

BOARDMAN URBAN RENEWAL AGENCY

City of
Boardman
Oregon



FY 2022 – 2023 PROPOSED BUDGET



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BUDGET COMMITTEE ROSTER
Boardman Urban Renewal Agency
2022-2023 Budget

BUDGET COMMITTEE

Mayor
Paul Keefer

City Council

Paul Beagle
Roy Drago, Jr.
Katy Norton
Leslie Pierson
Brenda Profitt
Isaac Williams

Citizen Members

Emerald Lantis
Ted Lieurance
Lisa Mittelsdorf
Alejandra Mendoza
Sonja Neal
David Norton
Vacant

CITY STAFF

Karen Pettigrew, City Manager
Marta Barajas, Finance Director
Rick Stokoe, Chief of Police/Assistant City Manager
Kevin Kennedy, Public Works Director
Carla Mclane, Planning Official
Glenn McIntire, Building Official
Rolf Prag, Special Projects Manager
Jenn Rollins, City Recorder/HR



BUDGET CALENDAR
Boardman Urban Renewal Agency
2022-2023 Budget

Jan. 4, 2022	Appoint Budget Officer & Budget Committee	
Feb.-May 2022	Prepare proposed budget	
May 2, 2022	Publish 1 st Notice of Budget Committee Meeting	
May 7, 2022	Publish 2 nd Notice of Budget Committee Meeting	
May 17, 2022	Budget Committee Meeting	7:00 PM
May 24, 2022	Second Budget Committee Meeting (if needed)	7:00 PM
June 1, 2022	Publish Notice of Budget Hearing & Budget Summary	
June 7, 2022	Budget Hearing	7:00 PM
June 7, 2022	Enact Resolution to Adopt Budget	
July 15, 2022	File Tax Certification with County Assessor	
Sept. 30, 2022	Submit budget documents to County Clerk	



City of Boardman

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Phone: (541) 481-9252
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May 12, 2022

Members of the Boardman Urban Renewal Agency Budget Committee,

I present to you today, the proposed budget for the 2022-2023 fiscal year for both districts, of the Boardman Urban Renewal Agency (URA). Since the establishment of the URA two Urban Renewal Districts have been adopted; the Central Boardman Urban Renewal District and the West Boardman Urban Renewal District. These districts do not have a lot of budgetary activity on an annual basis. The projects selected within each district, independently of each other, are carefully examined and analyzed before they make it past the brainstorming phase, and into a viable project.

This year, we have one infrastructure project identified for the Central Urban Renewal District. This project will help with the development in the area, as is the purpose of a renewal district. The street improvement of SE Front St. and an extension to loop with SE Oregon Trail Blvd. is the planned street project. The City of Boardman is the financial leverage for the Central Urban Renewal District. This proposed project will require up to \$2M for its completion. This project should increase assessed valued in the area and, in turn, increase the property taxes levied, bringing in the money to help repay this infrastructure investment. In the coming years, the property taxes collected by the Central Urban Renewal District will be used for that purpose.

There are currently no planned infrastructure projects for the West Urban Renewal District.

Having placed the 2022-2023 proposed budget in your hands, I ask for your review and approval.

Respectfully submitted,

Marta Barajas
Finance Director/Budget Officer

Boardman Urban Renewal Agency

The Boardman Urban Renewal Agency was established on August 19, 2008 to help with development activities in designated areas of Boardman. These activities are designated by its Governing body. The duration of an Urban Renewal is for twenty years from the effective date of the Plan. Since the inception of these two Districts, a total of \$1,196,810 of construction and area upgrades have been completed, with approximately \$854,020 being reimbursed to the City, leaving a balance of \$342,790. A combined total of \$160,555 is budgeted to be reimbursed, with the remaining balance, of \$182,235 to be reimbursed in the coming years.

CENTRAL URBAN RENEWAL DISTRICT

The Central Boardman Urban Renewal District

The Central Boardman Urban Renewal District was adopted on August 19, 2008, and will expire in 2028. It covers the area from SE Front Street to Wilson Lane along the East side of Main Street. In 2014, 900-foot water and sewer lines were constructed from Oregon Trail Blvd North to SE Front Street with additional connections and street upgrades on SE Front Street. In fiscal year 2015-2016 a commercial entity was constructed and has been operational on SE Front Street. There are currently four additional active ventures in that area. In 2018-2019 an upgrade to the City's main water line, along Wilson Road, was completed.

It seems that we are looping back around and finishing up the needed work on SE Oregon Trail Blvd. and SE Front St. that we started in 2014 with the water and sewer lines and we are now going to work on the streets. SE Front St. needs major repairs but an extension from the east of SE Front St. making a connection to Oregon Trail Blvd., creating a loop road, has been identified as an infrastructure expansion project, as well.

The City is the finance entity for the Boardman Urban Renewal Agency. The Central Urban Renewal District, will pay off the remaining debt it holds with the city, in this budget. Prior to the current fiscal year, the only resources for the district were property taxes. But in 2021-2022, the Central Urban Renewal District received grant funding from the Columbia River Enterprise II Board (CREZ II) of \$2,100. And, just recently, a grant from Morrow County, passed through from Amazon, also awarded the district with almost \$39,700. It is anticipated that a repeat of the \$2,100 grant be received, but the second grant was identified as a one-time grant. No additional resources are expected. The City has been supportive of development in this District, and capital street projects were identified as priority, in the last few years.

**Boardman Urban Renewal Agency
Budget Year 2022 - 2023**

**** BOARDMAN CENTRAL URBAN RENEWAL DISTRICT ****

Historical Data				RESOURCES	Proposed Budget 2022/2023	Approved Budget 2022/2023	Adopted Budget 2022/2023
Actual 2019/2020	Actual 2020/2021	Adopted Budget 2021/2022					
18,818	17,820	17,500	BEGINNING CASH	129,500	129,500	0	
72,901	88,421	72,300	TAXES	90,225	90,225	0	
0	0	1,200,000	GRANTS & LOANS	2,002,100	2,002,100	0	
1,102	463	1,000	OTHER REVENUES	500	500	0	
0	0	0	TRANSFERS IN	0	0	0	
92,821	106,704	1,290,800	TOTAL RESOURCES	2,222,325	2,222,325	0	

Historical Data				EXPENDITURES	Proposed Budget 2022/2023	Approved Budget 2022/2023	Adopted Budget 2022/2023
Actual 2019/2020	Actual 2020/2021	Adopted Budget 2021/2022					
0	0	89,600	PROFESSIONAL FEES	65,000	65,000	0	
0	0	2,000	ADVERTISING & PUBLICATIONS	1,000	1,000	0	
0	0	400	DUES & TAXES	400	400	0	
0	0	0	GRANTS	0	0	0	
75,000	25,000	80,000	OTHER EXPENSES	65,210	65,210	0	
0	0	864,300	CAPITAL PROJECTS	1,700,000	1,700,000	0	
0	0	104,500	DEBT SERVICE	0	0	0	
0	0	0	TRANSFERS	0	0	0	
0	0	150,000	CONTINGENCY	390,715	390,715	0	
17,821	81,704	0	RESERVE FOR FUTURE EXPENDITURES	0	0	0	
92,821	106,704	1,290,800	TOTAL EXPENDITURES	2,222,325	2,222,325	0	

BOARDMAN CENTRAL URBAN RENEWAL DISTRICT MAPS



Boardman Central Urban Renewal Satellite Map 2017

https://satellites.pro/Boardman_map.Oregon_region.USA



Boardman Central Urban Renewal Boundary Map

WEST URBAN RENEWAL DISTRICT

The West Boardman Urban Renewal District

The West Boardman Urban Renewal District was adopted on November 18, 2013 covering 169.7 acres in west Boardman. It is bordered by W. Wilson Lane to the south and Paul Smith Road to the west. In 2014 the street extension of Chaparral and the construction of additional water and sewer infrastructure were completed. Much of the improvements were aided by in-kind support from the Port of Morrow and financial backing by the City for utility services. Two duplexes were constructed in 2016 and two more were completed in 2019. Additional single dwelling homes, are planned for this area. In fiscal year 2018-2019, Faler Road was repaired and upgraded. Along with Faler Rd., the City's main water and sewer lines, in this housing area, were upgraded to replace outdated water and sewer lines and to expand for the needs of the expected growth, with additional housing that is to come in, in the near future.

The West Urban Renewal District, has made reimbursement payments from property taxes, on the debt and operating costs owed to the City of Boardman, through the past years. This year, \$95,345 is budgeted as a repayment to the City. This leaves the district with a remaining balance due of \$182,235. The district also received a grant from Morrow County, from pass-through funding from Amazon, in the amount of \$39,675. This was identified as a one-time grant and is not anticipated to be received this coming year. This additional funding will allow for the debt owed to the City to be paid off in the 2023-2024 fiscal year.

The district does not have any infrastructure projects planned for this year.

**Boardman Urban Renewal Agency
Budget Year 2022 - 2023**

**** BOARDMAN WEST URBAN RENEWAL DISTRICT ****

<u>Historical Data</u>			<u>RESOURCES</u>	<u>Proposed</u>	<u>Approved</u>	<u>Adopted</u>
<u>Actual</u> <u>2019/2020</u>	<u>Actual</u> <u>2020/2021</u>	<u>Adopted</u> <u>Budget</u> <u>2021/2022</u>		<u>Budget</u> <u>2022/2023</u>	<u>Budget</u> <u>2022/2023</u>	<u>Budget</u> <u>2022/2023</u>
7,038	11,824	11,500	BEGINNING CASH	98,900	98,900	0
59,063	86,414	57,850	TAXES	89,175	89,175	0
0	0	1,500,000	GRANTS & LOANS	0	0	0
723	377	800	OTHER REVENUES	500	500	0
0	0	0	TRANSFERS IN	0	0	0
66,824	98,615	1,570,150	TOTAL RESOURCES	188,575	188,575	0

<u>Historical Data</u>			<u>EXPENDITURES</u>	<u>Proposed</u>	<u>Approved</u>	<u>Adopted</u>
<u>Actual</u> <u>2019/2020</u>	<u>Actual</u> <u>2020/2021</u>	<u>Adopted</u> <u>Budget</u> <u>2021/2022</u>		<u>Budget</u> <u>2022/2023</u>	<u>Budget</u> <u>2022/2023</u>	<u>Budget</u> <u>2022/2023</u>
0	0	89,700	PROFESSIONAL FEES	0	0	0
0	0	2,500	ADVERTISING & PUBLICATIONS	800	800	0
0	0	400	DUES & TAXES	0	0	0
0	0	0	GRANTS	0	0	0
55,000	50,000	55,000	OTHER EXPENSES	95,345	95,345	0
0	0	1,123,050	CAPITAL PROJECTS	0	0	0
0	0	159,500	DEBT SERVICE	0	0	0
0	0	0	TRANSFERS	0	0	0
0	0	140,000	CONTINGENCY	92,430	92,430	0
11,824	48,615	0	RESERVE FOR FUTURE EXPENDITURES	0	0	0
66,824	98,615	1,570,150	TOTAL EXPENDITURES	188,575	188,575	0

BOARDMAN WEST URBAN RENEWAL DISTRICT MAPS



Boardman West Urban Renewal Satellite Map 2017

https://satellites.pro/Boardman_map.Oregon_region.USA

FIGURE 2.1: WEST BOARDMAN URBAN RENEWAL AREA, BOARDMAN



BUDGET SUMMARY BY DISTRICT

**Boardman Urban Renewal Agency
Budget Year 2022 - 2023**

RESOURCES - BY DISTRICT

Historical Data				Proposed Budget 2022/2023	Approved Budget 2022/2023	Adopted Budget 2022/2023
Actual 2019/2020	Actual 2020/2021	Adopted Budget 2021/2022				
92,821	106,704	1,290,800	NET CENTRAL DISTRICT	2,222,325	2,222,325	0
66,824	98,615	1,570,150	NET WEST DISTRICT	188,575	188,575	0
<u>159,645</u>	<u>205,319</u>	<u>2,860,950</u>	TOTAL RESOURCES	<u>2,410,900</u>	<u>2,410,900</u>	<u>0</u>

EXPENDITURES - BY DISTRICT

Historical Data				Proposed Budget 2022/2023	Approved Budget 2022/2023	Adopted Budget 2022/2023
Actual 2019/2020	Actual 2020/2021	Adopted Budget 2021/2022				
92,821	106,704	1,290,800	NET CENTRAL DISTRICT	2,222,325	2,222,325	0
66,824	98,615	1,570,150	NET WEST DISTRICT	188,575	188,575	0
<u>159,645</u>	<u>205,319</u>	<u>2,860,950</u>	TOTAL EXPENDITURES	<u>2,410,900</u>	<u>2,410,900</u>	<u>0</u>

BUDGET SUMMARY BY CATEGORY

**Boardman Urban Renewal Agency
Budget Year 2022 - 2023**

RESOURCES - BY CATEGORY

Historical Data				Proposed Budget	Approved Budget	Adopted Budget
Actual Actual	Actual 2020/2021	Adopted Budget Budget		2022/2023	2022/2023	2022/2023
25,856	29,644	319,600	BEGINNING CASH	228,400	228,400	0
131,964	174,835	1,987,350	TAXES	179,400	179,400	0
0	0	264,000	GRANTS & LOANS	2,002,100	2,002,100	0
1,825	840	0	OTHER REVENUES	1,000	1,000	0
0	0	290,000	TRANSFERS IN	0	0	0
159,645	205,319	2,860,950	TOTAL EXPENDITURES - BY CATEGORY	2,410,900	2,410,900	0

EXPENDITURES - BY CATEGORY

Historical Data				Proposed Budget	Approved Budget	Adopted Budget
Actual 2019/2020	Actual 2020/2021	Adopted Budget 2021/2022		2022/2023	2022/2023	2022/2023
130,000	75,000	319,600	MATERIALS & SERVICES	227,755	227,755	0
0	0	1,987,350	CAPITAL OUTLAY	1,700,000	1,700,000	0
0	0	264,000	DEBT SERVICE	0	0	0
0	0	0	TRANSFERS	0	0	0
0	0	290,000	CONTINGENCY	483,145	483,145	0
29,645	130,319	0	RESERVES	0	0	0
159,645	205,319	2,860,950	TOTAL EXPENDITURES - BY CATEGORY	2,410,900	2,410,900	0