

City of St. Helens
RESOLUTION NO. UR-07

A RESOLUTION ADOPTING THE BUDGET FOR THE 2022-2023 AND 2023-2024 FISCAL YEARS, MAKING APPROPRIATIONS, DECLARING THE TAX INCREMENT, AND COLLECTING THE MAXIMUM AMOUNT OF THE DIVISION OF THE TAX

ADOPTING THE BUDGET

BE IT RESOLVED, that the City of St. Helens Urban Renewal Agency hereby adopts the budget for the fiscal year 2022-23 in the total of \$1,250,000 and for fiscal year 2023-24 in the total of \$2,114,000, on file at the City of St. Helens, 265 Strand Street, St. Helens, Oregon.

MAKING APPROPRIATIONS

BE IT RESOLVED, that the amounts shown in Exhibit A, City of St. Helens Urban Renewal Agency Proposed Biennial Budget are hereby appropriated for the fiscal years beginning July 1, 2022 and July 1, 2023.

DECLARING TAX INCREMENT

BE IT RESOLVED, that the City of St. Helens Urban Renewal Agency hereby elects to certify to the County Assessor that a request for the St. Helens Urban Renewal Plan Area for the maximum amount of revenue that may be raised by dividing the taxes on Section 1e, Article IX of the Oregon Constitution and ORS Chapter 457.

Passed and adopted by the St. Helens Urban Renewal Agency this 5th day of January 2022, by the following vote:

Ayes:

Nays:

Doug Morten, URA Chair

ATTEST:

Jennifer Dimsho, AICP, Associate Planner

St. Helens

Urban Renewal Agency

2022-2023 PROPOSED BIENNIAL BUDGET
JULY 1, 2022 THROUGH JUNE 30, 2024



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URBAN RENEWAL AGENCY BOARD (2020 Selection)

Doug Morten	Board Chair
Stephen Topaz	Board Vice Chair
Rick Scholl	Board Member
Patrick Birkle	Board Member
Jessica Chilton	Board Member

BUDGET COMMITTEE

Clair Catt	Budget Committee Member
Michelle Damis	Budget Committee Member
Mark Gunderson	Budget Committee Member
Bill Eagle	Budget Committee Member
Garrett Lines	Budget Committee Member

CITY STAFF

John Walsh	Agency Administrator
Jenny Dimsho	Agency Secretary
Matt Brown	Agency Finance Director & Budget Officer

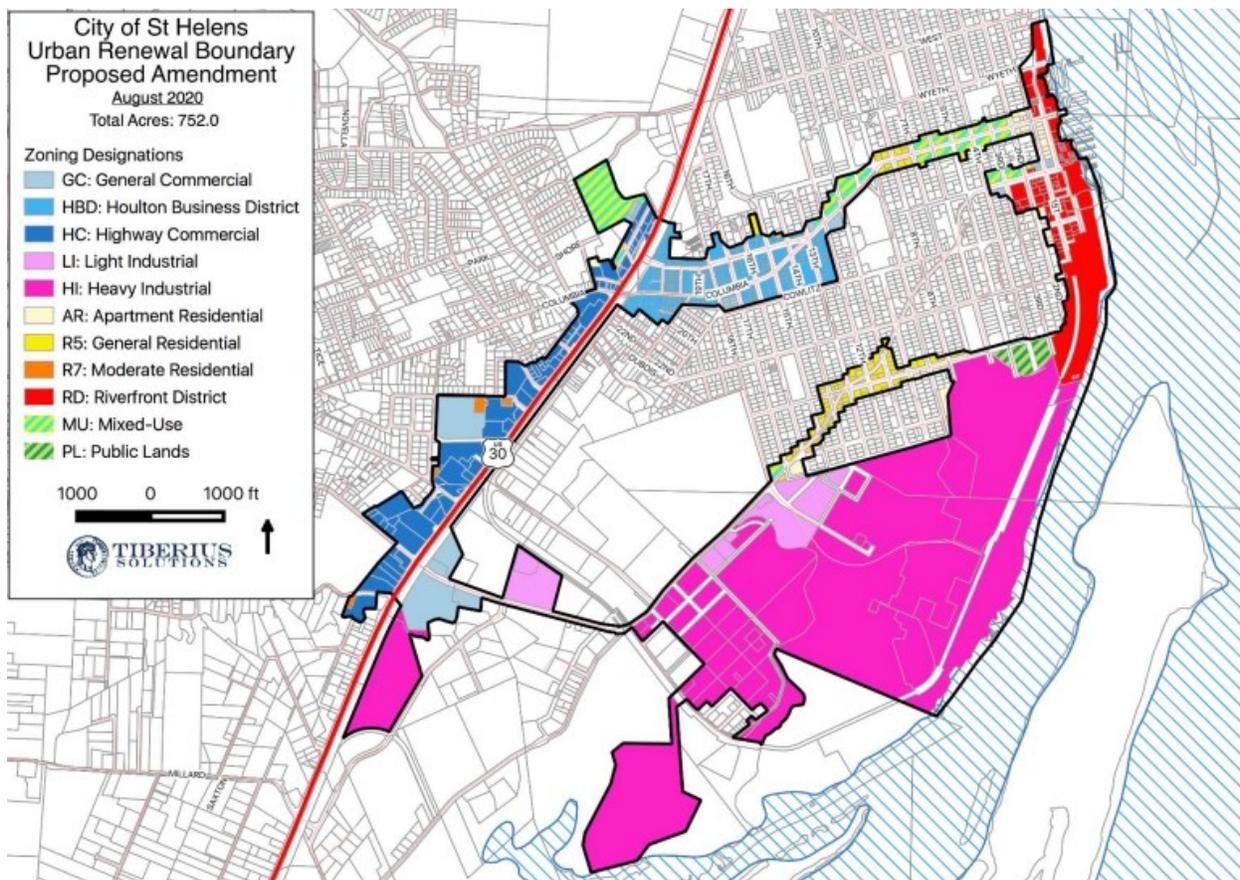
ABOUT THE AGENCY

The City of St. Helens Urban Renewal Agency (URA) is a separate entity from the City. The City of St. Helens City Council serves as the Board of Directors for the URA and is financially accountable for its operations. In accordance with Oregon budget law, the URA prepares its own budget, and the Board of Directors approves its annual appropriations.

Urban Renewal Agencies capture a portion of the tax base from growth to make investments to revitalize and improve economic and community development projects included in the Urban Renewal Plan. When the St. Helens Urban Renewal Plan was adopted in 2017, property values within the district boundary were frozen. The taxes collected on that frozen value continue to flow to the taxing authorities (City, County, Schools, Fire, etc.). Any growth and appreciation amount over the frozen base funds the Urban Renewal Agency and Urban Renewal Plan.

Urban Renewal Tax Collections are not an additional tax, rather it is a division of the existing taxes where the greater portion is directed towards funding projects within the UR Area. URA revenues are used to initiate development that would not be financially feasible without infrastructure improvements made possible by urban renewal financing. In 2020, the URA and City Council went through a formal process to adopt a major boundary amendment to address URA revenue shortfalls by adding property with development potential and removing underperforming properties. The total acreage of the URA, as amended in 2020, is 752 acres. No projects were changed, and the maximum indebtedness did not increase with this major amendment.

The diagram below shows the URA Boundary . The adopted Urban Renewal Plan is available on the City's website at <https://www.sthelensoregon.gov/urban>



FY 2022-2023 BIENNIAL BUDGET MESSAGE

The St Helens Urban Renewal Agency (URA) began in 2017 with a slow start due. This was primarily due to a planned major investment in the Armstrong World Industries site which not only didn't occur, but Armstrong closed altogether. As a result, the Agency received less than budgeted revenues for the first few years. In an effort to realign the URA's financial condition the URA pursued adoption of an amendment to the boundary in November 2020. This amendment added taxable properties to the agency and removed others that were non-taxable or non-buildable, which resulted in a slight reduction in total URA area but increased value.

This year, the URA is switching to a biennial budget, meaning budgeting in 2-year increments instead of 1. There are many advantages to a biennial budget and this type of budget is becoming more and more popular among agencies. The intent is to be more efficient and effective with the budget process. Another key aspect is a greater certainty and better planning; allowing managers and staff more time operating and planning departments projects, goals, and outcomes. This creates and encourages the jurisdiction to think strategically over multiple years instead of just balancing the budget for a single year.

Over the next few years, and as presented in this biennial budget, the URA expects to meet revenue projections to fund future projects in the URA Plan. For additional detail of the URA plan, visit the City's website at <https://www.sthelensoregon.gov/urban>.

The 2022-2023 Biennial URA budget proposes to dedicate 100 percent of URA revenues into contingency funds, like previous years. This allows maximum flexibility for the future. If enough funding is available and needs to be spent throughout the next biennium, a supplemental budget can be adopted by the URA Board for spending authority.

Respectfully,

John Walsh,
URA Administrator

2022-2023 BIENNIAL BUDGET
JULY 1, 2022 THROUGH JUNE 30, 2024

RESOURCES	2019-20	2020-21	2021-22	2022-23	2023-24
	Actual	Actual	Adopted	Proposed	Proposed
LOCAL TAXES					
801-000-31003 Property Tax - Current	1,259	474	354,000	757,000	864,000
FUND BALANCE AVAILABLE					
801-000-39001 Fund Balance Available	51,595	52,854	53,329	493,000	1,250,000
TOTAL RESOURCES	52,854	53,329	407,329	1,250,000	2,114,000
EXPENDITURES					
MATERIALS & SERVICES					
100-701-52019 Professional Services	-	-	-	-	-
CAPITALY OUTLAY					
801-000-53001 Capital Outlay	-	-	-	-	-
CONTINGENCY					
801-000-58001 Contingency	-	-	407,329	1,250,000	2,114,000
TOTAL EXPENDITURES	-	-	407,329	1,250,000	2,114,000