

BOARDMAN URBAN
RENEWAL AGENCY



PROPOSED BUDGET
FY 2026 – 2027

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2025-2026 Budget

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**Boardman Urban Renewal Agency
2026-2027 Budget**

BUDGET COMMITTEE ROSTER

Commission Chair ----- Paul Keefer
Commission Vice Chair ----- Cristina Cuevas
Commissioner ----- Heather Baumgartner
Commissioner ----- Karen Pettigrew
Commissioner ----- Brenda Profitt
Commissioner ----- Richard Rockwell
Commissioner ----- Michael Hughes
Citizen Member ----- Dori Drago
Citizen Member ----- Stephen Fuss
Citizen Member ----- Emerald Lantis
Citizen Member ----- Alejandra Mendoza
Citizen Member ----- Lisa Mittelsdorf
Citizen Member ----- Marie Shimer
Citizen Member ----- Ariana Andrews

STAFF

Brandon Hammond, City Manager
Marta Barajas, Finance Director
Amanda Mickles, City Clerk/Recorder

**Boardman Urban Renewal Agency
2026-2027 Budget**

BUDGET CALENDAR

Jan. 6, 2026	Appoint Budget Officer and Budget Committee
Feb. - April 2026	Prepare proposed budget
April 29, 2026	Publish 1 st Notice of Budget Committee Meeting
May 6, 2026	Publish 2 nd Notice of Budget Committee Meeting
May 12, 2026	Budget Committee meeting7:15 pm
May 26, 2026	Second Budget Committee meeting (if needed)7:15 pm
May 27, 2026	Publish Notice of Budget Hearing & Budget Summary
June 2, 2026	Budget Hearing7:15 pm
June 2, 2026	Enact Resolution to Adopt
July 15, 2026	Submit tax certification documents to Tax Assessor
Sept. 30, 2026	Send copy of all budget documents to County Clerk

May 8, 2026



Members of the Boardman Urban Renewal Agency Budget Committee,

It's hard to believe, but the Boardman Urban Renewal Agency (URA) was formed almost eighteen years ago. The City's leaders wanted to address some of the utility infrastructure needs that they perceived would be needed and add streets to certain areas of town, all of which were in a blight or undeveloped part of Boardman. Well, that used to be a sizeable part of Boardman. The vision of making Boardman better each time, and growing its amenities for its residents, still resonates with today's leadership. I'm excited to be a part of all the improvements that have been made so far. With this same excitement, I announce that one of the three districts within the URA, is about to end, with the end of fiscal year 2025-2026. Its original plan, as intended and needed, has reached its term. The West Urban Renewal District finalized its last project by providing sidewalks, along a route to school, where children will utilize them everyday. That's a great project to be the final bow on the package.

The two remaining districts are known as the Central Urban Renewal District (CURD) and the recently added, North Urban Renewal District (NURD). Tonight, we will review the budget for these two districts, who make up the Boardman Urban Renewal Agency.

The CURD has been in existence since 2008, being the establishing urban renewal district. It has had a long road of history, being that it is in the central part of town and the heart of Boardman, working on this area to remove the blight and encourage development, was a focus. If you've been around in the last year or so, you can see that a new loop road was put in, giving additional access to areas in the southeast part of "downtown". This new access gave light to this area. We've had multiple inquiries from developers who are interested in establishing new businesses in that area. Keep your fingers crossed, as we see which ones develop and come to fruition.

The next biggest development is in the NURD. The City purchased land, last year, in the NURD. The plans are to put in new streets and water and sewer lines. Some of the areas are designated for commercial or light industrial, while a large portion is designated for residential. The good news is that the streets and utility infrastructure have been awarded to a contractor who plans to begin construction in a few weeks. Our public works department is prepping some of that area and working on the existing utility lines now. Once that area is opened up with the new streets and utility infrastructure, I believe the inquiries from developers will start to pour in.

Thanks to the design of how urban renewal areas work, we can invest in our community and make Boardman more beautiful each day. The community makes Boardman beautiful, and I thank you for being a part of it. The following budget for the 2026-2027 fiscal year will outline what more is to come.

Respectfully submitted,

Marta Barajas
Finance Director/Budget Officer

BOARDMAN URBAN RENEWAL AGENCY

Boardman Urban Renewal Agency

The Boardman Urban Renewal Agency was established on August 19, 2008 to help with development activities in designated areas of Boardman. These activities are designated by its Governing body. Under an urban renewal agency, the governing body can establish districts, which are identified by boundaries, and submitted to the state. The duration of an urban renewal district may have an end date or may be perpetual as per state regulations. The WURD is the only district with an established term of 25 years, which would discontinue the district in the year 2038. However, having fulfilled the need in that part of Boardman, the City has determined that fiscal year 2025-2026 is its last year. The URA did not levy taxes in 2025-2026 for this district, preparing for it to close.

The urban renewal agencies are allowed by statute law, to help cities leverage their resources by establishing a district, with set boundaries, and freezing the tax base, within said boundary. As assessment values increase, the additional tax revenues, above the frozen base, are collected by the city to recouperate the costs of street and utility infrastructure improvements in that area. The city can "loan" the districts money, and the districts would repay the city with those tax dollars.

If feasible, the City of Boardman is the districts' financial leverage. The alternate option is an external loan. Both financing options are allowed to be repaid with the tax dollars generated through the urban renewal agency. The overall cost of construction, improvements, and investments in the Boardman Urban Renewal Agency have a combined total of over \$6,600,000. Although the WURD is closing, the NURD is just beginning.

Districts within the Boardman Urban Renewal Agency

- Central Boardman Urban Renewal District: Est. 8/19/2008
- West Boardman Urban Renewal District: Est. 11/18/2013
- North Boardman Urban Renewal District: Est. 09/05/2023

CENTRAL URBAN RENEWAL DISTRICT

The Boardman Central Urban Renewal District (CURD) was adopted on August 19, 2008 without an end term date. Its original intention was to last approximately twenty-five years, but recent developments have made the city reconsider its need and have decided to continue it. It covers the area from SE Front Street to Wilson Lane along the East side of Main Street. Multiple projects have been completed, and these have brought in new ventures along the areas of improvement.

- In 2014, approximately 900 feet of water and sewer lines were constructed from Oregon Trail Blvd North to SE Front Street with additional connections and street upgrades on a section of SE Front Street.
- In fiscal year 2015-2016 a commercial food entity along with two additional retail spaces was constructed and has been operational on SE Front Street.
- In 2018-2019 an upgrade to the City's main water line, along Wilson Road, was completed.
- In 2020, a food pod was constructed and has 4-5 vendors at any given time.
- In 2021, a new hotel establishment opened its doors along SE Front Street and is now considering expanding its business, at the same location.
- In May 2024, it acquired land underneath the Bonneville Power Administration power lines, along S Main ST. The plans are to create a green space with walking trails, road access, and parking.
- In 2024-2025 SE Front St. was completely redone and SE 1st St. was constructed as a connector to SE Oregon Trail Blvd.
- In 2025-2026, the construction of SW Loop Rd. (SW 1st Street), which includes SW Oregon Trail Blvd, and connecting to Tatone Street, was completed.

This SW Loop Rd project was funded by a loan from the City. CURD will repay it over the coming years, from tax generated revenues. This area is anticipated to have commercial development soon, reducing the outstanding liability timeframe. As development comes in, assessed tax values will increase, as will the corresponding tax revenues.

In this fiscal year, CURD anticipates making a \$400,000 payment back to the City towards the SW Loop Rd project loan. The town has been beautified, expanded, and increased development potential by completing this project. We anticipate seeing new developments soon.

BOARDMAN CENTRAL URBAN RENEWAL DISTRICT MAPS



Boardman Central Urban Renewal Satellite Map 2017

https://satellites.pro/Boardman_map.Oregon_region.USA



Boardman Central Urban Renewal
Boundary Map

**Boardman Urban Renewal Agency
Budget Year 2026 - 2027**

**** BOARDMAN CENTRAL URBAN RENEWAL DISTRICT ****

Historical Data		
Actual 2023-2024	Actual 2024-2025	Adopted Budget 2025-2026
238,210	334,209	497,000
77,055	152,031	154,400
4,406	0	7,294,500
14,419	19,493	500
0	0	0
<u>334,091</u>	<u>505,733</u>	<u>7,946,400</u>

RESOURCES

Proposed Budget 2026-2027	Approved Budget 2026-2027	Adopted Budget 2026-2027
714,000	0	0
172,400	0	0
4,500	0	0
20,000	0	0
0	0	0
<u>910,900</u>	<u>0</u>	<u>0</u>

TOTAL RESOURCES

Historical Data		
Actual 2022-2023	Actual 2024-2025	Adopted Budget 2025-2026
0	55	63,000
0	0	3,500
0	120	400
0	0	0
0	0	0
0	0	7,294,500
0	0	0
0	0	400,000
0	0	185,000
334,091	505,558	0
<u>334,091</u>	<u>505,733</u>	<u>7,946,400</u>

EXPENDITURES

Proposed Budget 2026-2027	Approved Budget 2026-2027	Adopted Budget 2026-2027
20,000	0	0
1,100	0	0
450	0	0
0	0	0
0	0	0
0	0	0
0	0	0
400,000	0	0
489,350	0	0
0	0	0
<u>910,900</u>	<u>0</u>	<u>0</u>

TOTAL EXPENDITURES

WEST URBAN RENEWAL DISTRICT

The West Boardman Urban Renewal District was adopted on November 18, 2013 covering 169.7 acres in West Boardman. It is bordered by W. Wilson Lane to the south and Paul Smith Road to the west. This district has an original end term date of November 2038. However, in reviewing the district's plan and the needs of the city, it has been determined that the WURD has fulfilled its goals and it will close at the end of the 2025-2026 fiscal year. This will offset the intention of keeping the CURD open longer than originally anticipated.

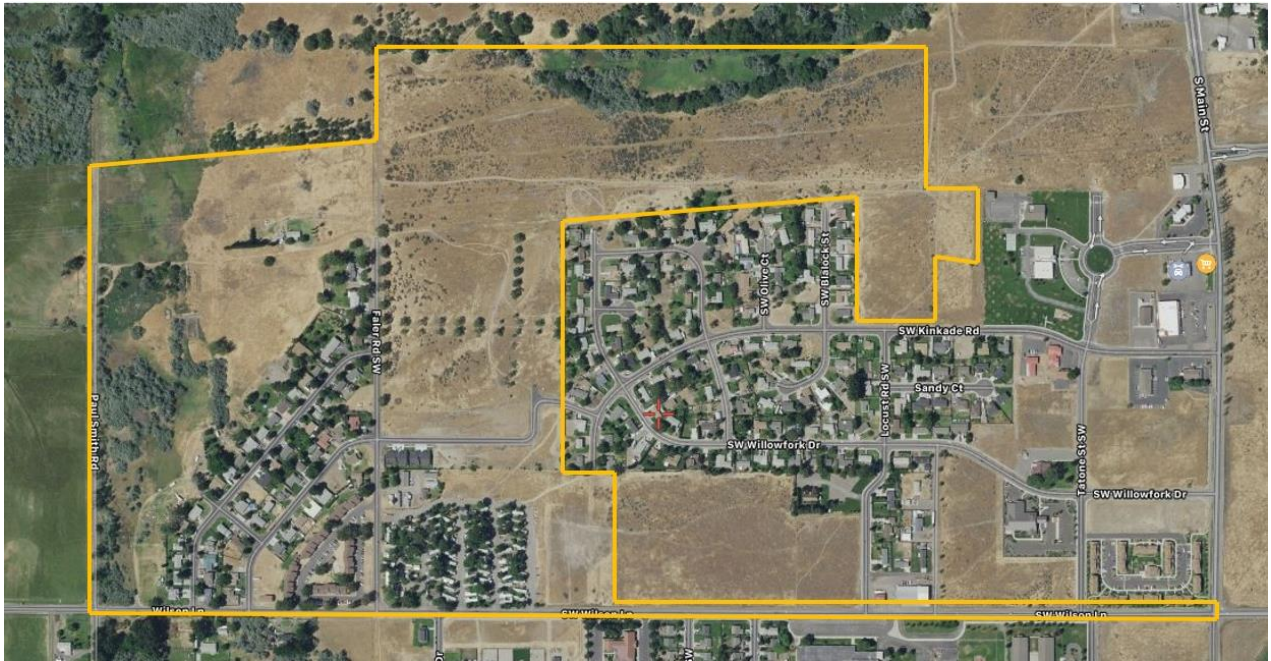
Projects accomplished

- In 2014, the street extension of Mt. Hood Ave, in the Chaparral subdivision, was completed along with the construction of additional water and sewer infrastructure. Much of the improvements were aided by in-kind support from the Port of Morrow and financial support was provided by the City for the utility services.
- Two duplexes were constructed in 2016, and two more were completed in 2019, with now seven duplexes on that street.
- In fiscal year 2018-2019, Faler Road was repaired and upgraded. Along with Faler Road, the City's main water and sewer lines were upgraded to replace the outdated utility lines.
- In 2024-2025, infilling sidewalks in that area were started. With additional sidewalk improvements being identified for 2025-2026. This area was identified as a safe route to school, and children's safety was a priority that played a role in the designation of where sidewalk improvements would take place.

With the WURD improvements and the CURD improvements, the area between them, is also getting a nice improvement with Oregon Trail Blvd connecting these two districts. This improvement is scheduled by the city this fiscal year. Having had the improvements by the districts have allowed the city to make this street connection and open a whole new access to SW Boardman from S. Main Street.

WURD fulfilled its liability with the City in the 2024-2025 fiscal year. No further payments will be made to the City. In preparation for its closure, no taxes were levied in the 2025-2026 fiscal year. The remaining balance in the account was used to infill sidewalks in that district. Official closure is expected on June 30, 2026, with the end of that fiscal year.

BOARDMAN WEST URBAN RENEWAL DISTRICT MAPS



Boardman West Urban Renewal Satellite Map 2017

https://satellites.pro/Boardman_map.Oregon_region.USA



**Boardman Urban Renewal Agency
Budget Year 2026 - 2027**

**** BOARDMAN WEST URBAN RENEWAL DISTRICT ****

<u>Historical Data</u>				<u>RESOURCES</u>		
<u>Actual</u> <u>2023-2024</u>	<u>Actual</u> <u>2024-2025</u>	<u>Adopted</u> <u>Budget</u> <u>2025-2026</u>		<u>Proposed</u> <u>Budget</u> <u>2026-2027</u>	<u>Approved</u> <u>Budget</u> <u>2026-2027</u>	<u>Adopted</u> <u>Budget</u> <u>2026-2027</u>
91,166	87,382	208,000	BEGINNING CASH	0	0	0
91,137	119,377	825	TAXES	0	0	0
0	0	0	GRANTS & LOANS	0	0	0
6,369	4,537	300	OTHER REVENUES	0	0	0
0	0	0	TRANSFERS IN	0	0	0
<u>188,672</u>	<u>211,296</u>	<u>209,125</u>	TOTAL RESOURCES	<u>0</u>	<u>0</u>	<u>0</u>

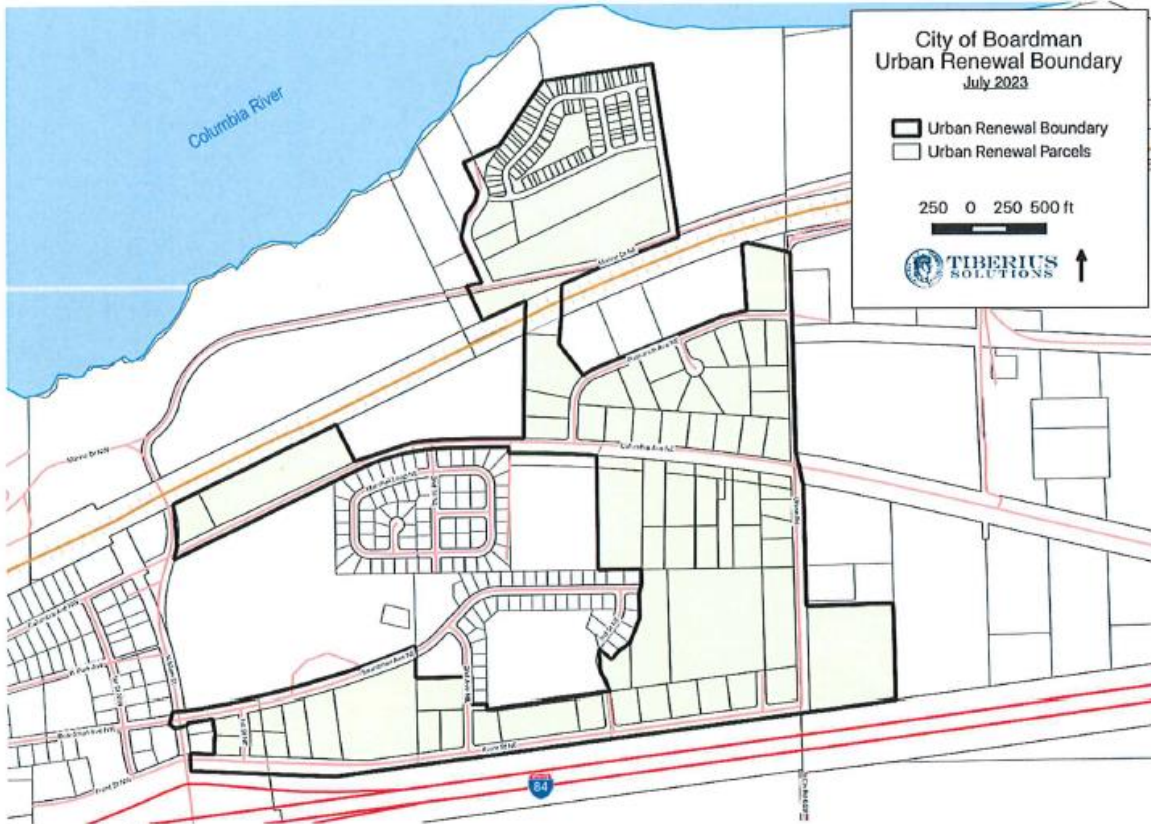
<u>Historical Data</u>				<u>EXPENDITURES</u>		
<u>Actual</u> <u>2022-2023</u>	<u>Actual</u> <u>2024-2025</u>	<u>Adopted</u> <u>Budget</u> <u>2025-2026</u>		<u>Proposed</u> <u>Budget</u> <u>2026-2027</u>	<u>Approved</u> <u>Budget</u> <u>2026-2027</u>	<u>Adopted</u> <u>Budget</u> <u>2026-2027</u>
0	55	3,000	PROFESSIONAL FEES	0	0	0
0	0	800	ADVERTISING & PUBLICATIONS	0	0	0
0	0	0	DUES & TAXES	0	0	0
0	0	0	GRANTS	0	0	0
0	0	0	OTHER EXPENSES	0	0	0
0	0	205,325	CAPITAL PROJECTS	0	0	0
0	0	0	DEBT SERVICE	0	0	0
101,290	109,000	0	TRANSFERS	0	0	0
0	0	0	CONTINGENCY	0	0	0
87,382	102,241	0	RESERVE FOR FUTURE EXPENDITURES	0	0	0
<u>188,672</u>	<u>211,296</u>	<u>209,125</u>	TOTAL EXPENDITURES	<u>0</u>	<u>0</u>	<u>0</u>

NORTH URBAN RENEWAL DISTRICT

The North Urban Renewal District was just adopted on September 5, 2023. The projects for this area are already beginning. Before its adoption, there were apartments and condos being built within that district. The excess property values were captured by the NURD, when those projects were completed and fully on the tax rolls. This will allow for a nice tax levy increase as the additionally planned improvements are put in.

The City has awarded the contract for reconstruction of NE Front St. This project will also complete 3rd Street, 4th Street, and NE Boardman Ave. NE Front Street will be last to be completed, so that these other streets give access to the splash pad, soccer field, and the facilities on Olson Rd.

These streets will surround the land purchased by the city, last year. The infrastructure improvements are designed to be appealing for developers, to encourage additional housing and commercial development. Along NE Front Street there are already plans for the construction of a new hotel and a retail space. NE Front Street will have ample sidewalks and lampposts, which along with the new street, will create a very attractive street for commercial businesses. Adding that most of the properties along NE Front Street are also very visible from I-84, is promising for new business endeavors.



**Boardman Urban Renewal Agency
Budget Year 2026 - 2027**

**** BOARDMAN NORTH URBAN RENEWAL DISTRICT ****

<u>Historical Data</u>				<u>RESOURCES</u>		
<u>Actual</u> <u>2023-2024</u>	<u>Actual</u> <u>2024-2025</u>	<u>Adopted</u> <u>Budget</u> <u>2025-2026</u>		<u>Proposed</u> <u>Budget</u> <u>2026-2027</u>	<u>Approved</u> <u>Budget</u> <u>2026-2027</u>	<u>Adopted</u> <u>Budget</u> <u>2026-2027</u>
0	0	0	BEGINNING CASH	246,500	0	0
0	0	65,000	TAXES	161,500	0	0
0	0	0	GRANTS & LOANS	0	0	0
0	0	0	OTHER REVENUES	7,800	0	0
0	0	0	TRANSFERS IN	4,515,000	0	0
0	0	65,000	TOTAL RESOURCES	4,930,800	0	0

<u>Historical Data</u>				<u>EXPENDITURES</u>		
<u>Actual</u> <u>2023-2024</u>	<u>Actual</u> <u>2024-2025</u>	<u>Adopted</u> <u>Budget</u> <u>2025-2026</u>		<u>Proposed</u> <u>Budget</u> <u>2026-2027</u>	<u>Approved</u> <u>Budget</u> <u>2026-2027</u>	<u>Adopted</u> <u>Budget</u> <u>2026-2027</u>
0	0	10,000	PROFESSIONAL FEES	15,000	0	0
0	0	0	ADVERTISING & PUBLICATIONS	1,100	0	0
0	0	0	DUES & TAXES	2,000	0	0
0	0	0	GRANTS & LOANS	0	0	0
0	0	0	OTHER EXPENSES	0	0	0
0	0	0	CAPITAL PROJECTS	4,515,000	0	0
0	0	0	DEBT SERVICE	0	0	0
0	0	0	TRANSFERS	0	0	0
0	0	55,000	CONTINGENCY	397,700	0	0
0	0	0	RESERVE FOR FUTURE EXPENDITURES	0	0	0
0	0	65,000	TOTAL EXPENDITURES	4,930,800	0	0

BUDGET SUMMARY BY DISTRICT

RESOURCES - BY DISTRICT

Historical Data				Proposed Budget 2026-2027	Approved Budget 2026-2027	Adopted Budget 2026-2027
Actual 2023-2024	Actual 2024-2025	Adopted Budget 2025-2026				
334,091	505,733	7,946,400	NET CENTRAL DISTRICT	910,900	0	0
188,672	211,296	209,125	NET WEST DISTRICT	0	0	0
0	0	65,000	NET NORTH DISTRICT	4,930,800	0	0
522,763	717,029	8,220,525	TOTAL RESOURCES	5,841,700	0	0

EXPENDITURES - BY DISTRICT

Historical Data				Proposed Budget 2026-2027	Approved Budget 2026-2027	Adopted Budget 2026-2027
Actual 2023-2024	Actual 2024-2025	Adopted Budget 2025-2026				
334,091	505,733	7,946,400	NET CENTRAL DISTRICT	910,900	0	0
188,672	211,296	209,125	NET WEST DISTRICT	0	0	0
0	0	65,000	NET NORTH DISTRICT	4,930,800	0	0
522,763	717,029	8,220,525	TOTAL EXPENDITURES	5,841,700	0	0

BUDGET SUMMARY BY CATEGORY

RESOURCES - BY CATEGORY

Historical Data		
Actual 2023-2024	Actual 2024-2025	Adopted Budget 2025-2026
329,376	421,591	705,000
168,192	271,408	220,225
4,406	0	7,294,500
20,789	24,030	800
0	0	0
522,763	717,029	8,220,525

BEGINNING CASH
TAXES
GRANTS & LOANS
OTHER REVENUES
TRANSFERS IN

TOTAL RESOURCES - BY CATEGORY

Proposed Budget 2026-2027	Approved Budget 2026-2027	Adopted Budget 2026-2027
960,500	0	0
333,900	0	0
4,500	0	0
27,800	0	0
4,515,000	0	0
5,841,700	0	0

EXPENDITURES - BY CATEGORY

Historical Data		
Actual 2022-2023	Actual 2024-2025	Adopted Budget 2025-2026
0	230	80,700
0	0	7,499,825
0	0	0
101,290	109,000	400,000
0	0	240,000
421,473	607,799	0
522,763	717,029	8,220,525

MATERIALS & SERVICES
CAPITAL OUTLAY
DEBT SERVICE
TRANSFERS
CONTINGENCY
RESERVES

TOTAL EXPENDITURES - BY CATEGORY

Proposed Budget 2026-2027	Approved Budget 2026-2027	Adopted Budget 2026-2027
39,650	0	0
4,515,000	0	0
0	0	0
400,000	0	0
887,050	0	0
0	0	0
5,841,700	0	0