

St. Helens Industrial Business Park Funding Strategy

Presentation to Planning
Commission

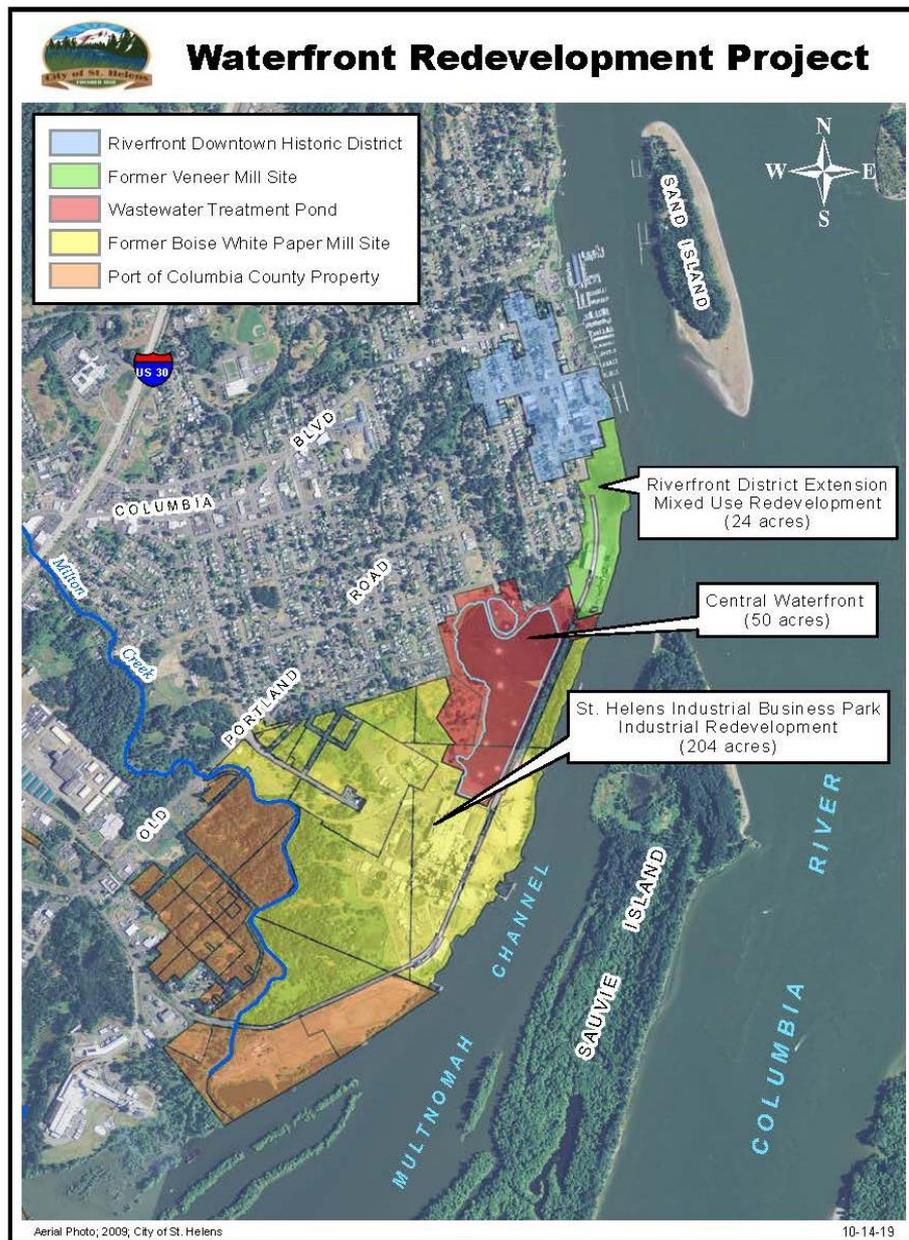
02/09/21

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Parcelization Plan

Waterfront Redevelopment Introduction



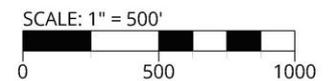
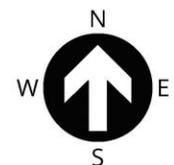
Parcelization Plan Framework



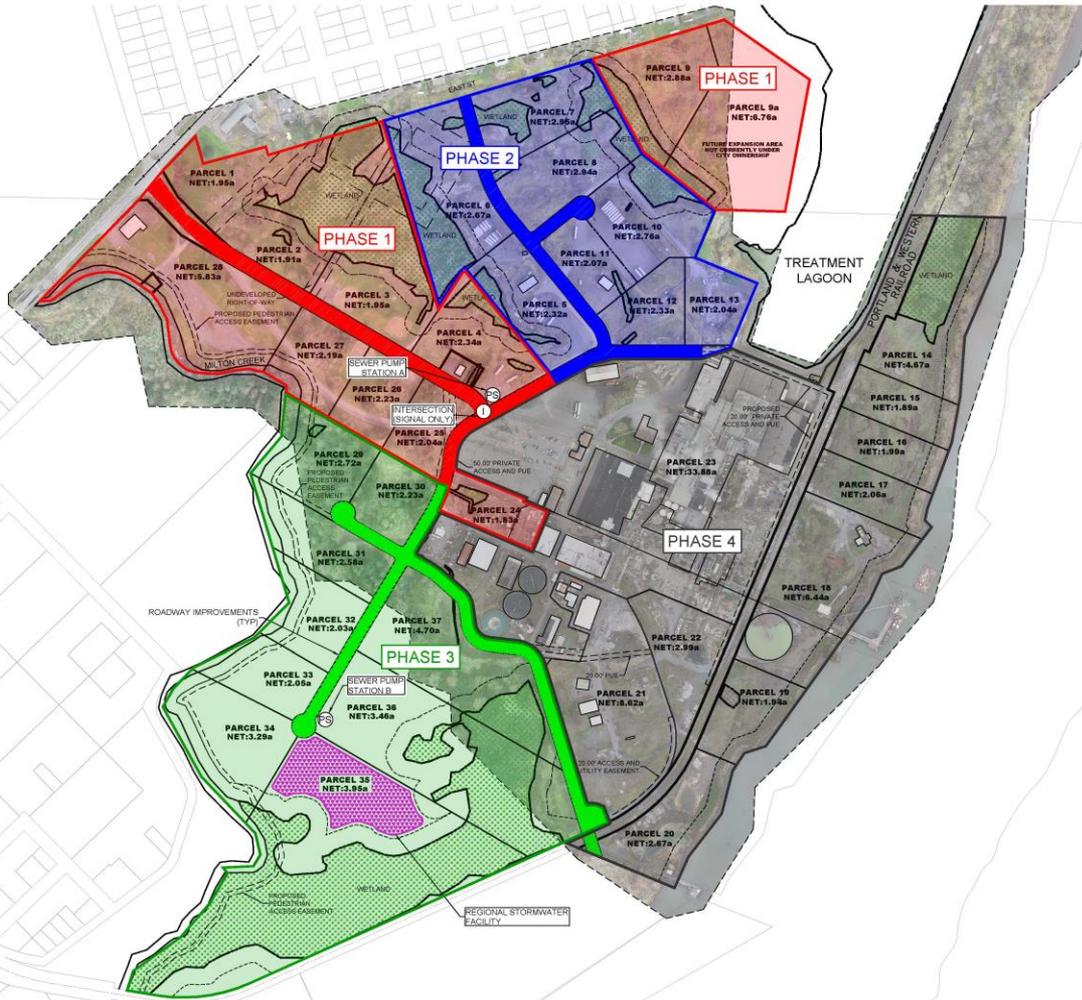
SITE NOTES

SITE MAP HAS BEEN PREPARED USING DATA FROM EXISTING TAX MAPS AND RLIS GIS DATA. THIS MAP HAS BEEN PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. ALL BOUNDARY AND DIMENSIONAL INFORMATION SHOULD BE VERIFIED BY A PROFESSIONAL LAND SURVEYOR.

THE NET ACREAGE FOR EACH PARCEL HAS BEEN CALCULATED BY REMOVING PUBLIC RIGHT-OF-WAY, JURISDICTIONAL WETLANDS AND THEIR ASSOCIATED PROTECTION ZONES, AND WATERWAYS AND THEIR ASSOCIATED RIPARIAN PROTECTION ZONES.



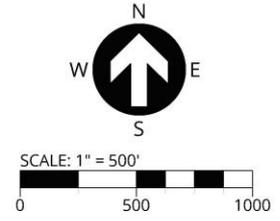
Phased Infrastructure Plan



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Funding Strategy Detail

Project Purpose



Determine how and when the City can fund infrastructure in the St. Helens Industrial Business Park (SHIBP).



Provide foundational information to inform grant application need and content.



Coordinate investment responsibilities across a range of public and private partners.

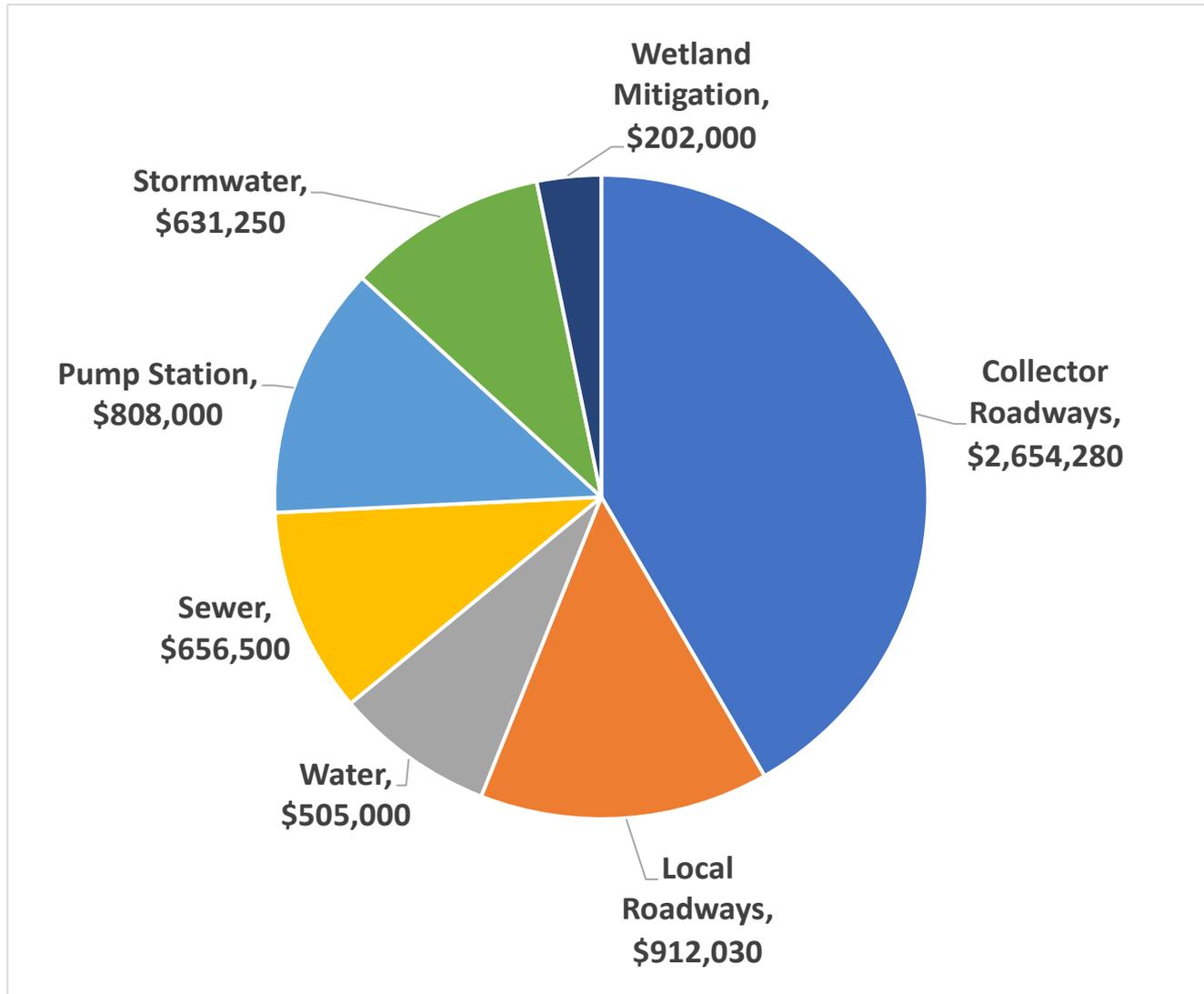


Identify actions and funding resources to address infrastructure needs in the SHIBP

Total Cost Summary

Phase	Total Infrastructure Cost	Net-Developable Acres	Cost per Net Acre
Phase 1	\$6,369,200	30.8	\$211,742
Phase 2	\$4,646,000	20.08	\$231,375
Phase 3	\$9,898,000	23.06	\$429,228
Phase 4	\$202,000	24.65	\$8,195
Total	\$21,115,200	97.87	\$215,747

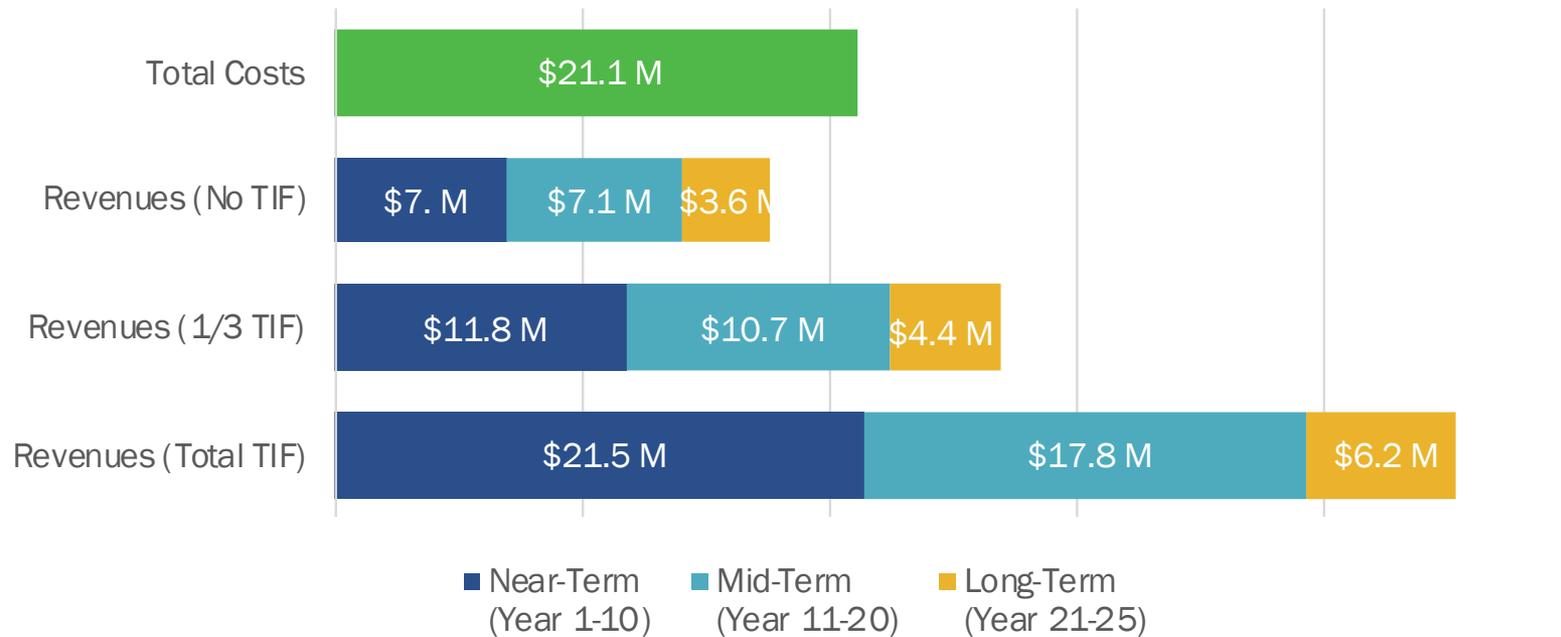
Phase 1 Cost Summary



Existing Revenue Sources

Source	Financial Capacity	Assumptions
Tax Increment Financing	\$27.8 to \$43.6m	Not used until later phases of development
Timber Revenues	\$200,000 per year	Earmarked for infrastructure project design and engineering
Site Prep and Grading	\$700,000 (year 1-3)	Prioritization for Phase 1
Ground Lease	\$150,000 per year	None
Property Sale and Contract Payments	\$82,800 per year	Net from sale of ACSP parcel

Cost and Revenue Comparison



 TIF Revenues will be necessary to cover overall costs without grant funding.

 Total costs could be exceeded from existing sources with a 1/3 TIF allocation

Strategy Recommendations



Prioritize grant funding at all phases where possible. Investigate Economic Recovery funds and infrastructure programs.



Near-Term Strategy:

- Prioritize timber, site pre and grading, ground lease, and sale/contract payments for phase 1 infrastructure to catalyze development and grow increment.
- Account for an TIF Expenditures



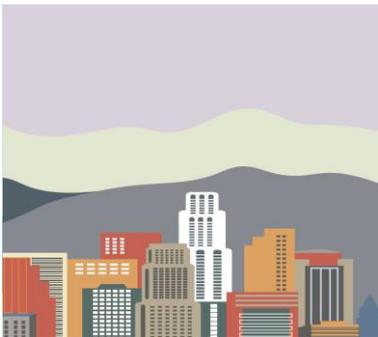
Mid-and Long-Term Strategy:

- Explore district funding solutions for regional facilities.
- Capitalize on TIF revenues for residual funding need.

<https://www.sthelensoregon.gov/administration/page/industrial-business-park-0>

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