

**City of St. Helens**  
**Urban Renewal Agency Public Hearing**  
**Urban Renewal Agency**

**Draft Minutes**

**June 3, 2020**

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**Members Present:** Ginny Carlson, Chair  
Keith Locke, Agency Member  
Doug Morten, Vice Chair  
Stephen Topaz, Agency Member

**Members Absent:** Rik Scholl, Agency Member

**Staff Present:** City Administrator John Walsh  
Associate Planner Jennifer Dimsho  
Finance Director Matt Brown  
City Recorder Kathy Payne  
Deputy City Recorder Lisa Scholl  
Interim Public Works Director Sue Nelson

**Others:** Tina Curry

1) **Open Public Hearing - 6:15 pm**  
**2020-2021 Urban Renewal Agency Budget Adoption**

The public hearing was opened by Chair Carlson at 6:15 p.m. There were no public comments.

The public hearing was closed by Chair Carlson at 6:16 p.m.

2) **Roll Call - 6:30 pm**

The meeting was called to order by Chair Carlson at 6:30 p.m.

3) **Election of Officers: Chair & Vice Chair**

**Motion:** Upon Locke's motion and Topaz's second, the Urban Renewal Agency unanimously approved to elect Doug Morten as Chair. [AYES: Locke, Morten, Topaz, Carlson; Nays: None]

**Motion:** Upon Morten's motion and Locke's second, the Urban Renewal Agency unanimously approved to elect Steve Topaz as Vice Chair. [AYES: Chair Morten, Locke, Carlson, Topaz; Nays: None]

4) **Consent Agenda for Approval**

- 4.A Urban Renewal Public Hearing Minutes dated May 15, 2019
- 4.B Urban Renewal Agency Meeting Minutes dated May 15, 2019

**Motion:** Upon Vice Chair Topaz's motion and Locke's second, the Urban Renewal Agency unanimously approved Draft Urban Renewal Public Hearing Minutes dated May 15, 2019 and Draft Urban Renewal Agency Meeting Minutes dated May 15, 2019. [AYES: Chair Morten, Locke, Vice Chair Topaz, Carlson; Nays: None]

5) **Public Comment**

There were no public comments.

6) **Discussion/Action Items**

6.A Resolution No. UR-005 - Adopting the 2020-2021 Budget

**Motion:** Upon Locke's motion and Chair Morten's second, the Urban Renewal Agency unanimously adopted Resolution No. UR-005 - Adopting the 2020-2021 Budget. [AYES: Chair Morten, Locke, Vice Chair Topaz, Carlson; Nays: None]

7) **Administrator Report**

City Administrator John Walsh reported that the status of the Urban Renewal Agency's revenue is still very much the same as last two years. It is off to a slow start in large part due to an assumption made about an Armstrong investment not coming to fruition, and instead closing. He reported last year that he was surprised there was any revenue at all, given the depression created by Armstrong's closure. This actually caught up to us this year, and after corrections, we only saw a \$1,000 increase in revenue this year. However, we have been working on identifying other sources of funding, including low-interest loans and/or grants that will activate the agency. Walsh said that we received an updated preliminary forecast of URA revenues today that reflects the delay in anticipated funding on the front end, which means it will take longer to receive the funding in the short-term for projects. We continue to posture ourselves for the initial infrastructure spending that will activate the agency with outside investment.

Associate Planner Jennifer Dimsho also pointed out last year Carlson asked if the URA should be doing more to promote industrial development. In the last year, we have been working on a Master Plan for the St. Helens Industrial Business Park which should be completed by the fall of 2020. In addition to exploring alternative funding sources for the mixed-use redevelopment project, the City has also been engaged with the Port of Columbia County developing an Intergovernmental Agreement (IGA) to market the City's industrial sites to potential users. Carlson asked when this IGA would be finalized. Walsh said it is just about finalized. Dimsho said all of these are steps in the right direction to get properties back on the tax rolls within the agency and increase the revenues it will receive.

8) **Adjournment**

There being no further business before the Urban Renewal Agency, the meeting was adjourned at 6:39 p.m.

*Respectfully submitted,*

*Jennifer Dimsho  
Associate Planner*