



SCAPPOOSE
Oregon

CITY OF SCAPPOOSE

URBAN RENEWAL AGENCY BUDGET COMMITTEE

COUNCIL CHAMBERS*33568 EAST COLUMBIA AVENUE*WEDNESDAY, MAY 10, 2023, 5:30 P.M.

Call to Order

Chair Backus called the Urban Renewal Agency Budget Committee to order.

Roll Call

Present: Chair Joseph Backus; Rita Bernhard; Sandie Wiggs; Michelle Brown; Chris Vitron; Beth Rajski; Megan Greisen; Pete McHugh; Tyler Miller; Kim Holmes; Andrew Lafrenz; City Manager Alexandra Rains; Lieutenant Chris Fluellen; Community Development Director Laurie Oliver Joseph; Finance Administrator Carol Almer; Public Works Director Dave Sukau; Utility Supervisor Doug Nassimbene; Treatment Plant Supervisor Darryl Sykes; Treatment Plant Supervisor Kevin Turner; and Assistant to City Manager Isaac Butman.

Remote: Jeannet Santiago

Excused: Teresa Keller; Ty Bailey; and City Recorder Susan M. Reeves

Approval of minutes ~ May 23, 2022

Rita Bernhard moved, and Pete McHugh seconded the motion to approve the May 23, 2022 Urban Renewal Agency Budget Committee minutes. (Motion passed 12-0). Chair Joseph Backus, aye; Rita Bernhard, aye; Sandie Wiggs, aye; Michelle Brown, aye; Chris Vitron, aye; Beth Rajski, aye; Megan Greisen, aye; Pete McHugh, aye; Tyler Miller, aye; Kim Holmes, aye; Andrew Lafrenz, aye; and Jeannet Santiago, aye.

Receive Budget Message

City Manager Rains read the Urban Renewal Agency budget message.

Dear Urban Renewal Agency Chair, Vice Chair and Agency Members:

It is my pleasure to submit the proposed 2023-2024 Budget for the Scappoose Urban Renewal District for your consideration. The District was established relatively recently, having become effective in December of 2019. City Staff's efforts to establish the District – at the direction of Scappoose City Council – began in earnest in 2018 with the hiring of ECONorthwest and Tiberius Solutions, LLC to complete an urban renewal feasibility study to evaluate the benefits and

drawbacks of using urban renewal as a tool to invest in infrastructure and other needed community projects in the City's industrial areas and downtown commercial core. The results of the feasibility study were encouraging to Council, which then instructed staff to pursue development of an Urban Renewal Area.

Working with the same consultant team, staff completed an extensive public involvement process and completed the Urban Renewal Plan and Report. These documents were presented to City Council for a first reading on October 21, 2019, and then for a final vote to approve on November 19, 2019, by a non-emergency Ordinance.

The Scappoose Urban Renewal Plan Area consists of approximately 475.8 acres (418.87 acres of land in parcels and 56.93 acres of public rights-of-way) and it is anticipated that the Plan will take 30 years of tax increment collections to implement. The Goals of the Plan, which represent its basic intents and purposes and are reflected in all of the projects identified for implementation, are as follows:

1. Improve transportation, water, wastewater, and stormwater infrastructure to support job growth
2. Promote the emergence of a vibrant town center as a civic and cultural hub for Scappoose that is connected to surrounding neighborhoods and employment areas
3. Encourage redevelopment and infill in the town center
4. Support the growth and retention of local businesses

During the current fiscal year, the Agency approved two grant programs, one for new development and the other for business development. Applications for these programs were released and two awards were made. Other applications are still pending while the Agency considers updates to the two grant programs based upon feedback received during the initial process.

The 2023-2024 Budget includes funds for Drinking Water Treatment and Supply and Wastewater Treatment Plant Improvements, as well as the Agency's new grant programs. The District will incur some administrative costs by engaging an urban renewal consultant to assist on an as needed basis and an auditor to review the District's budget. Additionally, 5% of the Associate Planner's salary will be drawn from this budget to reflect his time and effort providing administrative support to the Agency. That said, a significant portion of the funds received will continue to be placed in appropriate reserves to accumulate over the next several years until they can be used for specific projects.

Although the District may be off to a gradual start, the long-term benefits of increased investment in the City's infrastructure and the local Business Community will be well worth the wait.

Respectfully submitted,
Alexandra Rains, MPA, Budget Officer
end of message

Budget Deliberations

(Tab #) 38. Urban Renewal Agency General Fund

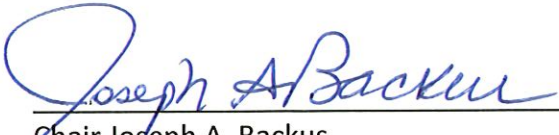
City Manager Rains explained the purpose of the Urban Renewal General Fund consists of revenue collected from property taxes and interest income. The vision for the year is to ensure the Urban Renewal District operates efficiently and in accordance with applicable City, State, and Federal laws. For revenue the Urban Renewal General Fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund. Principal sources of revenue are tax increment revenues. The Urban Renewal General Fund accounts for the resources of the whole District, which was established in 2019 and this will be the fourth year that it will receive Tax Increment Financing revenues. The budget is calculated using the formula outlined in Oregon Revised Statutes. Collections from the current year's tax increment revenues for the District are projected to be \$236,845. Columbia County collects all property taxes and distributes collections for the District's certified tax dollars back to the District. Interest income for the year is estimated at \$7,500. The District places the vast majority of its funds in the state local government investment pool. Total amount of revenue for the Urban Renewal District General Fund is projected to be \$244,345. Within the Urban Renewal Fund, the District expects to expend \$694,532. These expenditures are budgeted into the following departments: Administration \$92,888, Business & Property Owners Incentives \$76,594, Water Projects \$36,169, Wastewater Projects \$148,679, and Contingency \$355,202. She explained just to clarify in the budget message there had been mention of a transportation study, that will be next year, not this year.

Jeannet Santiago moved, and Kim Holmes seconded the motion to approve the 2023-2024 Urban Renewal Agency budget as presented. (Motion passed 12-0). Chair Joseph Backus, aye; Rita Bernhard, aye; Sandie Wiggs, aye; Michelle Brown, aye; Chris Vitron, aye; Beth Rajske, aye; Megan Greisen, aye; Pete McHugh, aye; Tyler Miller, aye; Kim Holmes, aye; Andrew Lafrenz, aye; and Jeannet Santiago, aye.

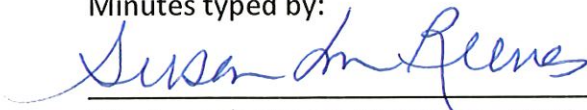
Calendar Check ~ next meeting May 11 & May 16, 2023, if needed ~ No future meetings are needed.

Adjournment of the Urban Renewal Agency Budget Committee meeting

Chair Backus adjourned the meeting.


Chair Joseph A. Backus

Minutes typed by:


City Recorder Susan M. Reeves, MMC