



City of St. Helens Urban Renewal Agency

FISCAL YEAR 2026/27

www.sthelensoregon.gov



Table of Contents

BACKGROUND 3
 Urban Renewal Agency Goals..... 3
ST. HELENS URBAN RENEWAL AGENCY BUDGET MESSAGE..... 4
URBAN RENEWAL AGENCY BUDGET 5

BACKGROUND

Urban Renewal Agency

The City of St. Helens City Council formally adopted the St. Helens Urban Renewal Plan, Bylaws, and accompanying Urban Renewal Report in 2017.

In 2018, the urban renewal boundary was slightly amended to correct a boundary issue identified by the Columbia County Assessor's Office. In 2020, the boundary was amended again to restore projected tax increment collections to the Area's original capacity.

Additional information regarding the Plan's creation and subsequent amendments—including Advisory Committee meetings, coordination with taxing districts, public involvement, and open houses—is available in supporting documentation.

Urban Renewal Agency Goals

The established goals of the Urban Renewal Agency are to:

- Ensure stakeholder involvement in plan implementation by providing accurate, timely information and encouraging public participation.
- Provide adequate infrastructure and public amenities to support new development.
- Increase the safety and capacity of existing transportation corridors.
- Improve public access to the Columbia River through investments in waterfront open space and pathways.
- Support the revitalization of the Houlton and Riverfront business districts.



ST. HELENS URBAN RENEWAL AGENCY BUDGET MESSAGE

May 28, 2026

St. Helens Urban Renewal Agency Board of Directors,
Members of the Budget Committee,
Members of the St. Helens Community

It is our pleasure to present to you the FY2027 proposed budget for the St. Helens Urban Renewal Agency (SHURA). FY2025 was the first year since the formation of the SHURA where funds were appropriated in categories other than in contingency. For the prior eight years, the SHURA was collecting resources to ensure and enable the Agency to advance the priority infrastructure projects identified in the adopted St. Helens Urban Renewal Agency Plan. This plan and project list is available on the City's website at <https://www.sthelensoregon.gov/urban>.

The proposed budget appropriates \$50,000 in Capital Outlay as a placeholder. It also appropriates \$25,000 in Materials & Services for the annual audit. Additionally, this will be the first year that the SHURA expects to begin debt service payments on the loan that provided the financing for the Waterfront Improvement Projects. This project focused on improving key streets and intersections in the downtown Riverfront District, extending utilities onto the City's Riverfront property, and improvements along the Columbia River in Columbia View Park. These projects have set the groundwork for future public amenities and private investment on the City's Riverfront property. For more information, see the project page on the City's website:

<https://www.sthelensoregon.gov/waterfront/page/streets-and-utilities-extension-project>

<https://www.sthelensoregon.gov/waterfront/page/riverwalk-project>

The resources for project expenditures included a loan (IFA loan) and grants administered by the State. Additionally, some eligible expenditures are accounted for in the City's SDC Funds. The IFA loan balance is \$14,630,318.

Maximum indebtedness (MI) for the SHURA is \$62,000,000. This is measured by the project expenditures of the Agency. By June 30, 2026, the amount of MI used by the SHURA is expected to be \$18,254,496. Project expenditures that are financed by system development charges (SDC's) are not counted against the MI.

The SHURA property tax (TIF) revenue for fiscal years 2024 and 2025 declined due to the departure of Cascades Tissue. The sale of the old mill site was anticipated to close in June 2025, however that did not occur until late December 2025; too late for the property to return on the tax rolls to be assessed for FY2026. Private investment on the City's waterfront redevelopment project, the City's Industrial Business Park and reactivation at the former Armstrong World Industries site all have potential to improve the financial outlook for the SHURA in the long term.

In the future, the City of St. Helens may request reimbursement of expenses from previous years that were related to the SHURA. Currently, City staff is recommending that it wait to seek any reimbursement of SHURA expenses from previous years to ensure sufficient reserves are accrued to make loan payments when they come due. These expenses can include SHURA planning fees and professional services along with a percentage of staff time that was used to create and administer the SHURA. These expenses are tracked in our financial system if the City chooses to seek reimbursement in the future from the SHURA.

Sincerely,

John Walsh, Agency Administrator
Gloria Butsch, Agency Finance Director

URBAN RENEWAL AGENCY BUDGET

Urban Renewal Agency		2023-24 Actual	2024-25 Actual	2025-26 Adopted	2025-26 EST YE	2026-27 Proposed
<u>RESOURCES</u>						
LOCAL TAXES						
801-000-31001	Property Taxes -CY	1,202,451	363,473	620,000	400,000	759,000
801-000-31002	Property Taxes -PY	-	34,576	-	75,000	20,000
MISCELLANEOUS						
801-000-37001	Interest	126,651	117,791	15,000	8,500	10,000
801-000-37004	Miscellaneous	-	-	-	-	-
TOTAL MISCELLANEOUS		126,651	117,791	15,000	8,500	10,000
TRANSFERS						
801-000-38001	Transfer	-	-	-	-	-
FUND BALANCE AVAILABLE						
801-000-39001	Beginning Fund Balance	1,873,954	3,203,127	108,056	95,726	409,226
TOTAL RESOURCES		3,203,056	3,718,967	743,056	579,226	1,198,226
<u>EXPENSES</u>						
MATERIALS AND SERVICES						
801-000-52019	Professional Services	-	-	15,000	20,000	25,000
CAPITAL OUTLAY						
801-000-53001	Capital Outlay	-	3,623,241	100,000	150,000	50,000
DEBT SERVICE						
801-000-55001	Principal	-	-	-	-	-
801-000-55002	Interest	-	-	-	-	805,000
801-000-55003	Trustee Fee	-	-	-	-	600
TOTAL DEBT SERVICE		-	-	-	-	805,600
CONTINGENCY						
801-000-58001	Contingency	-	-	628,056	-	317,626
ENDING FUND BALANCE		3,203,056	95,726	-	409,226	-
TOTAL EXPENSES		3,203,056	3,718,967	743,056	579,226	1,198,226