

**City of St. Helens Urban Renewal Agency
Proposed Budget FY 2020-2021**



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John Walsh	Agency Administrator
Jenny Dimsho	Agency Secretary
Matt Brown	Agency Finance Director

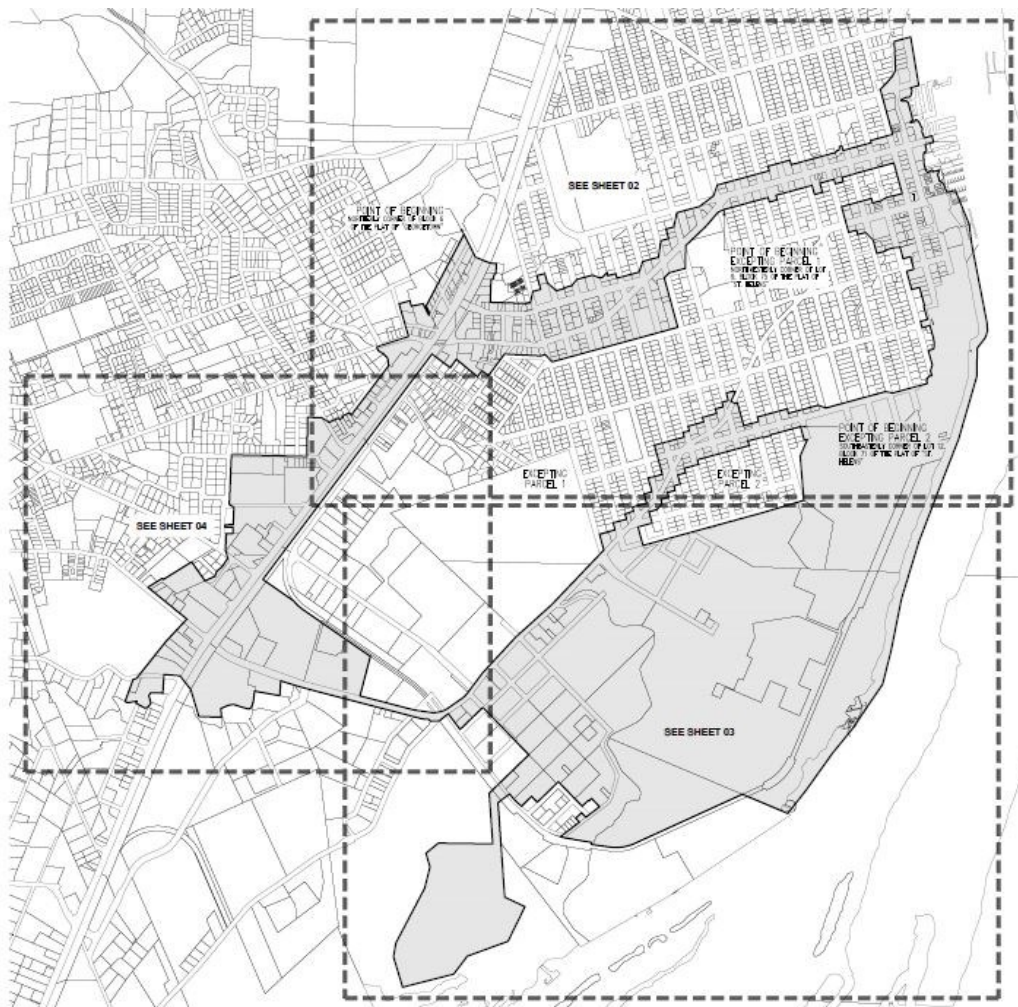
ABOUT THE AGENCY

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 Urban Renewal boundary. Urban Renewal Tax Collections are used to initiate development that would not be financially feasible without infrastructure improvements made possible by urban renewal financing.

The diagram below shows the URA Boundary that was approved in 2017. The adopted Urban Renewal Plan is available on the City's website at www.ci.st-helens.or.us under the Planning Department.



FY 2020-2021 BUDGET MESSAGE

You will see in the budget document that 100% of the funds are placed in a Contingency account within the URA expenses. As far as expenses for the URA, we do not anticipate to reimburse the City of St. Helens for current URA expenses this upcoming year. The City of St. Helens can request reimbursement of certain expenses from previous years that were related to the URA, however at this time, City staff is recommending that it wait to seek any reimbursement of URA expenses from previous years. These certain expenses can include URA planning fees and professional services along with a percentage of staff time that was used to create the URA. These expenses are easily tracked in our financial system if the City chooses to seek reimbursement at any time in the future from the URA.

No URA specific projects are expected to begin in FY 2019-2020, however ongoing planning and tax collection that will begin this year will help assist in the upcoming borrowing/lending amounts that the URA anticipates taking out to begin projects that are identified in the adopted Urban Renewal Agency plan. This plan and project list is available on the City's website at www.ci.st-helens.or.us and located on the Planning Department's web page.

The agency received less than budgeted revenue in the previous year due to the timing of the closure of the Armstrong Property and it's effect on the Urban Renewal Funding Strategies. City staff is working to review financial projects and make recommendations to the URA Board on potential boundary adjustments and those effects. Future public meetings would be scheduled for any official action. These potential changes will not happen fast enough to effect the 2020-2021 Property Tax revenue that you see in this proposed budget.

Respectfully submitted,

Matt Brown

Finance Director

FY 2020-2021 BUDGET

RESOURCES		2017-18	2018-19	2019-20	2019-20	2020-21	2020-21	2020-21
		Actual	Actual	Adopted	EST YE	Proposed	Approved	Adopted
LOCAL TAXES								
801-000-31001	Property Tax - Current	0	51,595	55,000	1,100	1,000	1,000	1,000
FUND BALANCE AVAILABLE								
801-000-27500	Fund Balance Available	0	0	50,000	51,595	52,000	52,000	52,000
TOTAL RESOURCES		0	51,595	105,000	52,695	53,000	53,000	53,000

EXPENDITURES		2017-18	2018-19	2019-20	2019-20	2020-21	2020-21	2020-21
		Actual	Actual	Adopted	EST YE	Proposed	Approved	Adopted
CONTINGENCY								
801-000-58001	Contingency	0	0	105,000	0	53,000	53,000	53,000
TOTAL EXPENDITURES		0	0	105,000	0	53,000	53,000	53,000