

**City of St. Helens**  
**Urban Renewal Agency Budget Committee**

**Meeting Minutes**

**April 30, 2020**

---

**Members Present:** Rick Scholl, Mayor  
Doug Morten, Council President, Chair  
Keith Locke, Councilor  
Ginny Carlson, Councilor  
Stephen R. Topaz, Councilor  
Leah Tillotson, Committee Member

**Members Absent:** Bill Eagle, Committee Member  
Claire Catt, Committee Member  
Garrett Lines, Committee Member

**Staff Present:** John Walsh, City Administrator  
Matt Brown, Assistant City Administrator

**8:00 P.M. - Call Meeting to Order**

**1) Election of Budget Chair**

Locke nominated Morten for Chair.

**Motion:** Upon Locke's motion and Scholl's second, the Committee unanimously approved Morten for Chair. [Ayes: Scholl, Morten, Locke, Carlson, Tillotson, Topaz; Nays: None]

**2) Public Comment**

None.

**3) Budget Message for 2020-21 Proposed Budget**

Walsh discussed the budget. He said we are still in the early stages of collecting and it is not quite where he would like to see it. A lot of it hinges on the Armstrong opportunity. Discussions in earlier years about the Urban Renewal District formation. Armstrong was discussing a 40-million-dollar investment with a big piece of machinery that would have jump started the Urban Renewal Agency. The boundary was amended, and that property was taken in. He is hoping for the best moving forward. Not only did that investment not happen, Armstrong later announced within six months of that they would be leaving and shutting down.

More information will be coming in future meetings. It has taken a couple of years after Armstrong's departure to catch up.

- \$53,000 collected in the first year

- Legacy Clinic is now part of the boundary
- Apartments going in will be part of the boundary

Walsh and consultants agree, they anticipate next year to be a lot better. Morten asked about the industrial sector improvements. Yes, Walsh said there will be a new building that will be on the tax rolls.

Walsh explained that the Urban Renewal definition is: The City collects \$1.90 in property tax but also collects all the increment above the frozen base. When a new development comes on, the agency gets all that increment to do projects in the City's Urban Renewal Plan.

		2017-18	2018-19	2019-20	2019-20	2020-21	2020-21	2020-21
		Actual	Actual	Adopted	EST YE	Proposed	Approved	Adopted
<b>RESOURCES</b>								
<b>LOCAL TAXES</b>								
801-000-31001	Property Tax - Current	0	51,595	55,000	1,100	1,000	0	0
<b>FUND BALANCE AVAILABLE</b>								
801-000-27500	Fund Balance Available	0	0	50,000	51,595	52,000	0	0
<b>TOTAL RESOURCES</b>		<b>0</b>	<b>51,595</b>	<b>105,000</b>	<b>52,695</b>	<b>53,000</b>	<b>0</b>	<b>0</b>
<b>EXPENDITURES</b>								
<b>CONTINGENCY</b>								
801-000-58001	Contingency	0	0	105,000	0	53,000	0	0
<b>TOTAL EXPENDITURES</b>		<b>0</b>	<b>0</b>	<b>105,000</b>	<b>0</b>	<b>53,000</b>	<b>0</b>	<b>0</b>

Brown discussed this year's projection. With Armstrong gone, \$1100 is anticipated this year as well as next year.

#### 4) Discussion and Approval of 2020-2021 Budget

**Motion:** Upon Scholl's motion and Topaz's second, the Committee unanimously approved the expenditures for FY 2020/2021 in the amount of \$53,000 and to establish the maximum expenditures as shown on the FY 2020/2021 Proposed Budget [Ayes: Scholl, Morten, Locke, Carlson, Tillotson, Topaz; Nays: None]

Scholl said they are being very cautious with that projection. There are other businesses going up. He looks forward to amending more boundaries. Morten would like to see a meeting in the first quarter of next year.

Carlson added there is a new person working on economic development in our county. Walsh said the Port of Columbia County as well as the Columbia County Economic Team have recently gone through some changes in leadership.

11) **Adjournment** – 8:14 p.m.

Respectfully submitted by Jennifer Johnson, Budget Committee Secretary

ATTEST:

---

Doug Morten, Chair

---

Matt Brown, Assistant City Administrator