



URBAN RENEWAL AGENCY BUDGET COMMITTEE

Thursday, May 28, 2026, at 6:00 PM

HYBRID: City Hall Council Chambers, 265 Strand Street & Zoom (details below)

AGENDA

Call to Order

Introductions

Election of Budget Chair and Vice Chair

Approval of Minutes

- [1.](#) May 29, 2025, URA Budget Committee Minutes

Public Comment on Proposed URA Budget

Budget Message

- [2.](#) Proposed FY 2026-2027 URA Budget

Discussion and Approval of FY 2026-2027 URA Budget

Adjournment

VIRTUAL MEETING DETAILS

Join Zoom Meeting: <https://zoom.us/j/97773970265?pwd=B68adu1JtmP6EVt3nIskUGWbeiwqxB.1>

Meeting ID: 977 7397 0265

Passcode: 795126

Call in: +1 253 215 8782 US

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at 503-397-6272.

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URBAN RENEWAL AGENCY BUDGET COMMITTEE

Thursday, May 29, 2025 at 6:00 PM

DRAFT MINUTES

Members Present

Mayor Jennifer Massey
Council President Jessica Chilton
Councilor Mark Gundersen
Councilor Russell Hubbard
Councilor Brandon Sundeen

Committee Member Lew Mason
Committee Member Ivan Salas
Chair Steve Toschi

Members Absent:

Committee Member Jennifer Gilbert

Staff Present:

Gloria Butsch, Finance Director - Budget Officer
John Walsh, City Administrator
Jamie Edwards, Accountant III- Budget Comm. Sec.
Jennifer Dimsho, Community Development Project Manager
Joe Hogue, Acting Police Chief

Others:

Jan Zuccarini
Pat Rubino
Catherine Ross
Brady Preheim

Call To Order - 6:00 P.M

Introductions

Introductions were made around the table, starting with the committee members and City staff.

Mayor Massey declared a potential conflict of interest, indicating that her husband is a police officer for the City of St. Helens.

Election Of Budget Chair

Motion: Motion made by Committee Member Lew Mason to nominate Committee Member Steve Toschi as Chair of the Urban Renewal Agency Budget Committee, seconded by Committee Member Ivan Salas.

Voting Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen, Vice Chair Mason, Committee Member Toschi

Approval Of Minutes

1. May 16, 2024, URA Budget Committee Minutes

Motion: Motion made by Councilor Gundersen to approve the URA Budget Committee minutes from May 16, 2024, seconded by Committee Member Mason.

Voting Yea: Mayor Massey, Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen, Committee Member Mason, Committee Member Salas, Chair Toschi

URA Budget Message

2. URA BUDGET MESSAGE & PROPOSED BUDGET FY 2026

Finance Director and Budget Officer Gloria Butsch delivered the budget message for the proposed FY 2026 URA Budget.

The budget message noted that FY 2025 was the first year since the agency's formation in which funds were appropriated in categories other than contingency, following eight years of resource accumulation for priority infrastructure projects identified in the adopted St. Helens Urban Renewal Agency Plan.

The proposed FY 2025/2026 budget appropriates \$100,000 in capital outlay to complete the Riverfront District Streets and Utilities Extension Project and fund Phase 1 of the River Block Project, along with \$15,000 in materials and services for an audit. These projects focus on improving key street intersections in the downtown riverfront district, extending utilities to the City's riverfront property, and making improvements along the Columbia River in Columbia View Park.

Project expenditures are financed through an IFA loan and state-administered grants, with some eligible expenditures accounted for in the City's System Development Charge (SDC) funds. As of June 30, 2025, draws from the IFA loan are expected to total \$14,556,856, which represents the full loan balance. The agency's maximum indebtedness is \$62,000,000, as established in the 2017 plan, and the amount of maximum indebtedness used by the agency is expected to reach \$18,104,496 by June 30, 2025. Project expenditures financed through SDCs are not counted against the maximum indebtedness figure.

The budget message also noted that agency TIF revenues for FY 2024 and FY 2025 declined due to the departure of Cascades Tissue. However, the anticipated sale of the former mill site expected to close in June 2025, private investment in the waterfront redevelopment project, and reactivation at the former Armstrong World Industries site were all identified as factors with potential to improve the agency's long-term financial outlook.

Finally, the budget message indicated that the City may seek reimbursement from the agency in the future for prior-year administrative expenses, including planning fees, professional services, and a percentage of staff time related to the agency's creation and administration. However, staff recommended deferring any such reimbursement request until sufficient reserves are accrued to cover upcoming loan payments.

Public Comment On Proposed URA Budget

Chair Toschi opened public comment on URA Proposed Budget after Butsch provided budget message.

Public comment was heard by: Brady Preheim.

- Brady Preheim offered comments expressing two primary concerns. First, he noted that the budget figures might be out of date, observing that the City Council had recently approved a supplemental budget amendment, which he believed brought the total to approximately \$22–23 million. He emphasized this change might not yet be reflected in the current budget, questioning when it would be updated to reflect

this amendment. Second, Brady expressed concern about the Agency's ability to repay the principal on the IFA loan without the tax revenue previously contributed by Cascades Tissue.

Discussion And Approval Of FY 2025/2026 URA Budget

Chair Toschi opened discussion on the Proposed URA Budget for Fiscal year 2026.

Mayor Massey requested a staff response to the public comment regarding the \$22–23 million figure. Community Development Project Manager Jennifer Dimsho clarified that while the City had amended the IFA loan agreement, this amendment accounted for matching funds—including SDC contributions, grants, and other City matching funds—and did not represent an increase in the loan amount itself, which remains at \$14,556,856.

Finance Director Butsch and Project Manager Dimsho addressed the concern about debt service. They confirmed that the agency is not required to begin making payments on the IFA loan until three years following the close of the loan, which is expected to occur in October 2025—placing the first debt service payment approximately three years from that date. They clarified that the first payment will include interest that has been accruing since the first draw on the loan. As long as the agency continues to collect taxes and defers reimbursing the City for administrative expenses, it should be prepared for the upcoming obligations.

Chair Toschi asked if there were plans to spend more URA funds, Finance Director Butsch and City Administrator John Walsh confirmed that the priority is to allow revenues to accrue sufficient to cover the existing debt service before any new projects or borrowing are considered.

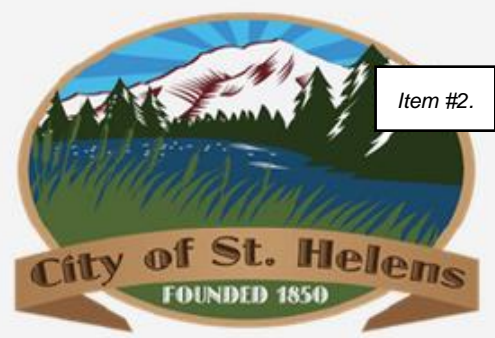
Motion: Motion made by Committee Member Ivan Salas to approve the FY2025-2026 Budget for the City of St. Helens Urban Renewal Agency in the amount of \$743,056 and approve that the Agency levy the maximum incremental tax revenue as provided under State law, seconded by Committee Member Lew Mason.

Voting Yea: Council President Chilton, Councilor Gundersen, Councilor Hubbard, Councilor Sundeen, Committee Member Mason, Committee Member Salas, Chair Toschi

Voting Abstaining: Mayor Massey

Adjournment at 6:21 p.m.

Respectfully submitted by Jamie Edwards, Accountant III, with assisted transcription by ClerkMinutes.



Item #2.

City of St. Helens Urban Renewal Agency

FISCAL YEAR 2026/27

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Urban Renewal Agency

The City of St. Helens City Council formally adopted the St. Helens Urban Renewal Plan, Bylaws, and accompanying Urban Renewal Report in 2017.

In 2018, the urban renewal boundary was slightly amended to correct a boundary issue identified by the Columbia County Assessor’s Office. In 2020, the boundary was amended again to restore projected tax increment collections to the Area’s original capacity.

Additional information regarding the Plan’s creation and subsequent amendments—including Advisory Committee meetings, coordination with taxing districts, public involvement, and open houses—is available in supporting documentation.

Urban Renewal Agency Goals

The established goals of the Urban Renewal Agency are to:

- Ensure stakeholder involvement in plan implementation by providing accurate, timely information and encouraging public participation.
- Provide adequate infrastructure and public amenities to support new development.
- Increase the safety and capacity of existing transportation corridors.
- Improve public access to the Columbia River through investments in waterfront open space and pathways.
- Support the revitalization of the Houlton and Riverfront business districts.



ST. HELENS URBAN RENEWAL AGENCY BUDGET MESSAGE

Item #2.

May 28, 2026

St. Helens Urban Renewal Agency Board of Directors,
Members of the Budget Committee,
Members of the St. Helens Community

It is our pleasure to present to you the FY2027 proposed budget for the St. Helens Urban Renewal Agency (SHURA). FY2025 was the first year since the formation of the SHURA where funds were appropriated in categories other than in contingency. For the prior eight years, the SHURA was collecting resources to ensure and enable the Agency to advance the priority infrastructure projects identified in the adopted St. Helens Urban Renewal Agency Plan. This plan and project list is available on the City's website at <https://www.sthelensoregon.gov/urban>.

The proposed budget appropriates \$50,000 in Capital Outlay as a placeholder. It also appropriates \$25,000 in Materials & Services for the annual audit. Additionally, this will be the first year that the SHURA expects to begin debt service payments on the loan that provided the financing for the Waterfront Improvement Projects. This project focused on improving key streets and intersections in the downtown Riverfront District, extending utilities onto the City's Riverfront property, and improvements along the Columbia River in Columbia View Park. These projects have set the groundwork for future public amenities and private investment on the City's Riverfront property. For more information, see the project page on the City's website:

<https://www.sthelensoregon.gov/waterfront/page/streets-and-utilities-extension-project>

<https://www.sthelensoregon.gov/waterfront/page/riverwalk-project>

The resources for project expenditures included a loan (IFA loan) and grants administered by the State. Additionally, some eligible expenditures are accounted for in the City's SDC Funds. The IFA loan balance is \$14,630,318.

Maximum indebtedness (MI) for the SHURA is \$62,000,000. This is measured by the project expenditures of the Agency. By June 30, 2026, the amount of MI used by the SHURA is expected to be \$18,254,496. Project expenditures that are financed by system development charges (SDC's) are not counted against the MI.

The SHURA property tax (TIF) revenue for fiscal years 2024 and 2025 declined due to the departure of Cascades Tissue. The sale of the old mill site was anticipated to close in June 2025, however that did not occur until late December 2025; too late for the property to return on the tax rolls to be assessed for FY2026. Private investment on the City's waterfront redevelopment project, the City's Industrial Business Park and reactivation at the former Armstrong World Industries site all have potential to improve the financial outlook for the SHURA in the long term.

In the future, the City of St. Helens may request reimbursement of expenses from previous years that were related to the SHURA. Currently, City staff is recommending that it wait to seek any reimbursement of SHURA expenses from previous years to ensure sufficient reserves are accrued to make loan payments when they come due. These expenses can include SHURA planning fees and professional services along with a percentage of staff time that was used to create and administer the SHURA. These expenses are tracked in our financial system if the City chooses to seek reimbursement in the future from the SHURA.

Sincerely,

John Walsh, Agency Administrator
Gloria Butsch, Agency Finance Director

URBAN RENEWAL AGENCY BUDGET

Item #2.

Urban Renewal Agency		2023-24 Actual	2024-25 Actual	2025-26 Adopted	2025-26 EST YE	2026-27 Proposed
RESOURCES						
LOCAL TAXES						
801-000-31001	Property Taxes -CY	1,202,451	363,473	620,000	400,000	759,000
801-000-31002	Property Taxes -PY	-	34,576	-	75,000	20,000
MISCELLANEOUS						
801-000-37001	Interest	126,651	117,791	15,000	8,500	10,000
801-000-37004	Miscellaneous	-	-	-	-	-
TOTAL MISCELLANEOUS		126,651	117,791	15,000	8,500	10,000
TRANSFERS						
801-000-38001	Transfer	-	-	-	-	-
FUND BALANCE AVAILABLE						
801-000-39001	Beginning Fund Balance	1,873,954	3,203,127	108,056	95,726	409,226
TOTAL RESOURCES		3,203,056	3,718,967	743,056	579,226	1,198,226
EXPENSES						
MATERIALS AND SERVICES						
801-000-52019	Professional Services	-	-	15,000	20,000	25,000
CAPITAL OUTLAY						
801-000-53001	Capital Outlay	-	3,623,241	100,000	150,000	50,000
DEBT SERVICE						
801-000-55001	Principal	-	-	-	-	-
801-000-55002	Interest	-	-	-	-	805,000
801-000-55003	Trustee Fee	-	-	-	-	600
TOTAL DEBT SERVICE		-	-	-	-	805,600
CONTINGENCY						
801-000-58001	Contingency	-	-	628,056	-	317,626
ENDING FUND BALANCE		3,203,056	95,726	-	409,226	-
TOTAL EXPENSES		3,203,056	3,718,967	743,056	579,226	1,198,226