

**St. Helens Oregon  
Urban Renewal Agency  
Annual Report  
For Fiscal Year Ending  
June 30, 2023**

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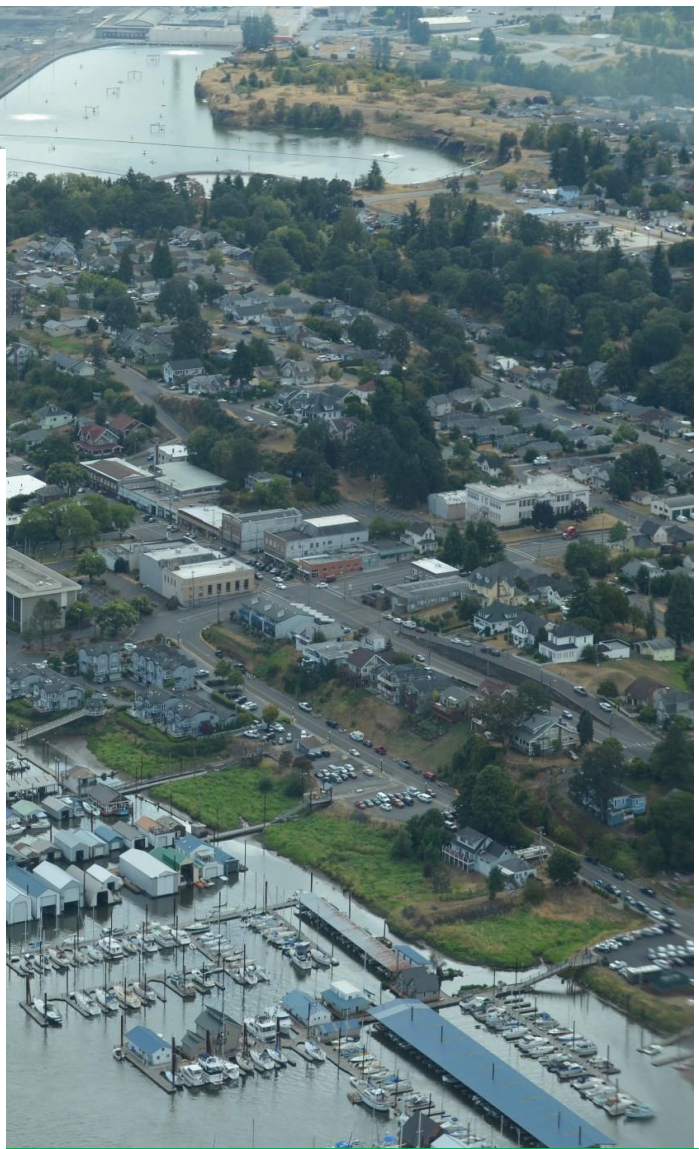
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**This report fulfills the requirements, prescribed in ORS 457.460, for the filing of an annual report detailing the financial activity of the urban renewal area established in Oregon.**

**City of St. Helens Oregon**

**265 Strand Street**

**St. Helens, OR 97051**



## Urban Renewal Area Background and Maximum Indebtedness

The City of St. Helens Urban Renewal Plan was adopted by the City of St. Helens in 2017. The maximum indebtedness established in 2017 for the City of St. Helens Plan is \$62,000,000 (sixty-two million dollars). This is the total amount of funds that can be spent on programs, projects and administration in the urban renewal area over the life of the agency. No maximum indebtedness has been used as of this point.

## Urban Renewal Goals

Goal	Intention of Goal
1. Ensure the stakeholders are involved in plan implementation by providing accurate, timely information and encouraging public input and involvement	The Agency will comply with all statutory requirements in ORS 457.460.
2. Provide adequate infrastructure and public amenities to support new development	Invest in infrastructure in underserved areas to better support redevelopment or underutilized or vacant parcels.  Improve existing parks and open spaces in the Riverfront District and Houlton Business District.  Support the Riverfront District through investments in parking provision and transportation demand management.
3. Increase safety and capacity of existing transportation corridors	Improve intersections, streetscapes, and the road surfaces of commercial corridors throughout the area.  Provide enhanced transportation facilities to pedestrians and cyclists.
4. Improve public access to the Columbia River through investments in waterfront open space and paths	Invest in a waterfront greenway trail and improvements to waterfront access, including the Tualatin Street Stairway that integrates with redevelopment on the site.  Improve connections to other open spaces in the area to create a network, including the Nob Hill Nature Park.
5. Invest in the revitalization of Houlton and Riverfront business districts	Support economic development by providing funding to support the rehabilitation and improvement of storefronts within the area.  Invest in improvements to gateways and wayfinding infrastructure within the area to attract visitors.

## **Financial Reporting**

Pursuant to ORS 457.460, a detailed account of the financial activity related to urban renewal areas is required to be reported on an annual basis. The following financial information response to the requirements of this statute.

### **Money Received**

In Fiscal Year 2022/2023, \$1,097,399 was received by the Agency.

### **Money Expended**

In Fiscal Year 2022/2023, no funds were expended by the Agency.

### **Estimated Revenues**

Estimated revenues for Fiscal Year 2022/2023 were \$757,000.

### **Proposed Budget for Fiscal year 2023/2024**

The proposed budget for Fiscal Year 2023/2024 has estimated revenues of \$864,000 with no planned expenditures. All expenditures are appropriated as contingency in the Fiscal Year 2023/2024.

## **Impact on Taxing Districts**

The revenues foregone by local taxing districts due to urban renewal are shown below. This information is from Columbia County Assessor records, Table 4a and 4e and is after losses of \$667.59 to compression and truncation.

Tax increment revenue derived from permanent rate levies results in an impact to taxing districts. These are “foregone revenues” that result in decreased property tax collections for the affected taxing districts. Tax increment revenue derived from general obligation bonds does not have the same impact on taxing districts. Instead, the general obligation bond tax rates are adjusted upwards to ensure that the full amount of annual debt service payments can be made. Thus, the foregone revenue associated with general obligation bond tax rates does not have an impact on taxing districts, but instead impacts taxpayers countywide through a slightly higher property tax rate.

Once the urban renewal area is terminated, the taxing jurisdictions receive the full permanent rate of taxes. The St Helens 502 School and NW Regional Education Service District are funded through the State School Fund on a per pupil allocation. There is no *direct* impact of urban renewal on their funding. The State School Fund is funded through property tax allocations, but also through other state resources.

The table below includes the revenue foregone to urban renewal for each taxing district as a percent of the taxing district's total permanent rate levy collections.

**Impact on Taxing Districts in Fiscal Year 2022/2023**

<u>Taxing District Name</u>	<u>Agency Loss Due to URA</u>
Columbia County	123,778.72
Columbia 4H & Extension	5,004.86
Columbia 911	22,582.90
Columbia Vector	11,230.42
St. Helens Aquatic District	20,751.86
Columbia SWCD	8,789.02
City of St. Helens	169,188.66
Columbia River Fire	263,681.06
NW Regional ESD	13,549.74
St. Helens 502 School	446,164.89
Portland Community College	25,024.30
<b>TOTAL</b>	<b>\$1,109,746.43</b>

The entire Urban Renewal Agency plan and information can be found on the City's website located at:  
<https://www.sthelensoregon.gov>