

Rainier Economic Development Council

**RESOLUTION LOWERING ANNUAL PAYMENTS
TO THE CITY OF RAINIER FOR ADMINISTRATIVE
SUPPORT**

RESOLUTION #111

WHEREAS, the Rainier Economic Development Council has been making payments of \$600 per month to the City of Rainier for administrative support; and

WHEREAS, the REDCO board and city staff have determined that amount of expense to be unnecessary for the limited amount of support that is currently required; and

WHEREAS, such a significant policy change needs to be made officially;

NOW THEREFORE, IT IS HEREBY RESOLVED that starting July 1, 2023, REDCO will change its payments to the City of Rainier from \$600 per month to \$2200 per fiscal year.

Passed and approved this 5th day of June, 2023.

Chairperson

ATTESTED:

Secretary

Improved and/or relocated rail crossings are anticipated as part of these street improvements. All such crossings will be designed in cooperation with the railroad and the Oregon Public Utility Commission.

Street improvements will also include improvements to West "B" Street from West Sixth Street to the boundary of the Area, including paving, curbs, gutters, sidewalks, lighting and drainage. (*Fourth Amendment, January 10, 2002*)

Typical street sections for the A Street extension, Rockcrest and Dike Road are shown in Figure 3. "Street Improvements." The proposed street system is shown in Figure 6b "Proposed Street System."

A street classification system for the entire City of Rainier will be developed as part of the City's Transportation System Plan, to be undertaken shortly after adoption of the Plan. Other street improvements within the Area indicated in the Transportation System Plan may be undertaken under the Plan, as specified in amendments to the Plan. Where such projects meet the requirements of Section K. of the Plan, the addition or modification of such projects may be considered minor amendments.

b) Water

This Plan authorizes REDCO to participate in water system improvements within the Area as identified in the City's Water Master Plan. Needed improvements within the Area include upsizing of existing distribution pipes and looping improvements to ensure fire flows. A new water line within the right of way for the "A" Street extension will allow for looped water service to the industrial area. The location of existing and proposed water system improvements is shown on 4, "Existing and Proposed Water System".

c) Sewer

Sewer needs within the Area and within the City have not been assessed in many years, and the City of Rainier plans to undertake a sewer master plan. The City's sewage treatment plant is located within the Area, in a location that inhibits the future development of waterfront mixed uses. The sewer master plan will examine alternative locations for

the plant and it is possible that a location downstream of the current location will be found appropriate from both an operational and land use perspective.

REDCO will work with the City to examine alternative locations for the plant. The existing sewer system needs for the Area are shown on Figure 5, Existing and Proposed Sewer System," assuming that the sewage treatment plant remains in its current location.

Improvements will consist of a new sanitary sewer system within the Urban Renewal Area to replace existing combined sanitary and storm sewers (see subsection d below for proposed storm sewer improvements).

d) Storm Drainage

The City's storm drainage system currently relies on combined storm and sanitary sewers, natural drainageways, creeks and ditches. In West Rainier, drainage of the area south of Dike Road is under the control of the Lower Columbia Flood Control District.

Roads improved or newly constructed within the Area (including the "A" Street extension) will be developed with piped storm drainage systems. Private development within the Area and north of the Burlington Northern tracks will discharge storm water to the Columbia River. Storm water storage and/or treatment facilities may be required of new development. Redevelopment and new development south of the tracks will be served by new storm drains or, in West Rainier, by the drainage district.

Until storm and sanitary sewers are separated upstream of the Area combined storm and sanitary sewage will flow into new storm sewer lines within the Area which will then be routed back into the sewage treatment plant.

Existing and proposed storm drain facilities are shown on Figure 6a, "Existing and Proposed Storm Drain System."

2. DOWNTOWN - WATERFRONT IMPROVEMENTS

457.035 Urban renewal agencies; creation; ordinance to exercise powers; area of operation. (1) In each municipality, as defined in ORS 457.010, there hereby is created a public body corporate and politic to be known as the “urban renewal agency” of the municipality. However, the urban renewal agency shall not exercise its powers until or unless the governing body of the municipality, by nonemergency ordinance, declares that blighted areas exist in the municipality and that there is need for an urban renewal agency to function in the municipality and elects to have the powers of an urban renewal agency exercised in any of the three ways provided in ORS 457.045.

(2) An urban renewal agency, upon activation under subsection (1) of this section, shall have authority to exercise its powers within the same area of operation given a housing authority of the municipality under ORS 456.060. [Formerly 457.130]

457.075 Termination of urban renewal agency. If the governing body of a municipality which has an urban renewal agency under ORS 457.035 finds that there no longer exists a need for an urban renewal agency in the municipality, the governing body shall provide, by ordinance, for a termination of the agency and a transfer of the agency’s facilities, files and personnel to the municipality. The termination of an urban renewal agency shall not affect any outstanding legal actions, contracts or obligations of the agency and the municipality shall be substituted for the agency and, for the purpose of those legal actions, contracts or obligations, shall be considered a continuation of the urban renewal agency and not a new entity. No urban renewal agency shall be terminated under this section unless all indebtedness to which a portion of taxes is irrevocably pledged for payment under ORS 457.420 to 457.470 is fully paid. [1979 c.621 §6; 1991 c.459 §331; 1997 c.541 §443]

457.170 Urban renewal agency’s powers in planning or undertaking an urban renewal project. An urban renewal agency may plan or undertake any urban renewal project to carry out an approved urban renewal plan. In planning or undertaking an urban renewal project, the urban renewal agency has the power:

(1) To carry out any work or undertaking and exercise any powers which a housing authority is authorized to perform or exercise under ORS 456.055 to 456.235, subject to the provisions of this chapter provided, however, that ORS 456.155 and 456.160 do not limit the power of an agency in event of a default by a purchaser or lessee of land in an urban renewal plan to acquire property and operate it free from the restrictions in those sections.

(2) To carry out any rehabilitation or conservation work in an urban renewal area.

(3) To acquire real property, by condemnation if necessary, when needed to carry out the plan.

(4) To clear any areas acquired, including the demolition, removal or rehabilitation of buildings and improvements.

(5) To install, construct or reconstruct streets, utilities and site improvements in accordance with the urban renewal plan.

(6) To carry out plans for a program of the voluntary repair and rehabilitation of buildings or other improvements in an urban renewal area in accordance with the urban renewal plan.

(7) To assist in relocating persons living in, and property situated in, the urban renewal area in accordance with the approved urban renewal plan and to make relocation payments.

(8) To dispose of, including by sale or lease, any property or part thereof acquired in the urban renewal area in accordance with the approved urban renewal plan.

(9) To plan, undertake and carry out neighborhood development programs consisting of urban renewal project undertakings in one or more urban renewal areas which are planned and carried out on the basis of annual increments in accordance with the provisions of this chapter for planning and carrying out urban renewal plans.

(10) To accomplish a combination of the things listed in this section to carry out an urban renewal plan. [1957 c.456 §7; 1969 c.225 §2; 1969 c.539 §1; 1979 c.621 §19; 1995 c.79 §268]

Scott Jorgensen

From: Kathy Wilson <kawilson@singerlewak.com>
Sent: Tuesday, May 20, 2025 3:49 PM
To: Scott Jorgensen
Cc: Fierce Catoc
Subject: RE: REDCO Audit Cost

Hi Scott,

The fee for 6/30/25 for REDCO will be \$6,400. The City's fee will be \$31,200.

Thank you,

Kathy Wilson

Director, Assurance & Advisory



Phone: 503.540.6679
Fax: 503.370.3781

kawilson@singerlewak.com

1255 Lee St. SE, Suite 210 Salem Oregon 97302



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From: Scott Jorgensen <Sjorgensen@cityofrainier.com>
Sent: Tuesday, May 20, 2025 3:14 PM
To: Kathy Wilson <kawilson@singerlewak.com>
Subject: REDCO Audit Cost

Kathy,

Thanks again for the outstanding job your firm did on our audit.

I know that we combined the city's audit with the one that was done for REDCO. I was asked at a budget committee meeting last night how much of the total audit cost was REDCO's share. Could you let me know so we can budget accordingly for next year?

W. Scott Jorgensen, Executive MPA
City Administrator
City of Rainier
503-556-7301

Scott Jorgensen

From: Paul Langner
Sent: Wednesday, May 21, 2025 11:34 AM
To: Scott Jorgensen; Mike Kreger; Scott Cooper
Subject: REDCO Division of Taxes

From Terry Deaton - FYI

Begin forwarded message:

From: Terry Deaton <teodeaton@gmail.com>
Subject: REDCO Division of Taxes
Date: May 20, 2025 at 7:39:40 PM PDT
To: plangner@cityofrainier.com

Paul,

Here is what the Assessor sent me today on REDCO Division of Taxes from the Summary of Assessments & Levies - page 75 - 86.

1. Col. River Fire Department - \$52,699.82
2. Rainier City Bond - \$0
3. Rainier City - \$77,587.84
4. Col. SWCD - \$1,761.27
5. Rainier Cemetery - \$1,253.78
6. Col. Vector - \$2,238.89
7. Col. 911 Comm Distr - \$4,507.64
8. Col. 4H Ext - \$985.11
9. Col. County - \$24,747.26
10. Rainier 13 School - \$96,391.91
11. NW Regional ESD - \$2,716.53

Total \$264,890.05

On page 86 it shows Line 30 total of **\$292,987.37**. There is a difference of **\$28,097.32**. I will have to check with Assessor tomorrow for clarification on what amount REDCO actually receives from the division of taxes? I do not know what the NL Extended and Imposed means and how it affects the final payment.

TABLE 4e - Detail of Urban Renewal Plan Areas By Taxing District
Tax Year 2024-25
Summary For REDCO
Line 10 Total: 0.0176597 (District Billing Rate)
Line 11 Total: 299,999.99 (Amount Rate Would Raise Division of Tax)

Line 13 Total: 299,841.43 (Amount UR Rate Will Raise County 1)

Line 17 Total: 158.56 (Truncation Loss)

Line 18 Total: 299,841.35 (Amount Extended County 1)

Line 22 Total: (0.08) (Gain/Loss Extension County 1)

Line 26 Total: (6,853.98) (UR Compression Loss County 1**)

Line 30 Total: 292,987.37 (Amount Imposed County 1)

NL Extended: 28,754.61 (Amount Non-Limited Extended County 1)

NL Imposed: 28,097.32 (Amount Non-Limited Extended County 1)

The division of taxes, in my opinion, should be included in the proposed budget report so committee members know what is actually being withheld from the taxing districts and what REDCO actually receives. Committees required complete information in order to make informed decisions.

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Terry Deaton

(503)369-2245 cell phone