



265 Strand Street  
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April 14, 2021

Joint Committee on Ways & Means  
900 State St. NE, Room H-179  
Salem, OR 97301

Co-Chairs Johnson, Steiner-Hayward, and Rayfield and members of the Committee,

The City of St. Helens respectfully requests state partnership and investments to redevelop the 205-acre St. Helens Industrial Business Park. This investment will unlock the transformative potential to **support employment, drive economic development, and boost the livability and appeal of our region**. This redevelopment opportunity also offers the potential to reawaken maritime use on this portion of the Lower Columbia River.

**The Business Park sits within the City's Urban Renewal District, a federally designated Opportunity Zone, and the South Columbia County Enterprise Zone.** With infrastructure investment the park can attract employers from a variety of sectors and accommodate users seeking access to river, road, and rail transportation. **The St. Helens Industrial Business Park is one of the largest underutilized industrial-zoned properties in South Columbia County.**

City planning efforts in 2020 included a market analysis, parcelization and infrastructure funding plan for the park. The analysis and planning process indicated the need for investment to unlock the transformational potential of the St. Helens Industrial Business Park. Phase 1 of redevelopment is projected to cost a total of \$4,568,250 for all critical infrastructure including: transportation, sewer, water, stormwater management and wetland mitigation. Surface transportation and sewer investment in Phase 1 of the redevelopment is projected to cost **\$3,230,000**. If we are able to secure state funding for these investments, **the city is able to secure the remaining \$1,338,250 to make this phase a reality, in service to the future of our community and the broader region.**

Reactivating the Industrial Business Park aligns with the City's Strategic Workplan in the core goal areas of enhancing community livability, economic development, and long-term planning. **The regional impacts of this project are widely recognized, it is a priority in the Northwest Oregon Comprehensive Economic Development Strategy (CEDS) and Regional Solutions Workplan.**

Today, the lack of access and infrastructure is the primary development challenge for matching potential users with the site. Given the range of potential user needs, the City and our partners must focus on providing the access and utilities needed to serve a variety of potential users.

The City of St. Helens welcomes state partnership, in fact, we can't do this alone. We are grateful for the consideration of this project by the committee. Please reach out if you have any questions. We also welcome you for a visit to see the transformative potential of this area.

Sincerely, Rick Scholl, Mayor

## St. Helens Industrial Business Park

Redevelopment of the St. Helens Industrial Business Park will unlock the transformative potential of our region to **support employment, drive economic development, and boost the livability and attractiveness of our region**. This redevelopment opportunity also offers the potential to reawaken maritime use on this portion of the Lower Columbia River.

**The Business Park sits within the City's Urban Renewal District, a federally designated Opportunity Zone, and the South Columbia County Enterprise Zone.**

With infrastructure investment the park can attract employers from a variety of sectors and accommodate users seeking access to river,

road, and rail transportation. **The St. Helens Industrial Business Park is one of the largest underutilized industrial-zoned properties in South Columbia County.**



In 2015, the City of St. Helens purchased the 205-acre former Boise White Paper Mill site, now known as the Business Park. Since then, the City has been working diligently to evaluate and resolve environmental concerns in partnership with the Environmental Protection Agency and Oregon Department of Environmental Quality. Planning work to date includes a site masterplan suggesting parcel sizes, locations and infrastructure needs. The site's proximity to the waterfront, Highway 30, Interstate 5, and other quality-of-life amenities make it a choice location for businesses looking to locate or expand operations in our region.



Industrial development will restore family wage jobs, increase sustainable City utility revenues, and restore underutilized properties to the tax rolls. **Investment in critical infrastructure at the St. Helens Industrial Business Park will revitalize the area and stimulate further economic development.**

City planning efforts in 2020 included a market analysis and park masterplan. The analysis and planning process indicated the need for investment to unlock the transformational potential of the St. Helens Business Industrial Park.



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Today, the lack of access and **transportation infrastructure is the primary development challenge** for matching potential users with the site. Users **also prefer to have city water, sewer, and electrical service ready to go** at the property line, along with a public access road. Given the range of potential user needs, the City and our partners must focus on providing the transportation access and utilities needed to serve a variety of potential users.

#### Infrastructure Funding Needs

Type	Phase 1	Phase 2	Phase 3	Phase 4	Total
Transportation	\$1,765,500	\$1,419,000	\$2,199,500		\$5,384,000
Water	\$505,000	\$444,400	\$626,200		\$1,575,600
Sewer	\$1,464,500	\$577,720	\$1,218,060		\$3,260,280
Stormwater	\$631,250	\$555,500	\$3,206,750		\$4,393,500
Wetlands Mitigation	\$202,000	\$202,000	\$404,000	\$202,000	\$1,010,000
<b>Total</b>	<b>\$4,568,250</b>	<b>\$3,198,620</b>	<b>\$7,654,510</b>	<b>\$202,000</b>	<b>\$15,623,380</b>