

City of St. Helens
RESOLUTION NO. UR-011

A RESOLUTION OF THE CITY OF ST. HELENS URBAN RENEWAL AGENCY
ADOPTING THE BUDGET FOR THE 2025-2026 FISCAL YEAR, 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 Board of Directors of the City of St. Helens Urban Renewal Agency hereby adopts the budget for the fiscal year 2025-2026 in the total of \$743,056 on file at the City of St. Helens, 265 Strand Street, St. Helens, Oregon.

MAKING APPROPRIATIONS

BE IT FURTHER RESOLVED, that the amounts for the for the fiscal year beginning July 1, 2025, and for the purposes shown below are hereby appropriated:

Materials & Services	\$ 15,000
Capital Outlay	100,000
Contingency	<u>628,056</u>
Total	\$743,056

DECLARING TAX INCREMENT

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

Passed and adopted by the City of St. Helens Urban Renewal Agency this 18th day of June 2025, by the following vote:

Ayes:

Nays:

Jessica Chilton, Chair

ATTEST:

Jennifer Dimsho, Agency Secretary



City of St. Helens Urban Renewal Agency

Proposed Budget FY 2026

www.sthelensoregon.gov



St. Helens Urban Renewal Agency Budget Message for FY2026

May 29, 2025

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 FY2026 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 \$100,000 in Capital Outlay to finish the Riverfront District Streets and Utilities Extension Project, and for Phase I of the Riverwalk Project. It also appropriates \$15,000 in Materials & Services for an audit. These two projects focus 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 will 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. As of June 30, 2025, draws from the IFA loan will be \$14,556,856, which is the balance of the loan.

Maximum indebtedness (MI) for the SHURA is \$62,000,000. This is measured by the project expenditures of the Agency. By June 30, 2025, the amount of MI used by the SHURA is expected to be \$18,104,496. 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. However, the sale of the old mill site is expected to close in June 2025. Private investment on the City's waterfront redevelopment project, 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
Jennifer Dimsho, Agency Secretary & Community Development Project Manager

Urban Renewal Agency		2022-23 Actual	2023-24 Actual	2024-25 Adopted	2025-26 Proposed	2025-26 Approved
RESOURCES						
LOCAL TAXES						
801-000-31001	Property Taxes	1,058,137	1,202,451	480,000	620,000	620,000
MISCELLANEOUS						
801-000-37001	Interest	44,257	126,651	40,000	15,000	15,000
801-000-37004	Miscellaneous	2,453	-	-	-	-
TOTAL MISCELLANEOUS		46,710	126,651	40,000	15,000	15,000
FUND BALANCE AVAILABLE						
801-000-39001	Beginning Fund Balance	769,107	1,873,954	3,130,954	108,056	108,056
TOTAL RESOURCES		1,873,954	3,203,056	3,650,954	743,056	743,056
EXPENSES						
MATERIALS AND SERVICES						
801-000-52019	Professional Services	-	-	-	15,000	15,000
CAPITAL OUTLAY						
801-000-53001	Capital Outlay	-	-	3,000,000	100,000	100,000
CONTINGENCY						
801-000-58001	Contingency	-	-	650,954	628,056	628,056
ENDING FUND BALANCE		1,873,954	3,203,056	-	-	-
TOTAL EXPENSES		1,873,954	3,203,056	3,650,954	743,056	743,056