or
- B. a higher limit of insurance than required by the **written contract**.

IV. The insurance granted by this endorsement to the additional insured does not apply to **bodily injury, property damage, or personal and advertising injury** arising out of:

the rendering of, or the failure to render, any professional architectural, engineering, or surveying services, Insured Name: Epic Land Solutions, Inc.

A. including:

1. the preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
2. supervisory, inspection, architectural or engineering activities; or

B. any premises or work for which the additional insured is specifically listed as an additional insured on another endorsement attached to this **coverage part**.

V. Under **COMMERCIAL GENERAL LIABILITY CONDITIONS**, the Condition entitled **Other Insurance** is amended to add the following, which supersedes any provision to the contrary in this Condition or elsewhere in this **coverage part**:

Primary and Noncontributory Insurance

CNA75079XX (10-16)

Page 1 of 2

American Casualty Company of Reading,
PA

Policy No.: 6079231941

Insured Name: Epic Land Solutions, Inc.



Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

With respect to other insurance available to the additional insured under which the additional insured is a named insured, this insurance is primary to and will not seek contribution from such other insurance, provided that a **written contract** requires the insurance provided by this policy to be:

1. primary and non-contributing with other insurance available to the additional insured; or
2. primary and to not seek contribution from any other insurance available to the additional insured.

But except as specified above, this insurance will be excess of all other insurance available to the additional insured.

- VI. Solely with respect to the insurance granted by this endorsement, the section entitled **COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

The Condition entitled **Duties In The Event of Occurrence, Offense, Claim or Suit** is amended with the addition of the following:

Any additional insured pursuant to this endorsement will as soon as practicable:

1. give the Insurer written notice of any **claim**, or any **occurrence** or offense which may result in a **claim**;
2. send the Insurer copies of all legal papers received, and otherwise cooperate with the Insurer in the investigation, defense, or settlement of the **claim**; and
3. make available any other insurance, and tender the defense and indemnity of any **claim** to any other insurer or self-insurer, whose policy or program applies to a loss that the Insurer covers under this **coverage part**. However, if the **written contract** requires this insurance to be primary and non-contributory, this paragraph 3. does not apply to insurance on which the additional insured is a named insured.

The Insurer has no duty to defend or indemnify an additional insured under this endorsement until the Insurer receives written notice of a **claim** from the additional insured.

- VII. Solely with respect to the insurance granted by this endorsement, the section entitled **DEFINITIONS** is amended to add the following definition:

Written contract means a written contract or written agreement that requires you to make a person or organization an additional insured on this **coverage part**, provided the contract or agreement:

- A. is currently in effect or becomes effective during the term of this policy; and
- B. was executed prior to:
 1. the **bodily injury** or **property damage**; or
 2. the offense that caused the **personal and advertising injury**;
 for which the additional insured seeks coverage.

Any coverage granted by this endorsement shall apply solely to the extent permissible by law.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.



Primary and Noncontributory - Other Insurance Condition Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

It is understood and agreed that the condition entitled **Other Insurance** is amended to add the following:

Primary And Noncontributory Insurance

Notwithstanding anything to the contrary, this insurance is primary to and will not seek contribution from any other insurance available to an additional insured under this policy provided that:

- a. the additional insured is a named insured under such other insurance; and
- b. the **Named Insured** has agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.



Waiver of Transfer of Rights of Recovery Against Others to the Insurer Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE
Name Of Person Or Organization:
Blanket when required by written contract

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

It is understood and agreed that the condition entitled **Transfer Of Rights Of Recovery Against Others To The Insurer** is amended by the addition of the following:

Solely with respect to the person or organization shown in the Schedule above, the Insurer waives any right of recovery the Insurer may have against such person or organization because of payments the Insurer makes for injury or damage arising out of the **Named Insured's** ongoing operations or **your work** done under a contract with that person or organization and included in the **products-completed operations hazard**.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

POLICY NUMBER: 6079231910

COMMERCIAL AUTO
CA 20 48 10 13**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.****DESIGNATED INSURED FOR
COVERED AUTOS LIABILITY COVERAGE**

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" for Covered Autos Liability Coverage under the Who Is An Insured provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: Epic Land Solutions, Inc.**SCHEDULE****Name Of Person(s) Or Organization(s):**

Blanket as required by written contract

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Each person or organization shown in the Schedule is an "insured" for Covered Autos Liability Coverage, but only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Paragraph **A.1.** of Section **II** – Covered

Autos Liability Coverage in the Business Auto and Motor Carrier Coverage Forms and Paragraph **D.2.** of Section **I** – Covered Autos Coverages of the Auto Dealers Coverage Form.

POLICY NUMBER: 6079231910

COMMERCIAL AUTO
CA 04 44 10 13**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.****WAIVER OF TRANSFER OF RIGHTS OF RECOVERY
AGAINST OTHERS TO US (WAIVER OF SUBROGATION)**

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: Epic Land Solutions, Inc.**SCHEDULE****Name(s) Of Person(s) Or Organization(s):**

ANY PERSON OR ORGANIZATION FOR WHOM OR WHICH YOU ARE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT TO OBTAIN THIS WAIVER FROM US. YOU MUST AGREE TO THAT REQUIREMENT PRIOR TO LOSS.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The Transfer Of Rights Of Recovery Against Others To Us condition does not apply to the person(s) or organization(s) shown in the Schedule, but only to the extent that subrogation is waived prior to the "accident" or the "loss" under a contract with that person or organization.

CONTRACT PAYMENTS

City Council Meeting
November 4, 2020

David Evans and Associates

Project: R-679 Columbia Blvd Sidewalks (Inv#475587)	\$	498.95
Project: R-687 N. Vernonia Rd Sidewalks (Inv#475585)	\$	<u>2,285.19</u>
Total	\$	2,784.14



**DAVID EVANS
AND ASSOCIATES INC.**

Sue Nelson
City of St. Helens
PO Box 278
St. Helens, OR 97051

Invoice Number 475587
Invoice Date October 20, 2020
PO Number
Page 1 of 1

Work Beginning 08/30/2020 through 09/26/2020

Manager: Paul Tappana

Project STHN0000-0002: **Columbia Boulevard Sidewalk and Safety Improvements**

R-679

		Current Hours	Rate	Current Amount
Contract Work Performed				
Construction Inspector III	Eric Bortvedt	0.30	110.48	33.15
Office/Clerical	Lori Hicks	0.20	99.20	19.84
Project Coordinator I	Chase Heern	0.70	62.00	43.40
Project Coordinator III	Alisha Reynaldo	0.70	102.30	71.61
Project Coordinator III	Lara Abrams	1.70	92.63	157.47
Project Manager	Paul Tappana	1.00	173.48	173.48
Subtotal	Contract Work Performed	4.60		498.95

Invoice Total

\$498.95

Invoiced by: Lara Abrams

APPROVED FOR PAYMENT

INIT

DATE

my
SN

ACCOUNTS PAYABLE
FINANCE
SUPERVISOR

10/28/20
10-28-2020

301-000-53001 \$ 249.48

205-000-53002 \$ 249.47

Aged Receivables as of 10/9/2020

0 To 30 Days

31 To 60 Days

61 To 90 Days

Over 90 Days

Total Outstanding

\$1,514.14

\$0.00

\$0.00

\$0.00

\$1,514.14

Submit payment to: Dept LA 24340 Pasadena CA 91185-4340

Project: STHN000000002

Phase	WBS Description	Contract Billed This		Previously Billed	Billed To Date	Remainin	
		Amount	Period			g Contract	% Completed
00101	Project Administration	4,278.00	465.80	3,745.26	4,211.06	66.94	98%
00102	Kick-Off Meeting	986.00		867.40	867.40	118.60	88%
00103	Quality Assurance and Quality Control	1,290.00		-	-	1,290.00	100%
00201	Collect, Compile and Evaluate Data	329.00	33.15	110.48	143.63	185.37	44%
00202	Survey and mapping	329.00		475.06	475.06	(146.06)	144%
00301	Preliminary (60%) Design	16,473.00		6,192.13	6,192.13	10,280.87	38%
00302	Advance (95%) Design	13,080.00		-	-	13,080.00	-
00303	Final (100%) Design	4,408.00		-	-	4,408.00	-
00401	Community Outreach	1,972.00		-	-	1,972.00	-
00501	Utility Relocations	5,785.00		-	-	5,785.00	-
SUBKL	KLS Surveying	8,800.00		8,795.00	8,795.00	5.00	100%
		57,730.00	498.95	20,185.33	20,684.28	37,045.72	36%
							33%

Columbia Boulevard Sidewalk and Safety Improvements: R-679

Progress Report No. 6

For the period:

August 30, 2020 through September 26, 2020

October 20, 2020

Submitted via email to:

Sue Nelson
City of St. Helens
PO Box 278
St. Helens, OR 97051

Prepared by:

David Evans and Associates, Inc.
530 Center Street NE, Suite 605
Salem, Oregon 97301

PROGRESS REPORT NO. 6

For the period August 30, 2020 through September 26, 2020

Columbia Boulevard Sidewalk and Safety Improvements: R-687

Contract NTP: February 22, 2019

Contract End: December 31, 2020

Contract Values:

Current Contract NTE: \$57,730.00

Previously Billed: \$20,185.33

Current Billing: \$498.95

Remaining \$37,045.72

Work Performed in Reporting Period:

- Project coordination and invoicing
- Sidewalk design

Anticipated Upcoming Work

- Coordinate the potential for the culvert replacement
- Continued sidewalk design



DAVID EVANS
AND ASSOCIATES INC.

October 20, 2020

Sue Nelson
City of St. Helens
PO Box 278
St. Helens, OR 97051

**SUBJECT: Columbia Boulevard Sidewalk and Safety Improvements
Invoice and Progress Report No. 6**

Dear Ms. Nelson:

Enclosed is the Invoice and Progress Report No. 6 for Preliminary Engineering (PE) Services for the Columbia Boulevard Sidewalk and Safety Improvements Project. This information covers the period of August 30, 2020 through September 26, 2020.

Please note that there may be some costs associated with the activities performed during this period, which have not yet cleared our accounting system. These costs will be invoiced in the billing period in which they are received.

Please review the enclosed information and let us know how we may modify the data to make it more meaningful to you. If you have questions or need additional information, please call me or my project assistant Lara Abrams at 503-499-0466.

Sincerely,

DAVID EVANS AND ASSOCIATES, INC.

Paul Tappana
Project Manager

PDT:leab
Enclosures



**DAVID EVANS
AND ASSOCIATES INC.**

Sue Nelson
City of St. Helens
PO Box 278
St. Helens, OR 97051

Invoice Number 475585
Invoice Date October 20, 2020
PO Number
Page 1 of 2

Work Beginning 08/30/2020 through 09/26/2020

Manager: Paul Tappana

Project STHN0000-0001: N. Vernonia Rd. Sidewalks

R-687

Contract End Date: 12/31/2020

		Current Hours	Rate	Current Amount
Contract Work Performed				
Construction Inspector III	Eric Bortvedt	9.00	110.48	994.32
Office/Clerical	Lori Hicks	0.20	99.20	19.84
Office/Clerical	Dongyang Liu	0.10	99.20	9.92
Project Coordinator III	Alisha Reynaldo	0.60	102.30	61.38
Project Coordinator III	Lara Abrams	2.00	92.63	185.26
Project Manager	Paul Tappana	5.00	173.48	867.40
Project Engineer	Christina M. Weber	0.80	136.40	109.12
Subtotal	Contract Work Performed	17.70		2,247.24

Other Direct Charges

Mileage 09/12/2020	66.00	0.575	37.95
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Subtotal	Other Direct Charges		37.95
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Invoice Total

APPROVED FOR PAYMENT

INIT	DATE
<i>[Signature]</i>	10/28/20
ACCOUNTS PAYABLE	
FINANCE	
SUPERVISOR	10-28-2020

\$2,285.19

205-000-53019

Submit payment to: Dept LA 24340 Pasadena CA 91185-4340



Invoice Number 475585

Page 2 of 2

Project STHN0000-0001: N. Vernonia Rd. Sidewalks
City of St. Helens

Invoiced by: Lara Abrams

Aged Receivables as of 10/9/2020

<u>0 To 30 Days</u>	<u>31 To 60 Days</u>	<u>61 To 90 Days</u>	<u>Over 90 Days</u>	<u>Total Outstanding</u>
\$3,123.05	\$0.00	\$0.00	\$0.00	\$3,123.05

Submit payment to: Dept LA 24340 Pasadena CA 91185-4340



DAVID EVANS
AND ASSOCIATES INC.

October 20, 2020

Sue Nelson
City of St. Helens
PO Box 278
St. Helens, OR 97051

**SUBJECT: N. Vernonia Rd. Sidewalks, R-687
Invoice and Progress Report No. 15**

Dear Ms. Nelson:

Enclosed is the Invoice and Progress Report No. 15 for Preliminary Engineering (PE) Services for the N. Vernonia Rd. Sidewalks (R-687) Project. This information covers the period of August 30, 2020 through September 26, 2020.

Please note that there may be some costs associated with the activities performed during this period, which have not yet cleared our accounting system. These costs will be invoiced in the billing period in which they are received.

Please review the enclosed information and let us know how we may modify the data to make it more meaningful to you. If you have questions or need additional information, please call me or my project assistant Lara Abrams at 503-499-0466.

Sincerely,

DAVID EVANS AND ASSOCIATES, INC.

Paul Tappana
Project Manager

PDT:leab
Enclosures

City of St. Helens
Consent Agenda for Approval
CITY COUNCIL MINUTES

Presented for approval on this 4th day of November, 2020 are the following Council minutes:

2020

- Work Session, Executive Session, and Regular Session Minutes dated October 7, 2020
- Executive Session Minutes dated October 16, 2020

After Approval of Council Minutes:

- ☐ Scan as PDF Searchable
- ☐ Make one double-sided, hole-punched copy and send to Library Reference
- ☐ Minutes related to hearings and deliberations get copied to working file
- ☐ Save PDF in Minutes folder
- ☐ Update signature block on Word document & Publish in MuniCode
- ☐ Copy Word document into Council minutes folder on Administration drive
- ☐ Update file name & signature block of Word ES document & copy in Admin drive
- ☐ Email minutes link to distribution list
- ☐ Add minutes to HPRMS
- ☐ Add packet and exhibits to HPRMS
- ☐ File original in Vault
- ☐ Update minutes spreadsheet



COUNCIL WORK SESSION

Wednesday, October 07, 2020

DRAFT MINUTES

MEMBERS PRESENT

Mayor Rick Scholl
 Council President Doug Morten
 Councilor Keith Locke
 Councilor Ginny Carlson
 Councilor Stephen R. Topaz

STAFF PRESENT

John Walsh, City Administrator	Jacob Graichen, City Planner
Matt Brown, Assistant City Administrator	Mike DeRoia, Building Official
Kathy Payne, City Recorder	Shanna Duggan, Recreation Manager
Sue Nelson, Interim Public Works Director	Sharon Darroux, Engineering Project Manager
Jenny Dimsho, Associate Planner	Ed Trompke, City Attorney
Brian Greenway, Police Chief	Tina Curry, Event Coordinator
Rachael Barry, Government Affairs & Project Support Specialist	

OTHERS

Al Petersen	Wendi Worlitz	Richard Mason
Brady Preheim	Judy Thompson	Janine Norris
Paul Vogel	Doug Hayes	Chuck Cohen

CALL WORK SESSION TO ORDER VIA ZOOM – 1:00 p.m.

VISITOR COMMENTS - *Limited to five (5) minutes per speaker*

- ◆ Judy Thompson. She dropped off some information about Main Street at City Hall for the Council. She hopes Council had a chance to review it. She looks forward to more good stuff happening.
- ◆ Al Petersen. He wanted to follow-up on Judy's comments. Council received information from Judy and the full Main Street report from Sheri Stuart. He had a conversation yesterday with City Administrator Walsh regarding Main Street. All of the SHEDCO Board agrees with Sheri's report. They are ready to move forward.
- ◆ Richard Mason. He has been in contact on multiple occasions with Council President Morten and City Administrator Walsh about the failure to enforce stay limit Codes on the City docks. He has been unsuccessful with Walsh and the current Code Enforcement Officer. People have been living there for weeks and nothing is happening.

Council President Morten reported that he has visited the docks and agreed with Richard's statement. He understands that the Police Department is busy. Richard is seeking follow-up of what was done by Code Enforcement. City Administrator Walsh agreed boaters staying too long is a problem. He and Code Enforcement have talked to boaters, but it has certainly been a challenge.

Richard talked about the destruction that happened at RiverPlace in Portland. The homeless destroyed that area. They are trying to build up the waterfront and riverfront. He informed the Council that he will remain persistent on cleaning it up.

Councilor Carlson asked for a Police Department update on this. She does not want to see it forgotten.

Mayor Scholl talked about the slips available. If they want to live on a boat, they need to pay for a space and not take advantage of public docks. He informed Richard that the City will continue to monitor it.

Discussion ensued.

Council President Morten recalled a verbal agreement with Brad Hendrickson to monitor the City docks and Sand Island docks when they entered into a lease for Sand Island Marine Park. He would like to revisit that conversation. Mayor Scholl recalled that discussion as well. Part of that discussion was charging a \$2 fee that would be paid to Brad, but Council decided not to charge the fee.

Mayor Scholl reassured Richard that they will look into the issue of boaters staying too long.

- ◆ Brady Preheim. He agreed with charging a usage fee at the docks. Referring to Al Petersen's comment about moving forward, the report said there is no moving forward for Al and Amanda. It clearly says they need to leave the SHEDCO Board. The report asks for the City to invest substantial money, time, and resources in SHEDCO. He would like to know when that resignation date is going to happen. After they resign, then the City can talk about what needs to be done to rehabilitate the organization.

DISCUSSION TOPICS

1. Update from the South County Collaborative Group - *Rachael*

1:21 p.m.

City Administrator Walsh recalled the meeting that was held in February with the leaders of South Columbia County agencies. They are here today to give an update on the group.

Government Affairs & Project Support Specialist Rachael Barry reviewed the PowerPoint presentation, which is included in the archive packet for this meeting. They have identified four regional priority projects:

- Rail Corridor Study
- Scappoose Alternate Route (County TSP #67)
- Hwy 30/West Lane Road Intersection Improvements (County TSP #48)
- Broadband Initiative

Paul Vogel, Columbia County Economic Team, reviewed regional tourism. Discussion ensued about the tourism that Next Adventure and Scappoose Bay Kayaking has brought to the region.

Doug Hayes, Port of Columbia County, reviewed his report:

- They actually made money at Scappoose Bay Marina, which is very rare.
 - The marina had over 6,100 visitors over a three-day weekend.
 - Planning design work to create a designated area for kayakers and expand the boat ramp.
 - Appreciates the work being done by staff.
- Devinaire in Scappoose has changed to Titan Aviation. The building should be complete within the month. They will do everything between avionics to charter services.
- They entered into an agreement with Pipistrel at the airport for aviation training. They have a good relationship with PCC.
- Redesigned the taxiway at the airport and improved the infrastructure by putting in City water and sewer services.
- The McNulty property is a certified site through the State of Oregon. It is shovel ready.

- Designing new facilities at Multnomah and Milton Creek.
- Taking new pictures for marketing the Boise property.
- Phase I of the rail corridor study is complete.
- Marketing responses have increased.

Councilor Carlson talked about travel habits changing and boomers moving to the area. What is the Port doing to reduce accessibility barriers in their facilities? Doug responded that they have talked about that, especially when it comes to Scappoose Bay. Accessibility is definitely something to keep in mind as they make improvements.

Council President Morten asked about the switching yard in relation to the study of the rail corridor. Quite a few years ago, Council requested Senator Johnson find out if there were options to place the switching yard somewhere other than in the middle of the city. It gained stride and then the oil train issues took over. The community would really benefit from moving the switching yard outside of City limits. Doug agreed. He has had those conversations with ODOT Rail and PNW Railroad. They see the advantages of moving it. It would certainly reduce the wait time.

Paul reviewed County marketing/brand development. The branding needs to identify the character of the entire County and individual city identities. Discussion ensued about including equity and inclusion in branding.

Councilor Topaz would like to see the river marketed more. Paul explained that Port Westward has a deep river facility that they market. Council President Morten explained that a big reason that Asian companies are not coming over here is because they want to bring their entire work force because they don't want to pay American wages. They are not interested in investing.

Barry talked about how well the group works together. It serves the constituents well for them to be unified as a south county region. Mayor Scholl thanked everyone for participating.

2. Recreation Program Semi-Annual Report - *Shanna*

2:13 p.m.

Recreation Manager Shanna Duggan reviewed a PowerPoint presentation, a copy of which is included in the archive meeting packet.

- Building culture
- SHARP after-school program
- Middle school afterschool clubs
- Basketball league
- COVID-19 cancelled all in-person programming and staff members were laid off
- Virtual Coffee Connect
- Partnered with the Public Library for programs.
 - Distributed 1,500 activity kits through the Food Bank, Library, and Recreation Center
 - Created the McCormick Park Story Stroll
 - Held story time and Art in the Park
 - Held a virtual Scavenger Hunt
- Received a grant from the Trailblazers
- Partnered with the Library and OSU Extension Office for Let's Play activities
- Next Adventure has been an amazing partner. They donated coats from their store to give out.
- Fall events
 - Let's Play activities
 - Scarecrow contest
 - Nature Buddies
 - Halloween Drive-Through Boo

- Continuing her education to help the Recreation Program
- Grants received in August and September
 - CPCCO Community Wellness Investment Fund \$25,000
 - Blazer Play Grant Presented by Nike \$10,000
 - MODA Play Grant \$37,000. This is for the all-inclusive playground. She and others will be visiting playgrounds in Portland tomorrow.
- Ongoing and future programs
 - More nature and trail programs
 - Bicycle program
 - Permanent story stroll
 - Mobile recreation and library
- Vision for the future
 - Continue current programming
 - Future programming; including, teen programs, out-of-school time support, outdoor playgroup, family programs, wellness HUB, physical activities, and connecting events.
- Building authentic relationships with partners. We have such a great community!

Councilor Carlson would like to see more information about trails in the community for students to use during distant learning. Duggan will bring that up in conversation with partners.

3. Review Proposed Bench Donation for Grey Cliffs Waterfront Park

2:32 p.m.

Interim Public Works Director Nelson reported that this is a new bench request to be placed in memory of two people. A copy of the request is included in the archive packet for this meeting. The Parks & Trails Commission has recommended approval.

Discussion ensued about types of benches.

4. Review Proposed Amendment to Police Sergeant Job Description - *Brian*

2:43 p.m.

City Administrator Walsh pointed out that the main amendment is adding the preference for applicants to hold the rank of Corporal under desired minimum qualification.

There were no concerns from Council.

This is on tonight's agenda for approval.

5. Request Authorization on Street Vacation Petition for Portion of S. 2nd Street - *Jenny*

2:45 p.m.

Associate Planner Jenny Dimsho reviewed the request. A copy is included in the archive packet for this meeting. The applicant is required to obtain consent from at least two-thirds of the surrounding property owners, one of which is the City as the owner of the Waterfront Property. Their architect developed a drawing to show what they are planning to do on the property. The request today is not to approve the vacation, just give consent to vacate the public way.

Councilor Topaz pointed out that the piece of property to be vacated is going to be an extremely valuable piece of property once the Waterfront Property is developed. He is not sure that the City should be giving these people a heads-up on a prime piece of property. This piece of property is too valuable to not conduct further research on how the City could use it.

Mayor Scholl pointed out that this is just a process to vacate. Dimsho added that Councilor Topaz's concerns are deliberations on the street vacation. Councilor Topaz just worries about the precedent it sets.

Discussion ensued. Consensus of Council to send the street vacation to Planning Commission for a recommendation. This is on tonight's agenda for consent to sign.

Break – 3:00 p.m.

6. Review Process for Towing Request for Proposals (RFP)

3:10 p.m.

Assistant City Administrator Brown reported that tonight's agenda includes an updated RFP for exclusive towing services. One of the questions that came up in the past was whether or not they would specifically mail the RFP to Grumpy's Towing. Brown reviewed the City of Scappoose RFP. They did not mail notices to specific tow companies. They published an ad in the Spotlight newspaper. Grumpy's is the only one who responded, so they continued exclusive towing services with them. Brown recommends following that same process by putting the RFP in the local newspaper, but it is up to the Council if they want him to send the RFP directly to Grumpy's Towing.

It was the consensus of the Council to put the RFP in the Chronicle and Spotlight. Councilor Locke will participate in the rating committee.

7. Discussion Regarding Main Street Program

3:16 p.m.

Mayor Scholl talked about the changes that need to be made with SHEDCO based on Sheri Stuart's Main Street report. Discussion ensued.

City Administrator Walsh brought the conversation back to how the City can support the Main Street Program. There is value in the Program. Council President Morten envisions Urban Renewal and Main Street working well together.

Discussion ensued on the partnership and the need for rules.

It was the consensus of the Council to form a group to develop a partnership agreement. It will consist of himself, Barry, Mayor Scholl, Council President Morten, and SHEDCO members.

8. Discussion on COVID Relief Funds - Rachael

Barry reported that a lot of good has been done with the COVID Relief Funds that were allocated to the City. She reviewed a memo listing the ongoing needs, a copy of which is included in the archive packet for this meeting. There are internal needs, as well as community needs for family connectivity. Purchasing hotspots and Recreation Program staffing will help with the connectivity. The money must be spent by the end of December. Funds not spent by then, will be retracted by the State.

A decision will be made at tonight's meeting.

9. Review Request from Oregon Made Creative Foundation - John

3:42 p.m.

City Administrator Walsh reported that the maintenance agreement is for the Historic Oregon Film Trail signs that were discussed at the last meeting. A copy of the agreement is included in the archive packet for this meeting.

There were no concerns from Council. It is on tonight's agenda for approval.

10. Strategic Action Plan Updates

3:43 p.m.

Assistant City Administrator Brown reported that eight of the 53 Strategic Plan items have been completed. They are continuing to work on quite a few of them. Updates can be viewed at <https://www.sthelensoregon.gov/administration/page/strategic-work-plan>.

11. City Administrator Report

3:44 p.m.

- Waterfront Property RFQ's that will be coming to Council soon for review:
 - Riverwalk construction
 - Columbia View Park improvements
 - Roadway and utility construction design
- Would like to have Maul Foster Alongi attend a future Council meeting to review a preliminary conceptual site plan.
- The parcelization for the Industrial Business Park is complete.
- The dirt on the Industrial Business Park site was donated from the Grocery Outlet property site. It will be helpful for future projects.
- The feasibility study is underway for the Sykes Road property.
- Public Works Director preliminary virtual interviews will be held on October 16. In-person interviews will be held on October 26. There is a request from a candidate to be waived from the virtual interviews since they had previously been screened. The Council was in concurrence to not to do an initial interview on the two candidates that have already gone through an initial interview and were invited to or given the second interview.
- There has been some criticism about Spirit of Halloweentown activities. The strategy for limiting numbers on the weekends is working. Visitors have been respectfully following the Governor's orders.
- The Haunted House and downtown stores are open on the weekends. You do not have to have tickets to Spirit of Halloweentown to access them. Mayor Scholl asked for E2C to clarify that on social media.
- Small business grants are available through Business Oregon. He encouraged local businesses to apply.
- Attended the Oregon Brownfield Conference earlier this week. The City was very well highlighted with presentations by him and Associate Planner Dimsho.
- Attending the League of Oregon Cities (LOC) Conference next week.
- Planning for Christmas and Christmas Ships.

OTHER BUSINESS

3:54 p.m.

Councilor Topaz reported that he was contacted by someone who wanted to purchase a piece of property next to Graystone. They were told that the property was not for sale. It was discussed during an Executive Session that someone wanted that property. He has not seen a public announcement with that property for sale, along with a value and description. Mayor Scholl pointed out that they are going into Executive Session and can discuss it.

ADJOURNMENT – 3:57 p.m.**EXECUTIVE SESSION**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

Kathy Payne, City Recorder

Rick Scholl, Mayor

City of St. Helens

CITY COUNCIL

Executive Session Summary

October 7, 2020

This meeting was held electronically via Zoom.

Members Present: Rick Scholl, Mayor
 Doug Morten, Council President
 Keith Locke, Councilor
 Ginny Carlson, Councilor
 Stephen R. Topaz, Councilor

Staff Present: John Walsh, City Administrator
 Matt Brown, Assistant City Administrator
 Kathy Payne, City Recorder
 Shanna Duggan, Recreation Manager
 Ed Trompke, City Attorney with Jordan Ramis PC

Others: None



At 4:03 p.m., Mayor Scholl opened the Executive Session pursuant to the ORS numbers listed below and then gave Council roll call.

- **Consult with Counsel/Potential Litigation**, under **ORS 192.660(2)(h)**
 - The process the City would go through for selling City-owned property.
 - Update on potential litigation.
- **Real Property Transactions**, under **ORS 192.660(2)(e)**
 - Discussed potential purchase of property.

The Executive Session was adjourned at 4:34 p.m.



ATTEST:

 Kathy Payne, City Recorder

 Rick Scholl, Mayor



COUNCIL REGULAR SESSION

Wednesday, October 07, 2020

DRAFT MINUTES

MEMBERS PRESENT

Mayor Rick Scholl
 Council President Doug Morten (arriving at 7:08 PM)
 Councilor Keith Locke
 Councilor Ginny Carlson
 Councilor Stephen R. Topaz

STAFF PRESENT

John Walsh, City Administrator
 Matt Brown, Assistant City Administrator
 Kathy Payne, City Recorder

OTHERS

Jaime Smith
 Brady Preheim

CALL REGULAR SESSION TO ORDER VIA ZOOM – 7:00 p.m.

PLEDGE OF ALLEGIANCE

VISITOR COMMENTS – *Limited to five (5) minutes per speaker*

No visitor comments were received.

ORDINANCES – *Final Reading*

1. Ordinance No. 3256: An Ordinance to Amend the City of St. Helens Comprehensive Plan Map for Certain Property from the Suburban Residential (SR) and Public Lands (PL) Designations to the General Commercial (GC) Designation and the Zoning District Map from the Moderate Residential (R7) and Public Lands (PL) Zones to the Mixed Use (MU) Zone

Mayor Scholl read Ordinance No. 3256 by title for the final time. **Motion:** Motion made by Councilor Carlson and seconded by Councilor Locke to adopt Ordinance No. 3256. Voting Yea: Mayor Scholl, Councilor Locke, Councilor Carlson, Councilor Topaz

RESOLUTIONS

2. Resolution No. 1900: A Resolution Determining that a Nuisance Exists Upon Property Located at 234 N. 16th Street Within the City of St. Helens and Directing that Notice to Abate the Nuisance be Posted on Said Premises

Mayor Scholl read Resolution No. 1900 by title. **Motion:** Motion made by Councilor Carlson and seconded by Councilor Topaz to adopt Resolution No. 1900. Voting Yea: Mayor Scholl, Councilor Locke, Councilor Carlson, Councilor Topaz

APPROVE AND/OR AUTHORIZE FOR SIGNATURE

3. Street Vacation Petition for Portion of S. 2nd Street
4. Agreement with TimmiSue Hald for Police Dept. Administrative Services Assistance

5. Memorandum of Understanding & Maintenance Agreement with Oregon Made Creative Foundation
6. Contract Payments

Motion: Motion made by Councilor Carlson and seconded by Councilor Locke to approve '3' through '6' above. Voting Yea: Mayor Scholl, Councilor Locke, Councilor Carlson, Councilor Topaz

CONSENT AGENDA FOR ACCEPTANCE

7. Planning Commission Minutes dated August 11, 2020
8. Parks & Trails Commission Minutes dated August 10, 2020
9. Library Board Minutes dated August 10, 2020

Motion: Motion made by Councilor Locke and seconded by Councilor Carlson to approve '7' through '9' above. Voting Yea: Mayor Scholl, Councilor Locke, Councilor Carlson, Councilor Topaz

CONSENT AGENDA FOR APPROVAL

10. Council Work Session, Executive Session, Public Hearing, and Regular Session Minutes dated September 2 and 16, 2020
11. Amendment to Police Sergeant Job Description
12. Request for Proposals for Exclusive Towing Contract
13. Accounts Payable Bill Lists

Motion: Motion made by Councilor Carlson and seconded by Councilor Locke to approve '10' through '13' above. Voting Yea: Mayor Scholl, Councilor Locke, Councilor Carlson, Councilor Topaz

WORK SESSION ACTION ITEMS

Mayor Scholl referred to Councilor Topaz's statement at the end of the work session where he stated Council discussed the Graystone property during executive session. The Graystone property is a small lot adjacent to the old hospital property. Council has discussed the property as there was interest from the developer. It raised red flags when Councilor Topaz said executive session, but it has all been done in the open. The appraisal was approved about a month ago.

COVID Funds

Motion: Upon Councilor Carlson's motion and Councilor Topaz's second, the Council unanimously approved allocating the COVID funds as per staff's recommendation. Voting Yea: Mayor Scholl, Council President Morten, Councilor Locke, Councilor Carlson, Councilor Topaz

MAYOR SCHOLL REPORTS

- He has had a hurt back for over a week and a half. He has not been out and about like normal.
- The City continues to move forward.
- There is a lot of collaboration among partnering agencies. They can do more when working together.
- The City is continuing to move the Waterfront forward. They are in the process of drawing the streets, followed by public outreach.

COUNCIL MEMBER REPORTS

Council President Morten reported...

- Acknowledged the work of community volunteers.
 - SOLV cleanup at Dalton Lake Nature Preserve on September 26.
 - A grant was received for a salmon study at Dalton Lake. About 15 people participated in the workshop. He asked Lynne Pettit to bring a report back to the Parks & Trails Commission and Council.
- Have heard complaints about parking issues from citizens trying to access downtown restaurants on the weekends. He asked staff to obtain temporary parking.

- Looking forward to Public Works Director interviews.

Councilor Locke reported...

- Several years ago, he suggested paving and striping Second, Third, and Fourth Streets. There is a lot of parking on those three streets between Columbia Blvd. and St. Helens Street.
- Asked City Administrator Walsh if they are still moving forward with restructuring the building permit process. Walsh responded that they are. The staff has been undergoing training for electronic permits and data has been migrated. They are working on advertising for the building inspector position. Locke is hearing from contractors that it is taking a long time to get permits. Council President Morten is hearing the same. He expressed frustration about permits sitting on someone's desk. Discussion ensued.

Councilor Carlson reported...

- Council had talked in the past about she, Councilor Locke, and builders sitting down together to discuss what is working and what is not. She is hearing the importance of involving community input.
- Would like to see community involvement in the selection process of the inclusive playground equipment. Citizens who are personally affected want to feel heard. Mayor Scholl confirmed that the plan is to select a few pieces then get input from community members.
- Thanked everyone who has been volunteering and working in the downtown area during Spirit of Halloweentown. They are representing our City well. She cannot help this year due to her health.

Councilor Topaz reported...

- **Motion:** Upon Councilor Topaz's motion and Councilor Locke's second, the Council unanimously reappointed Jenna Reineking to the Arts & Cultural Commission. Voting Yea: Mayor Scholl, Council President Morten, Councilor Locke, Councilor Carlson, Councilor Topaz
- The Arts & Cultural Commission is on a sabbatical. They are going to work with Government Affairs & Project Support Specialist Rachael Barry to better understand the rules of operation.
- There was past discussion about installing a kayak launch at Grey Cliffs Park. He asked Interim Public Works Director Sue Nelson to research permits. Mayor Scholl agreed. He also asked about a railing or wire being installed at the top of Grey Cliffs Park.
- There are a lot of people upset about Spirit of Halloweentown. One person suggested an audit be done by an outside firm, so everyone knows how much money has been spent over the last year. People do not trust what is going on. He suggested a motion be made for an outside firm to conduct an audit of everything that has gone into Spirit of Halloweentown, including facilities staff and how well the vendors are doing. Mayor Scholl said they have discussed this numerous times. Do they understand that it is not tax dollars paying for this? Councilor Topaz responded that it has not been part of the discussion. Mayor Scholl said that people seem to think the City is overcharging and trying to profit from COVID. Only 250 people are allowed to be in the area. Audits are done every year. Councilor Topaz argued that there is a high grade of mistrust. Having a third-party audit is the only way to gain trust. Council President Morten said that there has to be control. 90% of the people purchasing tickets are from out of the area. An audit has to be about more than just the monetary funds spent. People are happy visiting.

OTHER BUSINESS

- ◆ Jaime Smith. She wanted to make a comment about Spirit of Halloweentown. Not all of the locals are complaining or angry. It would help if City Council members volunteered at the Spirit of Halloweentown gates to see first-hand what is happening. They are the ones who voted to continue the event but now the volunteers are getting yelled at.

Mayor Scholl thanked Jaime for volunteering. He understands what she is saying. He was there in year's past, but this is a weird year. He will try to make it down there. He cannot be there for 12 hours due to other commitments.

Councilor Carlson explained that this is the first year that she has not been down there every Saturday. She made the decision based on COVID and her own personal healthy. She talked to E2C about sneaking down on a Saturday. She visited business owners over the last week and none of them expressed negative concerns. She has seen many visitors down there during the week. People are happy.

Council President Morten reported that Spirit of Halloweentown was discussed at Kiwanis meeting. They normally volunteer for everything. Council members and Kiwanis members are getting older. They would be putting themselves at risk to be down here during a pandemic. He wishes he could be there but was advised not to. If it were any other time, he would be there. Most of the Council members do a lot of volunteering at activities but cannot be at everything.

Mayor Scholl suggested some social media posts asking people to be more patient and understanding. We need to make visitors feel welcome.

ADJOURN – 7:52 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

Kathy Payne, City Recorder

Rick Scholl, Mayor

City of St. Helens

CITY COUNCIL

Executive Session Summary

October 16, 2020

Meeting was held electronically via Zoom.

Members Present: Rick Scholl, Mayor
 Doug Morten, Council President
 Keith Locke, Councilor
 Ginny Carlson, Councilor
 Stephen R. Topaz, Councilor

Staff Present: John Walsh, City Administrator
 Matt Brown, Assistant City Administrator
 Lisa Scholl, Deputy City Recorder

Interviewees: James Ellis (by video 1-1:20pm)
 Ty Barger (by video 1:30-1:47pm)
 Michael Whitfield (by video 2-2:21pm)
 Mouhamad Zaher (by video 2:30-2:47pm)
 Sue Nelson (by video 3:15-3:43pm)
 Thomas Barry (by video 3:45-4:17pm)



At 1:00 p.m., Mayor Scholl opened the Executive Session pursuant to the ORS numbers listed below and then gave Council roll call.

- **Consider Employment of a Public Officer/Employee, under ORS 192.660(2)(a)**
 - Conduct interviews for the position of Public Works Director

The Executive Session was recessed at 2:48 p.m.

The Executive Session resumed at 3:15 p.m.

The Executive Session was adjourned at 4:43 p.m.



ATTEST:

 Lisa Scholl, Deputy City Recorder

 Rick Scholl, Mayor



St. Helens, OR

Expense Approval Register

Packet: APPKT00197 - AP 10.23.20

Item #8.

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 100 - GENERAL FUND					
NW NATURAL GAS	10122020	10/19/2020	5638	100-705-52003	15.99
NW NATURAL GAS	10122020	10/19/2020	7673	100-706-52003	43.07
NW NATURAL GAS	10122020	10/19/2020	3047	100-708-52003	20.26
NW NATURAL GAS	10122020	10/19/2020	8563	100-708-52003	33.53
NW NATURAL GAS	10122020	10/19/2020	0109	100-709-52003	47.52
NW NATURAL GAS	10122020	10/19/2020	2848	100-715-52003	20.19
NW NATURAL GAS	10122020	10/19/2020	5285	100-715-52003	16.87
BRAD KASTNER	2096	10/19/2020	CPR CLASS POLICE 9/9 9/21	100-705-52018	340.00
SHRED-IT C/O STERICYCLE INC	8180577687	10/19/2020	POLICE DEPT SHRED SERVICE	100-705-52019	71.07
METRO PRESORT	IN627414	10/19/2020	UB BILL PRINTING	100-707-52008	3,534.89
OREGON HUMANE SOCIETY	INV0000886	10/19/2020	RESTITUTION NORMA STEVENS	100-000-21000	50.00
PORTLAND GENERAL ELECTRIC	INV0000888	10/19/2020	0153585940	100-709-52003	107.35
DAWN RICHARDSON - AP	INV0000891	10/19/2020	MILEAGE REIMB BANK RUN D.	100-707-52001	29.90
DAWN RICHARDSON - AP	INV0000891	10/19/2020	MILEAGE REIMB BANK RUN D.	100-707-52001	29.90
SOLUTIONS YES	INV252664	10/19/2020	BLACK TONER	100-715-52004	66.25
ERSKINE LAW PRECTICE LLC	INV0000892	10/20/2020	10-1/10-15	100-705-52019	2,576.06
PERMA-BOUND	1871687-00	10/21/2020	BOOKS	100-706-52033	198.34
LIBRARY IDEAS LLC	74964	10/21/2020	FREEGAL MUSIC AND	100-706-52032	4,020.00
COLUMBIA RIVER PUD	10142002	10/22/2020	150 S 13TH ST- POLICE	100-705-52003	81.15
COLUMBIA RIVER PUD	10142002	10/22/2020	150 S 13 ST POLICE STATION	100-705-52003	370.18
COLUMBIA RIVER PUD	10142002	10/22/2020	375 S 18TH ST COLUMBIA	100-706-52003	600.29
COLUMBIA RIVER PUD	10142002	10/22/2020	299 N 6TH ST - PARKS	100-708-52003	25.25
COLUMBIA RIVER PUD	10142002	10/22/2020	475 S 18TH ST - MCCORMICK	100-708-52003	61.48
COLUMBIA RIVER PUD	10142002	10/22/2020	200 N 7TH ST - PARK	100-708-52003	25.48
COLUMBIA RIVER PUD	10142002	10/22/2020	475 S 18TH ST	100-708-52003	30.56
COLUMBIA RIVER PUD	10142002	10/22/2020	475 S 18TH ST	100-708-52003	73.58
COLUMBIA RIVER PUD	10142002	10/22/2020	264 STRAND ST- PARKS/	100-708-52003	26.29
COLUMBIA RIVER PUD	10142002	10/22/2020	162 MCMICHAEL ST -	100-708-52003	512.68
COLUMBIA RIVER PUD	10142002	10/22/2020	264 STRAND ST- COL VIEW	100-708-52003	21.07
COLUMBIA RIVER PUD	10142002	10/22/2020	200 N RIVER ST - GREY CLIFFS	100-708-52003	29.31
COLUMBIA RIVER PUD	10142002	10/22/2020	120 WHITE WAY - WALNUT	100-708-52003	25.25
COLUMBIA RIVER PUD	10142002	10/22/2020	475 S 18TH ST- MCCORMICK	100-708-52003	30.79
COLUMBIA RIVER PUD	10142002	10/22/2020	265 STRAND ST. - SPLASH PAD	100-708-52003	37.35
COLUMBIA RIVER PUD	10142002	10/22/2020	50 PLAZA SQ- PLAZA OUTLETS	100-708-52003	55.23
COLUMBIA RIVER PUD	10142002	10/22/2020	264 STRAND ST- COL VIEW	100-708-52046	21.05
COLUMBIA RIVER PUD	10142002	10/22/2020	265 STRAND ST. - DOCKS	100-708-52046	214.91
COLUMBIA RIVER PUD	10142002	10/22/2020	264 STRAND ST- PARKS/	100-708-52047	26.29
COLUMBIA RIVER PUD	10142002	10/22/2020	277 STRAND ST -	100-715-52003	91.62
COLUMBIA RIVER PUD	10142002	10/22/2020	277 STRAND ST- CITY HALL UB	100-715-52003	80.61
COLUMBIA RIVER PUD	10142002	10/22/2020	265 STRAND ST- CITY HALL	100-715-52003	184.00
COLUMBIA RIVER PUD	10142002	10/22/2020	265 STRAND ST- CITY HALL UP	100-715-52003	415.62
COLUMBIA RIVER PUD	10142002	10/22/2020	275 STRAND ST- CITY HALL UB /	100-715-52003	92.16
ORKIN	203353366	10/22/2020	265 STRAND PEST SERVICE CITY	100-715-52019	85.00
MICHAEL J VANDERHOUT	INV0000893	10/22/2020	PUBLIC RECORDS REQ	100-000-37004	7.55
TYLER TECHNOLOGIES INC	025-309928	10/23/2020	INSITE TRAN FEE UB	100-707-52019	9,102.50
RUSSELL HUBBARD	09182020	10/23/2020	PLANNING COMMISSION	100-710-52087	90.00
DIGITAL GRAPHITI PRINTING	1736	10/23/2020	DOOR DECALS	100-715-52023	80.00
ORKIN	202087685	10/23/2020	265 STRAND PEST SERVICE CITY	100-715-52019	150.00
ORKIN	20208776	10/23/2020	1810 OLD PORTLAND RD PEST	100-709-52023	150.00
LEAGUE OF OREGON CITIES	8620	10/23/2020	JOB POSTING BUILDING	100-702-52011	20.00
COLUMBIA 911	9/30/20	10/23/2020	7/1-6/30 OUTCALL	100-705-52001	1,100.00
BEMIS	9400	10/23/2020	ENVELOPES	100-715-52004	1,041.00
EASYPERMIT POSTAGE	INV0000936	10/23/2020	METER REFILL POSTAGE	100-715-52009	500.00

Expense Approval Register

Packet: APPKT0019

Item #8.

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
DAN CARY	INV0000937	10/23/2020	PLANNING COMMISSION	100-710-52087	90.00
GREG COHEN	INV0000938	10/23/2020	PLANNING COMMISSION	100-710-52087	90.00
JENNIFER PUGSLEY	INV0000939	10/23/2020	PLANNING COMMISSION	100-710-52087	90.00
SHELA SEMLING	INV0000940	10/23/2020	PLANNING COMMISSION	100-710-52087	90.00
AUDREY WEBSTER	INV0000941	10/23/2020	PLANNING COMMISSION	100-710-52087	90.00
KATHRYN LAWRENCE	INV0000942	10/23/2020	PLANNING COMMISSION	100-710-52087	90.00
SOLUTIONS YES	INV252935	10/23/2020	CONTRACT C10184-01 CITY	100-715-52005	185.09

Fund 100 - GENERAL FUND Total: **27,404.53**

Fund: 202 - COMMUNITY DEVELOPMENT

CITY OF ST. HELENS	09242020	10/19/2020	01-00178-001	202-725-52003	3.00
NW NATURAL GAS	10122020	10/19/2020	9614	202-725-52003	15.99
NW NATURAL GAS	10122020	10/19/2020	7764	202-725-52003	36.04
PORTLAND GENERAL ELECTRIC	INV0000885	10/19/2020	1650931000	202-722-52003	20.99
PORTLAND GENERAL ELECTRIC	INV0000887	10/19/2020	4854421000	202-722-52003	41.68
PORTLAND GENERAL ELECTRIC	INV0000889	10/19/2020	7357701000	202-722-52003	40.67
PORT OF COLUMBIA COUNTY	5433	10/21/2020	GROUND LEASE 2021	202-721-52019	500.00
MASON BRUCE & GIRARD INC	27866	10/23/2020	FOREST MANAGEMENT	202-724-52019	6,540.76

Fund 202 - COMMUNITY DEVELOPMENT Total: **7,199.13**

Fund: 203 - COMMUNITY ENHANCEMENT

MORE POWER TECHNOLOGY	10968	10/21/2020	HPE MSA 2060 HPE MSA HARD	203-701-52028	66,000.00
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Fund 203 - COMMUNITY ENHANCEMENT Total: **66,000.00**

Fund: 205 - STREETS

USDA APHIS GENERAL	3003609995	10/21/2020	APHIS	205-000-53019	958.00
COLUMBIA RIVER PUD	10142002	10/22/2020	58651 COLUMBIA RIVER HWY	205-000-52003	26.00
COLUMBIA RIVER PUD	10142002	10/22/2020	1800 COLUMBIA BLVD - SIGNAL	205-000-52003	105.50
COLUMBIA RIVER PUD	10142002	10/22/2020	715 S COLUMBIA RIVER HWY -	205-000-52003	67.32
COLUMBIA RIVER PUD	10142002	10/22/2020	495 S 18TH ST - LIGHT SIGNAL	205-000-52003	42.27
COLUMBIA RIVER PUD	10142002	10/22/2020	2198 COLUMBIA BLVD - SIGNAL	205-000-52003	37.66
COLUMBIA RIVER PUD	10142002	10/22/2020	265 STRAND ST	205-000-52003	3,628.09
COLUMBIA RIVER PUD	10142002	10/22/2020	1370 COLUMBIA BLVD.-	205-000-52003	36.72
COLUMBIA RIVER PUD	10142002	10/22/2020	191 N MILTON WAY-	205-000-52003	25.48
COLUMBIA RIVER PUD	10142002	10/22/2020	191 N MILTON WAY - SIGNAL	205-000-52003	25.56
WAYNE WEIGANDT	INV0000943	10/23/2020	REFUND WARRANTY BOND	205-000-21900	101,512.00

Fund 205 - STREETS Total: **106,464.60**

Fund: 601 - WATER

NORTHSTAR CHEMICAL	176520	10/19/2020	SODIUM HYPOCHLORITE 12.5%	601-732-52083	549.60
COLUMBIA RIVER PUD	10142002	10/22/2020	1680 1 ST -	601-731-52003	1,087.59
COLUMBIA RIVER PUD	10142002	10/22/2020	58791 COLUMBIA RIVER HWY -	601-731-52003	33.50
COLUMBIA RIVER PUD	10142002	10/22/2020	57500 OLD PORTLAND RD -	601-731-52003	31.18
COLUMBIA RIVER PUD	10142002	10/22/2020	PUMP AERIE CT	601-731-52003	63.29
COLUMBIA RIVER PUD	10142002	10/22/2020	62420 COLUMBIA RIVER HWY -	601-731-52003	112.91
COLUMBIA RIVER PUD	10142002	10/22/2020	2300 STRAND ST - WELL 2	601-731-52003	1,200.02
COLUMBIA RIVER PUD	10142002	10/22/2020	35261 PITTSBURG RD- PW	601-731-52003	27.40
COLUMBIA RIVER PUD	10142002	10/22/2020	1215 FOURTH ST - WFF	601-732-52003	4,034.56
ALEXIN ANALYTICAL	41188	10/22/2020	TESTING	601-731-52064	1,124.00

Fund 601 - WATER Total: **8,264.05**

Fund: 603 - SEWER

NW NATURAL GAS	10122020	10/19/2020	5750	603-736-52003	16.64
NW NATURAL GAS	10122020	10/19/2020	7720	603-736-52003	8.00
NW NATURAL GAS	10122020	10/19/2020	5750	603-737-52003	16.65
NW NATURAL GAS	10122020	10/19/2020	7720	603-737-52003	7.99
PAXXO USA INC	F20-204	10/19/2020	LONGOPAC CASSETTE MAXI	603-736-52001	1,345.52
HASA	717354	10/20/2020	MULTI CHLOR	603-736-52083	4,879.31
CORRECT EQUIPMENT	18190	10/21/2020	SUBMERSIBLE SEWAGE PUMP	603-738-52001	8,595.00
COLUMBIA RIVER PUD	10142002	10/22/2020	37700 CLARK ST - PS 8	603-735-52003	25.56
COLUMBIA RIVER PUD	10142002	10/22/2020	451 PLYMOTH ST - WWTP	603-736-52003	1,337.27
COLUMBIA RIVER PUD	10142002	10/22/2020	451 PLYMOTH ST - WWTP	603-737-52003	1,337.27
COLUMBIA RIVER PUD	10142002	10/22/2020	240 MADRONA CT	603-738-52003	133.07
COLUMBIA RIVER PUD	10142002	10/22/2020	59500 OLD PORTLAND RD - PS	603-738-52003	107.71

Expense Approval Register

Packet: APPKT0019

Item #8. 0

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
COLUMBIA RIVER PUD	10142002	10/22/2020	35139 MAPLE ST. - PS 11	603-738-52003	68.67
COLUMBIA RIVER PUD	10142002	10/22/2020	145 N RIVER ST- PS 2	603-738-52003	70.46
COLUMBIA RIVER PUD	10142002	10/22/2020	124 S 4 ST - PS 3	603-738-52003	31.34
COLUMBIA RIVER PUD	10142002	10/22/2020	169 S 4TH ST WATER FLOW	603-738-52003	64.24
COLUMBIA RIVER PUD	10142002	10/22/2020	320 S 1ST ST- PS #1	603-738-52003	95.12
Fund 603 - SEWER Total:					18,139.82
Fund: 605 - STORM					
EAGLE STAR ROCK PRODUCTS	38603	10/19/2020	ROCK 4TH STORM	605-000-52001	134.40
Fund 605 - STORM Total:					134.40
Fund: 701 - EQUIPMENT					
EATONS TIRE AND AUTO	76224	10/19/2020	TRAILER TIRE	701-000-52001	95.15
COLUMBIA RIVER FIRE AND	2020-09 SEPT	10/23/2020	SHARED BILLING FOR	701-000-52023	2,722.35
LAWSON PRODUCTS	9307929221	10/23/2020	JOBBER DRILL BIT	701-000-52001	150.60
Fund 701 - EQUIPMENT Total:					2,968.10
Fund: 702 - INFORMATION SYSTEMS					
CENTURY LINK	1005202	10/19/2020	632B	702-000-52010	42.92
TYLER TECHNOLOGIES INC	025-311009	10/21/2020	MAINTENANCE ONE YEAR	702-000-52019	2,160.00
MORE POWER TECHNOLOGY	10975	10/23/2020	KINGSTON KC600	702-000-52019	250.21
CENTURY LINK BUSINESS	160808793	10/23/2020	ACCT 88035002	702-000-52010	438.27
Fund 702 - INFORMATION SYSTEMS Total:					2,891.40
Fund: 703 - PW OPERATIONS					
NW NATURAL GAS	INV0000890	10/19/2020	8675	703-734-52003	15.99
SOLUTIONS YES	INV252305	10/19/2020	PRINT FEES C11460-01	703-733-52005	80.89
COLUMBIA RIVER PUD	10142002	10/22/2020	1230 DEER ISLAND RD - PW	703-734-52003	47.07
COLUMBIA RIVER PUD	10142002	10/22/2020	984 OREGON ST - PW SHOP	703-734-52003	90.83
COLUMBIA RIVER PUD	10142002	10/22/2020	650 OREGON ST -LEMONT	703-734-52003	286.01
COLUMBIA RIVER PUD	10142002	10/22/2020	984 OREGON ST	703-734-52003	142.82
SCAPPOOSE CHIROPRACTIC PC	INV0000934	10/22/2020	CDL PHYSICALS	703-734-52019	125.00
SCAPPOOSE CHIROPRACTIC PC	INV0000935	10/22/2020	CDL PHYSICALS	703-734-52019	125.00
U.S BANK EQUIPMENT	426426995	10/23/2020	CONTRACT PAYMENT 500-	703-733-52005	150.00
Fund 703 - PW OPERATIONS Total:					1,063.61
Fund: 704 - FACILITY MAJOR MAINTNANCE					
ARCIFORM LLC	16651	10/23/2020	DESIGN RETAINER	704-000-53018	1,000.00
ARCIFORM LLC	16667	10/23/2020	DOCUMENTATION OF	704-000-53018	95.00
ARCIFORM LLC	16715	10/23/2020	DESIGN ASSISTANT DOC OF	704-000-53018	835.30
Fund 704 - FACILITY MAJOR MAINTNANCE Total:					1,930.30
Grand Total:					242,459.94

Fund Summary

Fund	Expense Amount
100 - GENERAL FUND	27,404.53
202 - COMMUNITY DEVELOPMENT	7,199.13
203 - COMMUNITY ENHANCEMENT	66,000.00
205 - STREETS	106,464.60
601 - WATER	8,264.05
603 - SEWER	18,139.82
605 - STORM	134.40
701 - EQUIPMENT	2,968.10
702 - INFORMATION SYSTEMS	2,891.40
703 - PW OPERATIONS	1,063.61
704 - FACILITY MAJOR MAINTNANCE	1,930.30
Grand Total:	242,459.94

Account Summary

Account Number	Account Name	Expense Amount
100-000-21000	Court Restitution	50.00
100-000-37004	Miscellaneous - General	7.55
100-702-52011	Public Information	20.00
100-705-52001	Operating Supplies	1,100.00
100-705-52003	Utilities	467.32
100-705-52018	Professional Development	340.00
100-705-52019	Professional Services	2,647.13
100-706-52003	Utilities	643.36
100-706-52032	Digital Resources	4,020.00
100-706-52033	Printed Materials	198.34
100-707-52001	Operating Supplies	59.80
100-707-52008	Printing	3,534.89
100-707-52019	Professional Services	9,102.50
100-708-52003	Utilities	1,008.11
100-708-52046	Dock Services	235.96
100-708-52047	Marine Board	26.29
100-709-52003	Utilities	154.87
100-709-52023	Facility Maintenance	150.00
100-710-52087	Commission Stipends	630.00
100-715-52003	Utilities	901.07
100-715-52004	Office Supplies	1,107.25
100-715-52005	Small Equipment	185.09
100-715-52009	Postage	500.00
100-715-52019	Professional Services	235.00
100-715-52023	Facility Maintenance	80.00
202-721-52019	Professional Services	500.00
202-722-52003	Utilities	103.34
202-724-52019	Professional Services	6,540.76
202-725-52003	Utilities	55.03
203-701-52028	Projects & Programs	66,000.00
205-000-21900	Street Sidewalk Bonds	101,512.00
205-000-52003	Utilities	3,994.60
205-000-53019	North Vernonia	958.00
601-731-52003	Utilities	2,555.89
601-731-52064	Lab Testing	1,124.00
601-732-52003	Utilities	4,034.56
601-732-52083	Chemicals	549.60
603-735-52003	Utilities	25.56
603-736-52001	Operating Supplies	1,345.52
603-736-52003	Utilities	1,361.91
603-736-52083	Chemicals	4,879.31
603-737-52003	Utilities	1,361.91
603-738-52001	Operating Supplies	8,595.00
603-738-52003	Utilities	570.61

Account Summary

Account Number	Account Name	Expense Amount
605-000-52001	Operating Supplies	134.40
701-000-52001	Operating Supplies	245.75
701-000-52023	Facility Maintenance	2,722.35
702-000-52010	Telephone	481.19
702-000-52019	Professional Services	2,410.21
703-733-52005	Small Equipment	230.89
703-734-52003	Utilities	582.72
703-734-52019	Professional Services	250.00
704-000-53018	Capital Outlay - City Hall	1,930.30
	Grand Total:	242,459.94

Project Account Summary

Project Account Key	Expense Amount
None	242,459.94
Grand Total:	242,459.94