



URBAN RENEWAL AGENCY

Wednesday, September 02, 2020 at 6:00 PM

DRAFT MINUTES

PRESENT

Chair Doug Morten
Agency Member Ginny Carlson
Agency Member Keith Locke
Agency Member Rick Scholl
Vice Chair Stephen R. Topaz

STAFF PRESENT

Assistant City Administrator Matt Brown
Associate Planner Jennifer Dimsho
City Administrator John Walsh

OTHERS

Elaine Howard, Elaine Howard Consulting

ROLL CALL - 6 p.m.

The meeting was called to order by Chair Morten at 6 p.m.

CONSENT AGENDA FOR APPROVAL

1. Urban Renewal Agency Minutes Draft Dated June 3, 2020
2. Urban Renewal Meeting Minutes Dated August 5, 2020

Motion: Motion made by Agency Member Locke and seconded by Agency Member Scholl to approve Urban Renewal Agency minutes dated June 3, 2020 and August 5, 2020. **Vote:** Yea: Chair Morten, Agency Member Carlson, Agency Member Locke, Agency Member Scholl, and Vice Chair Topaz.

PUBLIC COMMENT

There were no public comments.

DISCUSSION/ACTION ITEMS

3. Urban Renewal Amendment Staff Report with Attachments

Administrator John Walsh said that our original Urban Renewal Plan adopted in 2017 included a lot of detail on the specific projects to be funded with Urban Renewal funding. This detailed project list is not proposed to be changed with the proposed substantial amendment. He went through the projects list briefly with the Agency. He reminded the Agency that Armstrong World Industries leaving had a huge impact on the anticipated revenues, which is why staff pursued a substantial amendment to the Agency boundary. Walsh said staff is recommending tonight that the Agency move to forward the St. Helens Urban Renewal Plan Amendment #2 to the St. Helens Planning Commission for their review of the Plan Amendment's conformance to the St. Helens Comprehensive Plan, to the Columbia County Commission for briefing, and then to the St. Helens City Council for their review and vote on adoption. He also

noted that a notice will go in all utility bills regarding the amendment in September. Walsh asked Associate Planner Dimsho to go over the specific boundary changes proposed.

Dimsho shared a map of the underperforming properties which were proposed to be removed and the properties which have anticipated development in process or occurring. Dimsho said the proposed amendment will result in a net loss of seven acres but explained that adding properties with anticipated development will improve the near-term revenue projections for the Agency. Improved near-term revenues will allow the Agency to fund the highly anticipated projects Walsh went over at the beginning of the meeting.

Topaz asked how many substantial amendments the Agency can do. Elaine Howard, with Elaine Howard Consulting, who assisted the City with this proposed amendment to ensure compliance with Oregon Revised Statutes (ORS), said that any future amendment will automatically be a substantial amendment for St. Helens. She said that we may add up only to 20 percent of our original Agency Boundary. If this proposed substantial amendment/boundary change occurs, only 116 additional acres may be added, which brings us to the 20 percent cap. Morten asked how long a typical amendment process takes. Elaine Howard said it takes approximately four months to go through a major amendment.

Motion: Motion made by Vice Chair Topaz and seconded by Agency Member Carlson to move forward the St. Helens Urban Renewal Plan Amendment #2 to the St. Helens Planning Commission for their review of the Plan Amendment's conformance to the St. Helens Comprehensive Plan, to the Columbia County Commission for briefing, and then to the St. Helens City Council for their review and vote on adoption. **Vote:** Yea: Chair Morten, Agency Member Carlson, Agency Member Locke, Agency Member Scholl, Vice Chair Topaz.

ADMINISTRATOR REPORT

Walsh had no further report.

ADJOURNMENT

The meeting was adjourned at 6:26 p.m.