



URBAN RENEWAL AGENCY BUDGET COMMITTEE

Thursday, May 29, 2025 at 6:00 PM

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

AGENDA

CALL TO ORDER

INTRODUCTIONS

ELECTION OF BUDGET CHAIR

APPROVAL OF MINUTES

1. May 16, 2024, URA Budget Committee Minutes

PUBLIC COMMENT ON PROPOSED URA BUDGET

URA BUDGET MESSAGE

2. URA BUDGET MESSAGE & PROPOSED BUDGET FY 2026

DISCUSSION AND APPROVAL OF FY 2025/2026 URA BUDGET

ADJOURNMENT

VIRTUAL MEETING DETAILS

Join Zoom Meeting: <https://zoom.us/j/94535675980?pwd=Re0FD4wUx0OuxIPEn7OR8kUfmwa9vX.1>

Meeting ID: 945 3567 5980

PASSCODE: 254838

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.

Be a part of the vision and get involved...volunteer for a City Board or Commission! For more information or for an application, go to www.sthelensoregon.gov or call 503-366-8217.



Urban Renewal Agency Budget Committee

Thursday, May 16, 2024, at 6:00 PM

Draft - Minutes

Members Present

Mayor Rick Scholl
Council President Jessica Chilton
Councilor Mark Gundersen
Councilor Russell Hubbard
Councilor Brandon Sundeen

Chair Lew Mason
Committee Member Ivan Salas
Committee Member Jennifer Gilbert
Committee Member Jennifer Massey
Committee Member Steve Toschi

Staff Present

Gloria Butsch, Finance Director - Budget Officer
John Walsh, City Administrator – URA Administrator
Jenny Dimsho, Associate Planner / Community Development Project Manager / URA Secretary
Jamie Edwards, Accountant II- Budget Committee Secretary
Jennifer Johnson, Accountant III

Others Present

Brady Preheim

Call to Order

6:00 PM. Called to Order

Introductions

Finance Director Gloria Butsch started the meeting with a roundtable of introductions.

URA Overview

Butsch advised this is the Urban Renewal Agency (URA) Budget Meeting. She reiterated that the Council serves as the URA board and explained the role of the budget committee, which is to review, discuss, make adjustments and deletions, and approve the budget presided by the Budget Officer.

City Administrator John Walsh gave an overview the URA history. Walsh further explained the URA process using the veneer property as an example. He described how the tax base is frozen on the day the district is formed, and any increment above that is captured as URA revenue.

Election of Budget Chair

Motion made by Committee Member Jennifer Massey, to appoint Committee Member Lew Mason as Chair, seconded by Councilor Mark Gundersen.

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

Approval of Minutes

3. Approval of Minutes 1/5/2022 URA Budget Committee Meeting

Motion made by Mayor Scholl, to approve the minutes from January 5, 2022, seconded by Councilor Gundersen.

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

Voting Abstaining: Committee Member Steve Toschi

Budget Message

Busch presented the URA budget message and proposed budget for fiscal year 2025. She highlighted that this would be the first year since the formation of the SHURA where funds would be appropriated in categories other than contingency. The proposed budget appropriates \$3 million in capital outlay to support the Riverfront District Streets and Utilities Extension Project and Phase 1 of the Riverwalk Project.

Butsch explained that the maximum indebtedness for the URA is \$62 million, and by June 30, 2025, the amount used is expected to be \$17,546,875. She noted that the agency is projected to receive less than forecasted property tax revenue for fiscal years 2024 and 2025 due to the departure of Cascades Tissue. However, staff are optimistic about potential improvements in the financial outlook due to private investment on the city's waterfront redevelopment project, reactivation at the mill site, and reactivation at the former Armstrong World Industries site.

Butsch also mentioned that the City may request reimbursement of expenses from previous years related to the agency in the future. She recommended adopting the budget on an annual basis until there is stability in the city's industrial area.

Public Comment on Proposed URA Budget

Chair Mason opened public comments. Public comments were received by Brady Preheim who expressed concern about the \$3 million allocation, stating that urban renewal is essentially a district that is bankrupt due to lower revenues than when the district started. He cautioned against relying on fantasies of things happening and counting money before it materializes.

Walsh responded and directed the Committee to the packet document showing updated revenue forecast.

Discussion and Approval for FY 2024/2025 URA Budget

Mason asked about timelines and if there have been any prospective developers. Chilton advised there have been interested buyers.

Motion made by Committee Member Ivan Salas, to approve the FY2024-2025 Budget for the City of St. Helens Urban Renewal Agency in the amount of \$ 3,650,954 and approve that the Agency levy the maximum incremental tax revenue as provided under State law. Seconded by Committee Member Gilbert.

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

Adjournment at 6:40 p.m.

Respectfully Submitted by Jamie Edwards, Accountant III with assisted transcription by ClerkMintues.



City of St. Helens Urban Renewal Agency

Proposed Budget FY 2026

www.sthelensoregon.gov



St. Helens Urban Renewal Agency Budget Message for FY2026

May 29, 2025

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 FY2026 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 \$100,000 in Capital Outlay to finish the Riverfront District Streets and Utilities Extension Project, and for Phase I of the Riverwalk Project. It also appropriates \$15,000 in Materials & Services for an audit. These two projects focus 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 will 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. As of June 30, 2025, draws from the IFA loan will be \$14,556,856, which is the balance of the loan.

Maximum indebtedness (MI) for the SHURA is \$62,000,000. This is measured by the project expenditures of the Agency. By June 30, 2025, the amount of MI used by the SHURA is expected to be \$18,104,496. 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. However, the sale of the old mill site is expected to close in June 2025. Private investment on the City's waterfront redevelopment project, 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
Jennifer Dimsho, Agency Secretary & Community Development Project Manager

URBAN RENEWAL AGENCY BUDGET FY 2026

Urban Renewal Agency		2022-23 Actual	2023-24 Actual	2024-25 Adopted	2024-25 Est YE	2025-26 Proposed
<u>RESOURCES</u>						
<u>LOCAL TAXES</u>						
801-000-31001	Property Taxes	1,058,137	1,202,451	480,000	415,000	620,000
<u>MISCELLANEOUS</u>						
801-000-37001	Interest	44,257	126,651	40,000	90,000	15,000
801-000-37004	Miscellaneous	2,453	-	-	-	-
TOTAL MISCELLANEOUS		46,710	126,651	40,000	90,000	15,000
<u>FUND BALANCE AVAILABLE</u>						
801-000-39001	Beginning Fund Balance	769,107	1,873,954	3,130,954	3,203,056	108,056
TOTAL RESOURCES		1,873,954	3,203,056	3,650,954	3,708,056	743,056
<u>EXPENSES</u>						
<u>MATERIALS AND SERVICES</u>						
801-000-52019	Professional Services	-	-	-	-	15,000
<u>CAPITAL OUTLAY</u>						
801-000-53001	Capital Outlay	-	-	3,000,000	3,600,000	100,000
<u>CONTINGENCY</u>						
801-000-58001	Contingency	-	-	650,954	-	628,056
ENDING FUND BALANCE		1,873,954	3,203,056	-	108,056	-
TOTAL EXPENSES		1,873,954	3,203,056	3,650,954	3,708,056	743,056