



*Where Life is Sweet*

Mayor and Members of the Urban Renewal Board  
**STAFF REPORT**  
For the Meeting of February 12, 2024

**Title/Subject**

Resolution No. 21 - Bond Authorization for North Hermiston Urban Renewal Area Infrastructure Project

**Summary and Background**

As discussed in previous council meetings, the formation of the North Hermiston Urban Renewal Area (NHURA) is key to the development of some of the only vacant land available along the N. Highway 395 corridor. Since the formation of the NHURA, developers are interested in what the project will ultimately look like so they can make their plans related to possible projects.

Staff is proposing to borrow the funding necessary to build the connection between N. Hwy 395 and NE 4<sup>th</sup> Street including a traffic signal and a waterline. These projects will give some certainty to the developers.

**Tie-In to Council Goals**

Enhancing the economic opportunities remains a council priority.

**Fiscal Information**

The recently adopted NHURA plan estimates these projects to cost \$5 million. The plan also shows that the \$5 million costs can be paid with purely on the 3% increase in revenue on the existing properties. With construction, the timeline to pay off the bonds would move even faster.

Coupling this borrowing with the other projects the city is doing helps gain efficiencies in the borrowing costs.

**Alternatives and Recommendation**

**Alternatives**

1. Adopt Resolution No. 21 without modification.
2. Adopt Resolution No. 21 with specific modifications.
3. Direct staff to make major changes to Resolution No. 21 and bring back at a later date.

Recommended Action/Motion

Motion to approve Resolution No. 21 and authorize the bonding for the NHURA Infrastructure Project.

**Submitted By:**

Byron D. Smith