

*City of St. Helens*  
**RESOLUTION NO. 1910**

A RESOLUTION ADOPTING THE ST. HELENS INDUSTRIAL BUSINESS PARK  
PARCELIZATION FRAMEWORK AND FUNDING PLAN

**WHEREAS**, shortly after the Boise White Paper Mill ceased operations, the City acquired approximately 225 acres of predominately heavy industrial land in 2015 in order to spur new industrial development on the underutilized mill property, hereinafter referred to as the St. Helens Industrial Business Park (SHIBP); and

**WHEREAS**, the redevelopment of the SHIBP is identified as a priority in the City of St. Helens Strategic Workplan 2020-2022, Goal 4 Economic Development, as it has the potential to restore local family wage jobs, increase City utility revenues (reducing the burden on residents), and restore underutilized property to the tax rolls; and

**WHEREAS**, the SHIBP is located within the City's Urban Renewal Agency, a federally designated Opportunity Zone, and the South Columbia County Enterprise Zone; and

**WHEREAS**, the SHIBP includes an existing Oregon waterway lease with the Oregon Department of State Lands and an operational rail spur run by Portland & Western Railroad which terminates on the site; and

**WHEREAS**, the City received a Department of Land Conservation and Development Technical Assistance Grant to draft the St. Helens Industrial Business Park Parcelization Framework and Funding Plan to summarize existing physical conditions, previous plan documents, and decisions, define targeted industrial users by updating the existing market analyses, and create a framework for the parcelization of the SHIBP with a phased financing plan for street and utility improvements; and

**WHEREAS**, consultants have prepared the St. Helens Industrial Business Park Parcelization Framework and Funding Plan after review and analysis of existing plans, decisions, policies, studies, and other information, and extensive consultation with the City Public Works, Planning, Community Development Departments, and other regional economic development stakeholders throughout the planning process; and

**WHEREAS**, the St. Helens Industrial Business Park Parcelization Framework and Funding Plan identifies net parcel sizes and locations, utility improvements, and street extensions to guide the City through the short and long-term redevelopment of the SHIBP, and identifies a phased infrastructure development based on existing revenue sources which will assist the City in acquiring and leveraging additional infrastructure funding.

**NOW, THEREFORE, THE CITY OF ST. HELENS RESOLVES** that the St. Helens Industrial Business Park Parcelization Framework and Funding Plan attached hereto is adopted to help facilitate redevelopment of the St. Helens Industrial Business Park and, as such, shall be used as a guide for policy and development of the SHIBP.

**APPROVED AND ADOPTED** by the City Council on January 20, 2021 by the following vote:

Ayes:

Nays:

ATTEST:

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Rick Scholl, Mayor

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Kathy Payne, City Recorder