

Amendment Number 01

Project Name: Riverfront Redevelopment Project

This amendment is made and entered into by and between the State of Oregon, acting by and through the Oregon Infrastructure Finance Authority of the Oregon Business Development Department (“OBDD”), and the City of St. Helens (“Recipient”), and amends the Financing Contract between Recipient and OBDD, Project Number B21006, dated 26 April 2022, (“Contract”) for the above-named Project. Capitalized terms not defined in this amendment have the meanings assigned to them by the Contract.

Recital: The purpose of this amendment is to amend the Maturity Date and update Exhibit C-Project Description.

The parties agree as follows:

1. Amend terms within Section 1- Key Terms of the Contract as follows (deletion in ~~strikethrough~~; addition in double underline):

“Maturity Date” means ~~the earlier of 3 years plus 90 days after the date of this Contract~~ 26 October 2025, or the receipt of Refunding Proceeds by either party.

“Project Completion Deadline” means ~~36 months after the date of this Contract~~ 26 April 2025.

2. Delete Exhibit C- Project Description in its entirety and replace it with the following new Exhibit C:

EXHIBIT C - PROJECT DESCRIPTION
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Recipient will, with the assistance of a professional engineer licensed in Oregon, complete:

- Design and construction of S. 1st Street roadway extension, beginning at the termination of S. 1st Street at the north end of the Riverfront Property and terminating at Tualatin Street. The cross section will include approximately 250 feet of new roadway, including on-street parking, a shared travel lane for vehicles and bikes, landscape strips with street trees, and new wider sidewalks on each side. Additionally, a pedestrian trail and trailhead will be constructed along the west side of the roadway, connecting to the existing Riverwalk trail to provide a pedestrian-friendly loop through the site. Design will be completed to extend S. 1st Street to existing Plymouth Street improvements to the south.
- Design and construction of a new vehicle roundabout at the intersection of Strand Street and Cowlitz Street on the waterfront site, creating a sense of arrival and providing a turnaround for street closures during community events. Reconstruction of Strand Street north of Cowlitz Street will create a pedestrian-friendly plaza for hosting events adjacent to Columbia View Park, as well as intersection improvements and new sidewalks along both sides of Strand Street. Design will be completed to extend Strand Street roadway from the termination of Strand Street approximately 620 feet to the new intersection with the S. 1st Street extension.
- Design and construction of curb extensions at the intersections of Cowlitz Street and Strand Street, Cowlitz Street and S. 1st Street, S. 1st Street and Tualatin Street, and S. 1st Street and St. Helens Street, to reduce crossing distances and improve pedestrian safety.
- Design and construction of city utilities (water, sewer, and storm water) to extend the full length of the new street extensions. Sanitary sewer improvements will also include a sanitary sewer lift station relocation to a more centralized location on the Riverfront Redevelopment site.
- Design and construction of undergrounding aerial utilities at key intersections and along key roadways to reduce visual clutter downtown.

- Design and construction of St. Helens Riverwalk Phase 1, expanding public access to the river in Columbia View Park and onto the Riverfront property with 400 feet of riverwalk trail, including a cantilevered overlook, interpretive signage, lighting, and furnishings.
- Design of St. Helens Riverwalk Phase 2, providing conceptual design for the remainder of the access along the river to the southern connection with Plymouth Street. Phase 2 is located approximately 2,780 feet from Phase 1. Phase 2 will include additional overlooks, areas for cantilevered boardwalk, and/or pedestrian access to the river. It will also be designed to connect with the S. 1st Street extension at mid-block crossings to allow the public to easily access the riverfront.
- Design of a new Columbia View Park stage.

Pre-award design and engineering costs of the Project are authorized with a maximum amount of \$300,000.

OBDD will have no obligation under this amendment, unless within 60 days after receipt, the Recipient delivers to OBDD the following items, each in form and substance satisfactory to OBDD and its Counsel:

- (i) this amendment duly executed by an authorized officer of the Recipient; and
- (ii) such other certificates, documents, opinions and information as OBDD may reasonably require.

Except as specifically provided above, this amendment does not modify the Contract, and the Contract shall remain in full force and effect during the term thereof. This amendment is effective on the date it is fully executed and approved as required by applicable law.



STATE OF OREGON
 acting by and through its
 Oregon Infrastructure Finance Authority
 of the Oregon Business Development Department

CITY OF ST. HELENS

By: _____
 Chris Cummings, Deputy Director

By: _____
 The Honorable Rick Scholl, Mayor

Date: _____

Date: _____

APPROVED AS TO LEGAL SUFFICIENCY IN ACCORDANCE WITH ORS 291.047:

 /s/ David Berryman as per email dated 6 November 2024
 David Berryman, Assistant Attorney General