



**URBAN
RENEWAL
AGENCY**
of the City of Talent

**TALENT URBAN RENEWAL AGENCY
REGULAR MEETING
TOWN HALL AUGUST 3, 2016 at 6:00 PM**

TURA meetings are being digitally recorded and will be available on the City website

The Talent Urban Renewal Agency of the City of Talent will meet at 6:00 P.M on Wednesday, August 3rd, 2016 in the Town Hall, 206 E. Main Street. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the City Recorder at 541-535-1566, ext. 1012.

TURA reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the study session and/or meeting.

REGULAR MEETING- 6:00 PM

Anyone wishing to speak on an agenda item should complete a Public Comment Form and give it to the City Recorder. Public Comment Forms are located at the entrance to the meeting place. Anyone commenting on a subject not on the agenda will be called upon during the "Citizens Heard on Non-agenda Items" section of the agenda. Comments pertaining to specific agenda items will be taken at the time the matter is discussed by the Talent Urban Renewal Agency.

1. **Call to Order/Roll Call**
2. **Consent Calendar**
2.1 Approval of Minutes for July 20, 2016.....Page 2-6
3. **TID.....(no agenda report)**
4. **Budget Amendment and Application for the Liquor Store Building.....Page 7-8**
5. **John Southgate report.....Page 9**
6. **Items from Executive Director**
7. **Discuss Agenda items for the August 17th Regular Meeting**
8. **Adjournment**

A copy of the Proposed Budget may be viewed at Talent City Hall.

The City of Talent is an Equal Opportunity Provider

Note: This agenda and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) in advance of each meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.



URBAN
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**TALENT URBAN RENEWAL AGENCY
REGULAR MEETING DRAFT MINUTES
TOWN HALL July 20, 2016 at 6:00 PM**

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1. Call to Order/Roll Call

Members Present

**Chair Stricker
Vice Chair Pederson
Member Cooke
Member Abshire
Member Wise
Member Collins**

Members Absent

Member McManus

Also present:

**Executive Director, Tom Corrigan
City Recorder, Melissa Huhtala**

2. Consent Calendar

2.1 Approval of Minutes for June 15, 2016

Member Wise moved to approve the minutes for the June 15, 2016 meeting. Member Pederson seconded. Chair Stricker repeated the motion. Discussion: None. All Ayes. Motion passed unanimously.

2.2 Financial report

Member Abshire moved to approve the Financial Check Registry. Member Pederson seconded. Mayor Stricker repeated the motion. Discussion: None. All Ayes. Motion passed unanimously.

3. TID

Mr. Corrigan spoke that he contacted TID and numbers are still being worked on.

4. Liquor Store Painting

Mr. Corrigan gave a brief Staff report (*see attached*).

Member Pederson spoke in support of this and suggested to bring this back with estimates and budget amendments.

Chair Stricker suggested to direct Staff to get the paint job done and come back with bids for the rest of the project.

Member Cooke moved to direct staff to start the paint job and to bring the application and proposal to a future meeting. Member Wise seconded. Chair Stricker repeated the motion. Discussion: Member Pederson spoke in support of the project but spoke to concerns of what is in the budget. Mr. Corrigan explained that the City does have written bids and he will send them to the Board. Member Wise spoke to amend the motion to state not to exceed \$4500. Member Cooke accepted the amendment. All Ayes. Motion passed unanimously.

5. Items from Executive Director

- Spoke with John Southgate and will have information on open houses.
- There are few bids and engineering on the ramp at Town Hall. Will bring the numbers to the next meeting.

6. Discuss Agenda items for the August 3rd Special Meeting

- **Quote from TID.**
- **Budget amendments & Application for Liquor Store Building.**
- **John Southgate on open houses.**
- **May be another application.**

7. Adjournment

The Regular TURA Meeting was adjourned at 6:36 PM

Respectfully submitted by:

City Recorder, Melissa Huhtala

Attest:

Executive Director, Tom Corrigan

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July 14, 2016

City of Talent

Urban Renewal Agency

RE: APPLICATION FOR FUNDING IMPROVEMENTS - TALENT LIQUOR STORE

We would like to request funding for improvements to the building at 101 N. Pacific Hwy - the current location of the Talent Liquor Store. As you know, this building is located at the gateway to the City of Talent on the corner of N. Pacific Hwy. and Valley View Road. The building is currently painted "Pool Chalk Blue" and is in need of exterior repair, painting and upgrading.

Two years ago, we renovated the adjacent building on the property that currently houses Green Valley Wellness. We worked with a designer at that time to create a 1950s look to the building utilizing a three-tone color scheme and matching awnings. We would like to request Urban Renewal funding to upgrade the outside of the Talent Liquor Store to match.

The scope of the work would include:

- Prepping and painting exterior of the building.
- Removing old lighting and wiring and replacing with energy-efficient LED florescent fixtures.
- Adding awnings.

The exterior painting of 103 N. Pacific Hwy. was done by Roby's Painting and the awnings were created by Burks Custom Awnings.

We have recently upgraded the parking lots by completely replacing the front lot and sealing the back and painting new lines on both. This work cost \$24,000.00.

Please let us know if you need more information about this project. We have spoken with the Liquor Store owner, Ron Todd, and he is in favor of the upgrade. We have plans to further improve the property with additional landscaping in the future.

We have included photographs on the next page of the Talent Liquor and of the Green Valley Wellness buildings.

Thank you for considering this request.

Sincerely,

Sarah Berman, Owner

Jeffery and Melody Jones, Property Managers



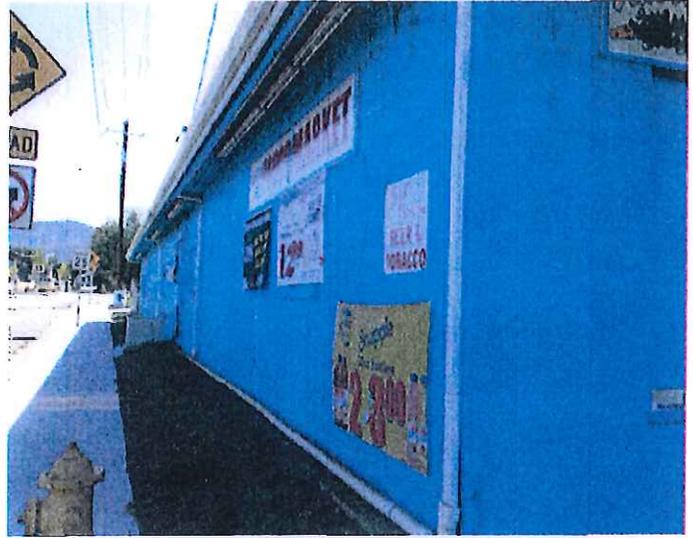
101 N. Pacific Hwy, Talent Liquor Store



101 N. Pacific Hwy, Talent Liquor Store



101 N. Pacific Hwy, Talent Liquor Store



101 N. Pacific Hwy, Talent Liquor Store



103 N. Pacific Hwy, Green Valley Wellness



103 N. Pacific Hwy, Green Valley Wellness

Agenda Item- TURA Budget Transfer for FY2016-17

| | | | |
|-----------------|--------------------|------------------------|----------------------------|
| Meeting Date: | August 3, 2016 | Primary Staff Contact: | Thomas J. Corrigan |
| Executive Dir.: | Thomas J. Corrigan | E-Mail: | tcorrigan@cityoftalent.org |
| Public Hearing: | | Secondary Contact: | Ryan Martin |

Issue before the Board:

The attached Budget Transfer Resolution is needed to complete the allocation of funds for anticipated additional rehabilitation grants.

The Budget Transfer Resolution will increase the Rehabilitation Grants line item and decrease the Contingency line item in the Capital Projects fund of TURA.

Background:

At the beginning of FY2016-17, \$10,000 was budgeted for rehabilitation grants. It is anticipated that TURA will receive more applications for rehabilitation grants throughout the fiscal year. Therefore, we estimated the following approved grant applications:

| Rehabilitation Grant Number | Estimated Amount Approved |
|------------------------------------|----------------------------------|
| 1 | \$10,000 |
| 2 | \$10,000 |
| 3 | \$5,000 |
| 4 | \$5,000 |
| 5 | \$5,000 |
| TOTAL | \$35,000 |

The budget transfer will result in the appropriations of the Rehabilitation Grants and Contingency line items changing to \$45,000.00 and \$65,000.00, respectively.

All monies are reimbursement only. The approved \$10,000 grants are matching grants and TURA will reimburse the applicants up to either the amount the applicant spent or the maximum amount, whichever is less. The \$5,000 grants are direct grants and do not require matches.

Executive Director Recommendation:

Executive Director recommends adoption of Resolution 16-21 to cover unanticipated expenditures for FY 2016-17 Rehabilitation Grants.

Potential Motions:

Move to adopt Budget Transfer Resolution #16-21 for the Urban Renewal Agency of the City of Talent for fiscal year 2016-17 as presented.

Attachments:

Budget Transfer Resolution #16-21

Urban Renewal Agency of the City of Talent, Oregon

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF TALENT AUTHORIZING A TRANSFER OF APPROPRIATIONS WITHIN THE CAPITAL PROJECTS FUND IN THE FISCAL YEAR BEGINNING JULY 1, 2016. RESOLUTION NO. 16-21

ADOPTING THE BUDGET TRANSFER

WHEREAS, all monies for rehabilitation grants awarded will be reimbursement only; and

WHEREAS, approved \$10,000 rehabilitation grants are matching grants and the Urban Renewal Agency of the City of Talent will reimburse the applicant up to either the amount the applicant spent or the maximum allowed amount, whichever is less; and

WHEREAS, approved \$5,000 rehabilitation grants are direct grants and do not require matches; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Urban Renewal Agency of the City of Talent hereby adopts the Budget Transfer for fiscal year 2016-17 in the total of \$35,000.

MAKING APPROPRIATIONS

BE IT RESOLVED that the amounts for the fiscal year beginning July 1, 2016, and for the purposes shown below, including funds previously appropriated via Resolution 16-21, are hereby appropriated:

| CAPITAL PROJECT FUND | |
|-----------------------------|---------|
| Personal Services | \$ |
| Materials & Services | +35,000 |
| Capital Outlay | |
| Contingency | -35,000 |
| Total Capital Projects Fund | \$ |

The above resolution statements were approved and declared adopted on this _____ day of _____ 2016, by the following vote:

AYES: ___ NAYS: ___ ABSENT: ___ ABSTAIN: ___

Signed by me in authentication of its adoption and passage by the Urban Renewal Agency of the City of Talent this _____ day of _____ 2016.

Darby Stricker
Chair

ATTEST:

Thomas J. Corrigan
Executive Director

Vertical Housing Program

| | |
|---|---|
| Overview | The 2005 Legislature passed legislation moving the Vertical Housing Program from Oregon Economic and Community Development Department (OECD) to Oregon Housing and Community Services (OHCS) beginning in November 2005. The purpose of the Program is to encourage investment in and rehabilitation of properties in targeted areas of a city or community, to augment the availability of appropriate housing, and to revitalize communities. The program encourages mixed-use developments that contain both non-residential and residential uses in areas (zones) designated by local jurisdictions. The residential portion may be for market rate or lower income households. Eligible projects receive a partial property tax exemption which varies with the number of "Equalized Floors" in a project, with a maximum property tax exemption of 80 percent over a 10 year term. An additional partial property tax exemption on the land may be given if some or all of the residential housing is for low-income persons (80 percent of area median income or below). |
| Eligibility Requirements / Zones | <p>An eligible zone is any area that meets the criteria for a Vertical Housing Zone which has been designated by the local jurisdiction and has been approved by OHCS.</p> <p>Any project that has made application to and has been approved by the OHCS may receive a partial tax exemption as determined by the number of Equalized Floors for a maximum of 10 years. The tax exemption will be based on the number of Equalized Floors as determined by the total square footage divided by the number of actual floors of the project that are at least 500 square feet per floor. Equalized floors will be rounded down to the nearest whole number (e.g., any equalized quotient between 1.0 and 1.99 will have a rounded Equalized Floor equivalent of 1.0).</p> |
| Application / Charge | The application can be accessed via the OHCS Web site. Eligible criteria and instructions can be accessed through the Oregon Administrative Rules for the Vertical Housing Program. A nonrefundable Project Application charge of \$550. A one-time Monitoring charge of \$150 for projects with no low-income units, and \$200 for projects with low-income units. |
| Learn More | Visit the webpage for full program details. |