

St. Helens Urban Renewal Plan

Prepared for:
The St. Helens City Council

DRAFT

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ST. HELENS URBAN RENEWAL PLAN

ACKNOWLEDGEMENTS

The St. Helens City Council appointed a citizen advisory body to direct the public involvement and management efforts for preparation of this renewal plan. Members of the advisory committee and City of St. Helens staff gave generously of their time in providing direction and assistance on all key issues involved in preparing the plan.

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ST. HELENS URBAN RENEWAL PLAN

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100. INTRODUCTION

The St. Helens urban renewal plan consists of Part One - Text and Part Two - Exhibits. This plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of St. Helens respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

This urban renewal plan for the St. Helens Urban Renewal Area was approved by the City Council of City of St. Helens on ___ by Ordinance No. ___.

200. CITIZEN PARTICIPATION

The St. Helens urban renewal plan was developed in an extensive series of public meetings. Renewal planning was initiated in December, 2007 with a renewal feasibility study. The feasibility study included work sessions with staff and council members, and a public forum to present the feasibility study to the public. The feasibility report was presented at a meeting of the St. Helens City Council in February, 2008. After discussion of the feasibility report, the City Council approved proceeding with preparation of an urban renewal plan.

Work on a renewal plan started in June, 2008. Four public meetings were held during the preparation of the renewal plan. Each meeting was built around discussion and public input on key elements of the urban renewal plan. Meeting topics included basic information on urban renewal and tax increment financing, development of project goals and objectives, development of a list of project activities, and a thorough review of the revenues, costs, and tax impacts of carrying out the project. The renewal plan committee also held three work sessions to review and make additional recommendations on aspects of the urban renewal plan.

The City of St. Helens Planning Commission met to review the Plan on ___ 2008. The City Council scheduled a public hearing on adoption of this Plan on ____, 2008. Additional notice for the City Council' hearing on adoption of the Plan was provided, as required by ORS 457.120.

300. BOUNDARY DESCRIPTION

The boundary of the renewal area is shown in Exhibit 1, attached to this plan. A legal description of the project boundary is included as Attachment "A" of this plan. If inconsistencies exist between Exhibit 1 and Attachment A, Attachment A governs.

400. RELATIONSHIP TO LOCAL OBJECTIVES

The purpose of this Renewal plan is to eliminate blighting influences found in the Renewal Area, to implement goals and objectives of the City of St. Helens Comprehensive Plan, and the St. Helens Economic Development Plan.

In addition, the renewal plan committee developed a vision statement for the plan area, and set of renewal plan goals and objectives. They are:

VISION STATEMENT

St. Helens becomes a livable independent economically vibrant destination community.

GOAL 1: Invest with the expectation of sustainable development and redevelopment in the plan area.

Objectives

- Support new growth and development.
- Increase the number of jobs within the district.
- Promote green industry.
- Recruit businesses to the district that provide family wages and incomes and tax benefits to the community.
- Retain and expand range of commercial services.
- Increase local consumption of local goods and services.
- Increase commercial and industrial tax base.
- Business expansion and retention.
- Create economic development and business outreach programs.

GOAL 2: Improve access with multiple modes of transportation.

Objectives

- Improve and increase bicycle system in roadways.
- Improve and increase multi-use pathways.
- Improve traffic and road signage.
- Improve public parking facilities.
- Improve public transportation system.
- Improve traffic circulation.

GOAL 3: Capitalize on tourism opportunities.

Objectives

- Improve attraction and destination signage.
- Improve all views of waterfront and City gateways.
- Improve City tourism and marketing communications.
- Identify and/or develop tourist attractions.

GOAL 4: Provide Business and Residential Opportunities in the Plan Area.

Objectives

- Improve infrastructure in plan area.
- Develop financial assistance programs to promote business and residential development.
- Assist with the acquisition, improvement, redevelopment and/or reuse of existing public buildings to expand the range of civic, commercial and residential services.
- Provide professional and technical expertise to assist business owners in maximizing the benefits of commercial opportunities.
- Carry out public improvements, pursue acquisitions and provide incentives to attract economic investment and redevelopment in St. Helens.
- Encourage creation and expansion of enterprises that will provide goods and services the community needs.
- Provide more family wage jobs in St. Helens.
- Increase property values in St. Helens.
- Enhance overall community appearance and livability
- Help diversify the city's economic base.
- Help implement the city's comprehensive plan, downtown master plan, and enhance recreational opportunities in the community.
- Assist with development of commuter satellite offices.

500. PROPOSED LAND USES

1. Land Use Plan

The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the City's Comprehensive Plan, Zoning Ordinance, Sign Ordinance, Subdivision Ordinance, City Charter, or any other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.

Zoning Classifications in the Renewal Area

Zoning in the renewal area is shown in the Report on this plan. Zoning classifications in the area are:

Renewal Area Zoning	
Zoning Classification	Description
R-7 Moderate Residential Zone	The R-7 zone is intended to provide minimum development standards for residential purposes and to establish urban moderate density residential home sites; 7000 Square Foot lot size requirement for detached single family dwellings.
R-5 General Residential Zone	The R-5 zone is intended to provide minimum development standards for residential purposes and to establish sites for single-dwelling, detached and attached units for medium density residential developments; 5000 Square Foot lot size requirement for detached single family dwellings.
AR Apartment Residential Zone	The AR zone is intended to provide minimum development standards for residential purposes where complete community services are available and to provide for single dwellings, detached and attached, duplexes, and low/medium-rise multiple-dwelling residential units for heavy density residential development.
MU Mixed Use Zone	The MU zone is intended to provide for mixed uses in certain areas, generally between general commercial and residential zones. This method allows the market to mostly determine the uses.
HC Highway Commercial	The HC zone is intended to recognize the existing commercial development along Highway 30 and to limit future commercial activity to retail concerns, activities that cater to motorists and firms that deal in large goods and require unusual amounts of space.
GC General Commercial	The GC zone is intended to provide for a broad range of commercial operations and services required for the proper and convenient functioning of commercial activities serving the general public locally and regionally but not specifically the traveling motorists.
MC Marine Commercial	The MC zone is intended to encourage a wide range of water-related activities both commercial and residential.
LI Light Industrial	The light industrial or LI zone is intended to provide appropriate locations for general industrial use including light manufacturing and related activities with few, if any, nuisance characteristics such as noise, glare, and smoke. It is to permit manufacturing, processing, assembling, packaging or treatment of products from previously prepared materials and to discourage residential use and limit commercial use.
HI Heavy Industrial	The heavy industrial or HI zone is intended to provide appropriate locations for intensive manufacturing activities including fabrication, processing, or assembling of semi-finished or finished products from raw materials, outdoor storage areas, and the storage of heavy equipment. It is also intended to provide locations for activities that need to be separated from more easily impacted activities such as schools, churches, etc.

<p>OTSH Olde Towne St Helens</p>	<p>The OTSH zone is intended to provide an innovative and flexible zoning category that may be used to implement the St. Helens comprehensive plan economic goals and policies and the strategic plan goals and policies for economic development. The strategy is to provide opportunities for traditional neighborhood design and mixed residential and commercial uses in redeveloping Olde Towne areas. The OTSH zone is designed to preserve and revitalize older developed areas, by eliminating nonconformities, providing for more mixed use development in individual buildings, and other more flexible development regulations which acknowledge the developed nature of the properties involved. The OTSH zone also allows for the establishment of special design and aesthetic standards for development, consistent with a community plan for redevelopment, preservation, and conservation. The location for the establishment of this Olde Towne St. Helens zone shall be targeted for existing developed areas, such as the existing commercial downtown, which could benefit from revitalization in the form of specific long-range planning, mixed uses and innovative development options and community improvement programs. The land use designations absorbed by the OTSH zone include general commercial (GC), mixed use (MU), apartment residential (AR), and public lands (PL).</p>
	<p>COUNTY ZONING DISTRICTS</p>
<p>R-10 Single Family Residential</p>	<p>The Single-Family Residential (R-10) District is intended to provide minimum development standards for low density residential uses in unincorporated urban growth boundaries where public water and public sewer exist, or are programmed, and where resource activities are declining.</p>
<p>MHR Mobile Home Residential</p>	<p>The Mobile Home Residential District is intended to provide minimum development standards for single-family dwellings and medium density mobile home park development in unincorporated urban growth boundaries where public water and public sewer exist, or are programmed, and where resource activities are declining.</p>
<p>C-5 Highway Commercial</p>	<p>The purpose of this district is to provide for the orderly development of retail and personal service establishments along major arterials and thoroughfares in suburban areas. In general, such districts shall be planned to maintain high standards of traffic safety for the continued protection and welfare of the general public. Highway Commercial Districts shall be permitted for such properties abutting only those sections of major arterials or thoroughfares which have an existing dedicated right-of-way of not less than 60 feet.</p>
<p>C-3 General Commercial</p>	<p>The General Commercial District is intended to provide for the broad range of commercial operations and services required for the proper and convenient functioning of Commercial Centers serving broad suburban areas. Uses permitted are intended to include all retail and service operations that may be appropriately located within a shopping district and that are normally required to sustain a community.</p>
<p>M-2 Light Industrial</p>	<p>The Light Industrial District is intended to provide for those manufacturing, warehousing, and sales operations which basically do not create objectionable amounts of noise, odor, dust, glare, vibration, or truck or rail traffic.</p>
<p>M-1 Heavy Industrial</p>	<p>The Heavy Industrial District is intended to provide for those industrial operations which generate noise, odor, dust, glare, vibration, or truck and rail traffic in such amounts as to be objectionable to adjacent land uses.</p>

2. Plan and Design Review

The Urban Renewal Agency shall be notified of any Comprehensive Plan/Zoning amendment application, building permit, conditional use or other development permits requested within the Area.

600. OUTLINE OF DEVELOPMENT

The Urban Renewal project consists of activities and actions which treat the causes of blight and deterioration in the St. Helens Urban Renewal Area. Project activities further are intended to implement the goals in Section 400 of this plan. Project activities to treat blighting conditions and to implement community and comprehensive plan goals include:

- Making improvements to streets, sidewalks, and crossings in the renewal area
- Making improvements to deficient water, sewer and storm drainage in the area
- Contributing to funding improvements to public facilities in the renewal area
- Improving the physical appearance of the renewal area
- Improving parking availability in the renewal area.
- Providing incentives for the repair and rehabilitation of substandard structures in the project area.
- Providing incentives to new public and private building investments in the renewal area.
- Section 700 of this plan provides further description of each urban renewal project to be undertaken within the Urban Renewal Area.

700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

To achieve the objectives of this Urban Renewal Plan, the following activities will be undertaken by the Urban Renewal Agency in accordance with applicable federal, state, county, and county laws, policies, and procedures, and will be coordinated with the Comprehensive Land Use Plan. Renewal Agency may fund these activities in full, in part, or it may seek other sources of funding for them. The Renewal Agency may prepare a Design Plan which will better define project locations. **The listing of projects is not an order of priority.** Priorities will be decided as funds become available, and opportunities arise.

1. PUBLIC IMPROVEMENTS

Definition - Public improvements include the construction, repair, or replacement of curbs, sidewalks, streets, parking, parks and open spaces, pedestrian and bicycle amenities, water, sanitary sewer and storm sewer facilities, utilities, and other public facilities necessary to carry out the goals and objectives of this Plan.

A. Public Parks, Recreation and Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of public spaces, parks or public recreation facilities within the Urban Renewal Area. Projects that may be undertaken include but are not limited to:

- Develop tourism projects.
- Construct a river boardwalk.
- Improve Gray Cliffs Waterfront Park.
- Connect waterfront parks with a riverfront multiuse path.
- Improve public spaces with features such as fountains, and kiosks.
- Develop a performance stage on or near the waterfront.
- Create a themed botanical park.
- Promote and assist preservation and restoration of wetlands.
- Provide pedestrian and bike paths not included in public road rights of way.

B. Street, Curb, and Sidewalk Improvements

The Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks. Street, curb, and sidewalk improvements may include but are not limited to:

- Improve existing streets and sidewalks, and build new streets to service proposed uses in the area.
- Make improvements to 1st Street.
- Improved traffic signalization in area.
- Provide streetscape improvements in the plan area.
- Participate in Hwy 30 image improvement projects, which may include a Pedestrian / Bicycle overpass across Hwy 30.

C. Public Utilities

The Renewal Agency is authorized to participate in funding improvements to water, storm, sanitary sewer and other utility facilities in the area. Utility improvements may include but are not limited to:

- Upgrade or install water, sewer and storm service to a level required for new and existing uses.
- Assist in mitigating flooding conditions in the plan area.
- Relocate overhead utilities (underground or behind buildings).

D. Streetscape and Neighborhood Beautification Projects

The Renewal Agency is authorized to participate in activities improving the visual appearance of the project area. These improvements may include but are not limited to:

- Streetscape improvements, including decorative pavers, street lighting, street trees, landscaping, street furnishings and signs in the plan area.
- Assist in funding a facade program for area businesses.

E. Pedestrian, Bicycle, and Circulation Improvements

The Renewal Agency may participate in funding pedestrian and bicycle improvements in the area, including design, redesign, construction, resurfacing, repair and acquisition of right-of-way for pedestrian and bicycle paths and connections. These improvements may include but are not limited to:

- Develop new pedestrian/bicycle paths to improve circulation and linkages in area.

F. Public Safety Improvements

The Renewal Agency may participate in funding improvements needed for public safety purposes. Public safety improvements may include but are not limited to:

- Assist in providing fire suppression systems in new or renovated buildings.
- Improve street lighting in the plan area.
- Assist in bringing structures in area up to seismic standards.
- Improve public safety facilities in the plan area.

G. Public Buildings and Facilities

The Renewal Agency may participate in development of public facilities in the Renewal Area. The extent of the Renewal Agency's participation in funding such facilities will be based upon a Renewal Agency finding on the proportional benefit of that project to the Urban Renewal Area, and the importance of the project in carrying out Plan objectives. Potential public facilities to be funded may include but are not limited to:

- Assist in developing and consolidating city and county offices into a government center in the area.
- Assist in developing additional public parking facilities in the plan area.
- Assist in developing community facilities in the plan area.
- Assist in providing public safety facilities in the plan area.

2. PRESERVATION AND REHABILITATION

This activity will help improve the condition and appearance of buildings in the project area, and encourage infill and reuse in the Urban Renewal Area. The Renewal Agency may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of buildings or properties within the Urban Renewal Area.

- Establish architectural themes for buildings in each business district and a timeline for implementation of the building renovations.
- Implement a time sensitive financial assistance program to provide incentives to owners to adopt the new themes. This is envisioned to be a Façade loan / grant program.

3. DEVELOPMENT AND REDEVELOPMENT

The Renewal Agency also is authorized to provide loans or other forms of financial assistance to parties wishing to develop or redevelop land or buildings within the Urban Renewal Area. The Agency may make this assistance available as it deems necessary to achieve the objectives of this Plan. Examples of such assistance include, but are not limited to:

- Below market interest rate loans.
- Write down of land acquisition costs.
- Provision of public parking to assist development.
- Assistance in providing utilities, communications and other infrastructure.
- Technical assistance, including architectural assistance, and zoning change work.
- Transfer of assembled sites at fair reuse value.
- Assist to develop advance medical facilities in the plan area.
- Assist to develop post secondary education facilities in the plan area.

4. BELOW MARKET INTEREST RATE LOANS AND INCENTIVES

The Renewal Agency may promulgate rules, guidelines and eligibility requirements for the purpose of establishing below-market or market rate loan programs, or other financial incentives to advance the goals and objectives of the Urban Renewal Area. Loans or incentives provided by the Renewal Agency may be used for voluntary rehabilitation of buildings, facade improvements, provision of amenities on private property in compliance with adopted design guidelines and standards, construction of new buildings, pre-development assistance, connecting to Renewal Agency provided underground electrical and communication systems, or other capital construction activities approved by the Renewal Agency.

5. PROPERTY ACQUISITION AND DISPOSITION

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 800 of this Plan.

6. PLAN ADMINISTRATION

Tax increment funds may be utilized to pay indebtedness associated with preparation of this Plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the Plan. Project funds also may be used to pay for personnel and other administrative costs incurred in management of the Plan.

800. PROPERTY ACQUISITION AND DISPOSITION PROCEDURES

The Renewal Agency is authorized to acquire property within the Area, if necessary, by any legal means to achieve the objectives of this Plan. Property acquisition is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. The use of eminent domain is allowed for all public purposes of this plan. However, private property within the Renewal District shall not be taken by eminent domain for the purpose of conveying ownership interest in all or part of the property to a private party for economic development by or the commercial benefit of the private party. All authorized uses of eminent domain will require approval by the City Council. All acquisitions of property not included in the plan will require an amendment to the plan as set forth in Section 1100.

1. Acquisition requiring City Council approval.

Acquisitions described in Section 800 A1, and A2 of this plan will require an amendment as set forth in Section 1100C4. City Council ratification is required for Renewal Agency acquisitions for the following purposes:

- 1) Acquisition of land for development by the public or private sector.
- 2) Acquisition for any purpose that requires the use of the Agency's powers of eminent domain.

2. Acquisition not requiring City Council approval.

Land acquisition not requiring City Council ratification requires a minor amendment to this Plan as set forth in Section 1100C5. The minor amendment to the Renewal Plan may be adopted by the Renewal Agency by Resolution. The Agency may acquire land without Council ratification where the following conditions exist:

Where it is determined that the property can be acquired without condemnation and is needed to provide public improvements and facilities as follows:

- 1) Right-of-way acquisition for streets, alleys or pedestrian ways;
- 2) Right of way and easement acquisition for water, sewer, and other utilities
- 3) Where the owner of real property within the boundaries of the Area wishes to convey title of such property by any means, including by gift.

3. Properties to be acquired

At the time this Plan is prepared; one property is identified for acquisition. That property is referred to as the Olde Towne Parking Lot, located on South 2nd Street and identified as Tax Lots 12300, 12500 and 8600 as shown in Exhibit 2, "Property to be Acquired".

If future plan amendments to acquire property are approved, a map exhibit shall be prepared showing the properties to be acquired and the property will be added to the list of properties to be acquired. The list of properties acquired will be shown in this section of the Plan. The map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Urban Renewal Plan.

4. Property Disposition Policies and Procedures

The Renewal Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired, in accordance with the provisions of this Plan.

All real property acquired by the Renewal Agency for redevelopment in the Urban Renewal Area shall be disposed of for development for the uses permitted in the Plan at its fair re-use value. All persons and entities obtaining property from the Renewal Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Renewal Agency fixes as reasonable, and shall comply with other conditions which the Renewal Agency deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to insure that the provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Renewal Agency, as well as all other real property the development of which is assisted financially by the Renewal Agency, shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Renewal Agency may contain restrictions, covenants, and conditions running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

No property acquisition is under consideration at the time this plan is adopted, therefore no specific disposition schedule is included. It is anticipated that any property acquired by the renewal agency will be disposed of within five years of its acquisition.

900. REDEVELOPER'S OBLIGATIONS

A Redeveloper is any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land. Redevelopers within the Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers also will be obligated by the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.

2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
3. The Renewal Agency may require the Redeveloper to submit plans and specifications for the property as a condition of Renewal Agency assistance. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution of these plans to any additional zoning, planning, or design review bodies required by the City.
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency.
5. The Redeveloper shall not effect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

1000. RELOCATION

The Renewal Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses which may be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of Chapter 35 of the Oregon Revised Statutes, and any other applicable laws or regulations. The Renewal Agency may contract with Oregon Department of Transportation (ODOT), or other appropriate agencies or parties for assistance in administering its relocation program.

1100. PLAN AMENDMENTS

It is anticipated that this renewal plan will be reviewed periodically during the execution of the Project. The plan may be changed, modified, or amended as future conditions warrant. Types of plan amendments are:

1. Substantial Amendments per ORS Chapter 457

- 1) Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.
- 2) Adding land to the urban renewal area that is in excess of one percent of the existing area of the Plan.

Substantial Amendments shall require the same notice, hearing and approval procedure required of the original Plan, including public involvement, consultation with taxing districts, presentation to the Planning Commission and adoption by the City Council by non-emergency ordinance after a hearing requiring “special notice” per ORS 457. 120.

2. Other Amendments Requiring Approval by Ordinance of City Council

The following types of amendments will require adoption by a non-emergency Ordinance of the City Council, and require consultation with taxing districts, and presentation to the Planning Commission, but will not require the special notice prescribed in ORS 457.120.

- 1) The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$750,000. The \$750,000 amount will be adjusted annually from the year 2008 according to the "Engineering News Record" construction cost index for the Northwest area.

3. Minor Amendments.

Minor amendments may be approved by the Renewal Agency in resolution form. Such amendments are defined as:

- 1) Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
- 2) Addition of a project substantially different from those identified in Sections 700 of the Plan or substantial modification of a project identified in Section 700 if the addition or modification of the project costs less than \$750,000 in 2008 dollars.
- 3) Increases in the Urban Renewal Area boundary that are less than one percent of the existing area of the Plan.
- 4) Acquisition of property for purposes specified in Section 800A1 and 800A2 of this Plan. Minor amendments to the plan to acquire properties specified in Sections 800A1 and A2 must be ratified by the City Council. The City Council approval may be in the form of a resolution.
- 5) Acquisition of properties for purposes specified in Section 800B of this plan. These acquisitions do not require approval by the City Council.

1200. MAXIMUM INDEBTEDNESS

The maximum indebtedness authorized under this plan is Twenty million, one hundred thirty thousand dollars (\$20,130,000). This amount is the principal of indebtedness, and does not include interest on indebtedness.

1300. FINANCING METHODS

1. General

The Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private for the purposes of undertaking and carrying out this Plan. In addition, the Agency may borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans. The funds obtained by the Agency shall be used to pay or repay any costs, expenses, advances and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457.

2. Tax Increment Financing

This urban renewal plan will be financed in whole, or in part, by tax increment revenues. The ad valorem taxes levied by all taxing districts in which all or a portion of the St. Helens Urban Renewal Area is located shall be divided as provided in section 1c, Article IX of the Oregon Constitution and ORS 457.420 to 457.460.

3. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Urban Renewal Agency or the City in connection with preplanning for this Urban renewal plan shall be repaid from tax increment proceeds generated pursuant to this section.

1400. DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

"Area" means the area included within the boundaries of the St. Helens Urban Renewal Area.

"Bonded Indebtedness" means any formally executed written agreement representing a promise by a unit of government to pay to another a specified sum of money, at a specified date or dates at least one year in the future.

"County" means Columbia County, Oregon.

"City Council" means the City Council of City of St. Helens, Oregon.

"Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

"Displaced" person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

"Disposition and Development Agreement" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.

"Exhibit" means an attachment, either narrative or map, to the Urban renewal plan for the St. Helens Urban Renewal Area, Part Two - Exhibits.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"Plan" means the Urban renewal plan for the St. Helens Urban Renewal Area, Parts One and Two.

"Planning Commission" means the Planning Commission of the City of St. Helens, Oregon.

"Project, Activity or Project Activity" means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is authorized and for which implementing provisions are set forth in the Urban renewal plan.

"Report" refers to the report accompanying the urban renewal plan, as provided in ORS 457.085 (3)

"Redeveloper" means any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

"Rehabilitation Loans and Grants" – Funds provided by the Renewal Agency to owners of existing properties within the urban renewal area for the purpose of rehabilitation, renovation, repair, or historic preservation of the property. Loan and grant policies and procedures will be developed by the Renewal Agency, to carry out the Rehabilitation and Conservation activities of this Plan

"Redevelopment Assistance" – Financial assistance provided by the Renewal Agency to private or public developers of property within the urban renewal area. This assistance is intended to make development within the renewal area financially feasible and competitive with other locations, and carry out the Redevelopment through New Construction activities of this Plan. Redevelopment Assistance may take the form of participation in financing public improvements such as parking, infrastructure, landscaping, and public places, providing technical information and assistance to potential redevelopers, re-sale of land at written down prices, and such other assistance as the Agency determines is within its authority, and necessary.

"State" means the State of Oregon.

"Text" means the Urban renewal plan for the St. Helens Urban Renewal Area, Part One - Text.

"Urban Renewal Agency" means the Urban Renewal Agency of the City of St. Helens, Oregon.

"Urban Renewal Area", "St. Helens Urban Renewal Area", or "Renewal Area" means the geographic area for which this Urban renewal plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this plan.

St. Helens Urban Renewal Plan

City of St. Helens, Oregon

Part Two-Exhibits

EXHIBITS

Exhibit 1..... Map of Plan Boundary

Exhibit 2..... Property to be Acquired

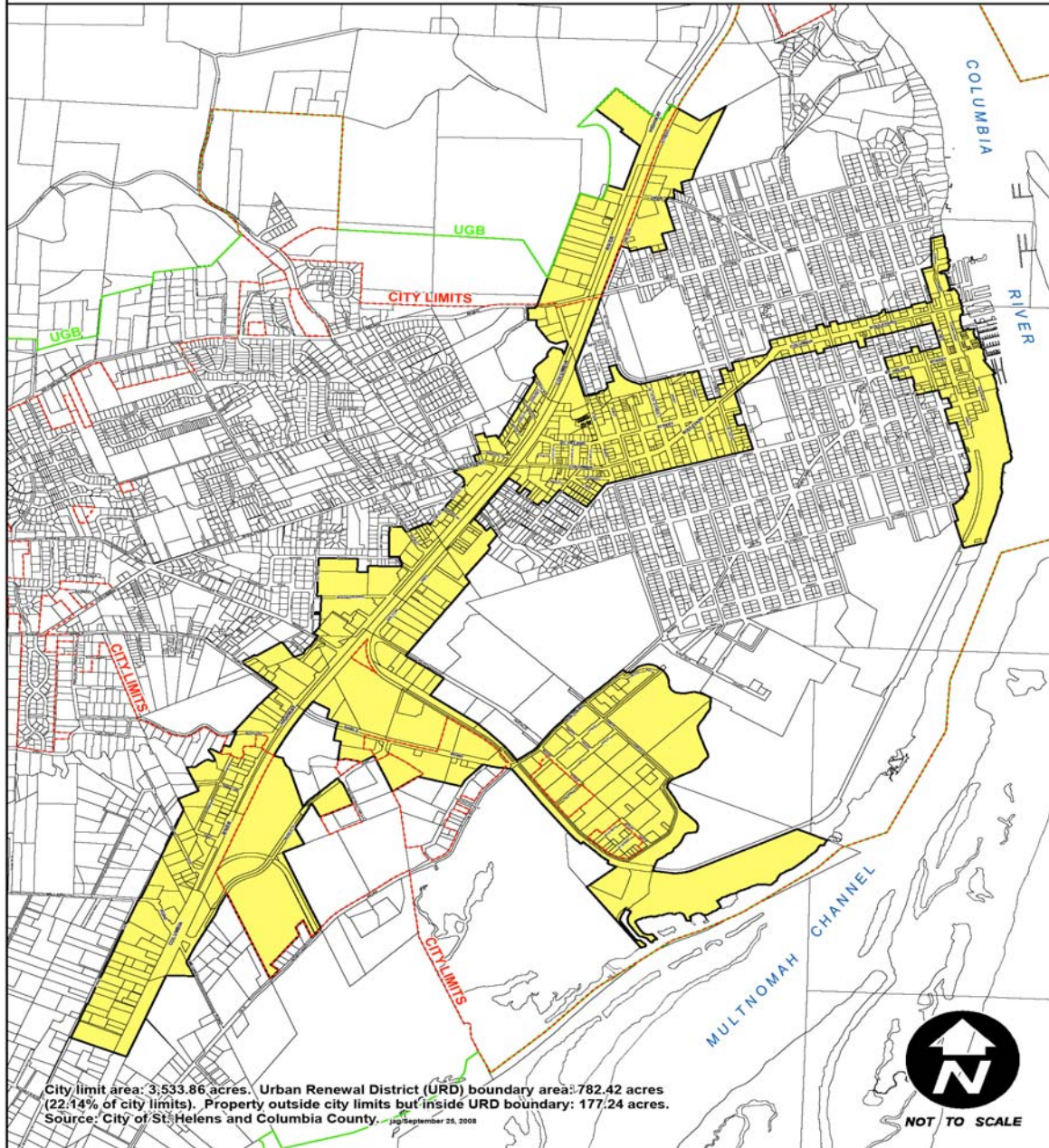
ATTACHMENTS

Attachment A..... Boundary Description

City of St. Helens
URBAN RENEWAL DISTRICT



EXHIBIT 1
Ordinance _____



PROPERTY TO BE ACQUIRED
EXHIBIT 2

