



URBAN
RENEWAL
AGENCY

of the City of Talent

**TALENT URBAN RENEWAL AGENCY
SPECIAL MEETING
TOWN HALL NOVEMBER 2nd 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, November 2nd, 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 October 19, 2016Page 2-3
3. **Liquor Mart Continued Application.....Page 4-12**
4. **The Pump House Application - Detailed items pending.....Page 13-14**
5. **TID.....(no agenda report)**
6. **Items from Executive Director**
7. **Discuss Agenda items for the November 16th Regular Meeting**
8. **Adjournment**

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.



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1. Call to Order/Roll Call

Members Present
Vice Chair Pederson
Member McManus
Member Harrison
Member Abshire
Member Wise

Members Absent
Chair Stricker
Member Collins

Also Present:

Executive Director, Tom Corrigan
Finance Director, Ryan Martin
City Recorder, Melissa Huhtala

2. Consent Calendar

- 2.1 Approval of Minutes for September 21, 2016**
- 2.2 Approval of Minutes for October 5, 2016**
- 2.3 Acknowledge Receipt of the check register**

Member Wise moved to approve the Consent Calendar. Member McManus seconded. Member Pederson repeated the motion. Discussion: None. All Ayes. Motion passed unanimously.

3. Adopt Resolution 16-22, a Resolution authorizing a transfer of appropriations within the Capital Projects Fund in the Fiscal Year beginning July 1, 2016

Mr. Martin gave a brief Staff report.

Member Abshire moved to adopt Resolution 16-22, a Resolution authorizing a transfer of appropriations within the Capital Projects Fund in the Fiscal Year beginning July 1, 2016. Member Harrison seconded. Member Pederson repeated the motion. Discussion: None. Member Pederson, Member Harrison, Member Abshire and Member Wise: YES. Member McManus: NO. Motion passed 4-1.

4. Liquor Mart Continued Application

Mr. Corrigan gave a Staff report. The applicants could not attend but a letter from the applicant was submitted (*see attached*). He spoke that the painting is being done and all on schedule. He reminded the Board that they wanted to add lighting and awnings and are asking for additional funds for the electrical not the awnings.

Member Wise spoke that he thinks the application is incomplete. Council discussed the application.

Councilor McManus moved to approve the requested amount of \$2400 to cover the proposed work by Kaylor Electric, contingent on an audit by Energy Trust to be completed to upgrade renovations. Member Abshire seconded. Member Pederson repeated the motion. Discussion. Member Wise spoke with his concern about this being subject to an audit. He also spoke that he doesn't feel ready to spend TURA dollars on this proposal. Member Harrison agreed with Councilor Wise. Member Pederson agreed it may be too soon to spend the money on. Member McManus spoke that he would be willing to withdrawal the motion but would hope to find a way for the applicant to move forward. Member Wise spoke that he would be happy to table this for now until there was more information from the applicant. Mr. Corrigan spoke that Staff could add energy efficiency in the application criteria. Member McManus withdrew his motion. Member Abshire agreed with the withdrawal.

Options were discussed. It was decided to table the item and have the applicant come back to a future meeting.

5. TID

Mr. Corrigan spoke that the TID Chair was not pleased with the Cascade Siskiyou Monument Expansion support from the City. There has been no movement on this item.

6. Items from Executive Director

- There was damage to the round-about due to large truck driving through even with new signs put up saying "No trucks over 40 ft. can."
- Working on reallocating the Urban Renewal Map.
- Staff is continuing to work on retail projects.

6. Discuss Agenda items for the November 2nd Special Meeting

- Member Abshire will be absent for the next meeting.
- Due to lack of items the November 2nd Special Meeting will be cancelled.

8. Adjournment

The TURA Meeting was adjourned at 6:40 PM

Respectfully submitted by:

City Recorder, Melissa Huhtala

Attest:

Executive Director, Tom Corrigan

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TURA Agenda Report

Agenda Item

Meeting Date: 11/2/16

Primary Contact: Tom Corrigan

Issue before TURA: Request for grant improvement

Background: The adopted Plan allows for improvements to an existing business façade and/or improvements including lighting.

N. ASSISTANCE TO PROPERTY AND/OR BUSINESS OWNERS

The Plan authorizes assistance to property and/or business owners in making capital improvements to property within the area which will enhance the attractiveness and vitality of the area; retain, expand or create diversified businesses; provide a variety of housing opportunities, including housing that is affordable for all income levels; and improve property values. Specific programs and rules and regulations for their administration will be developed to ensure that urban renewal funds are used properly and for the agreed upon purposes. The adoption and amendment of such programs, rules and regulations shall not be considered changes to the Plan.

Programs may include the following:

- Loans and/or grants for property rehabilitation and development, redevelopment and other improvements. Property to be improved may be residential or commercial. Loans may be at or below market rates, and assistance can include direct loans or guarantees of loans made by third parties. Examples of improvement projects that may be supported by the Agency include:
 - preservation of historic buildings
 - façade improvements
 - code compliance, including seismic improvements
 - new mixed use (residential/commercial) development that meets the objectives of the Plan
 - expansion or improvement of business facilities that result in increased employment.

- Technical assistance, in the form of site studies, market studies, feasibility analyses, engineering and design and other activities directly related to development of property in the Area. Examples of such technical assistance include analysis of



buildings to promote rehab and preparation of building prototypes that would be most suitable for development and redevelopment within the Area.

Program guidelines require that the property owner apply for the funding. Please note that the Direct Grant lists no “cap” to the amount of grants to a particular property, while Historic Grants and Matching Grants are capped to the tax lot at \$10,000.

On 7/20/16 the TURA Board approved:

“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.”

Additional information was subsequently brought back on October 19, 2016. The owner of the property was not able to attend meeting as he had traveled outside of the area. A letter was sent to the Board and was made available at the start of the meeting.

There was a concern about Energy efficiency lighting and dark sky lighting. Neither of these items are currently reflected in the TURA program. Staff asked if the Board wished to change the Program to reflect these issues, but no such direction was given. Staff can be directed to bring amendments to the Program back at a later date.

There are sufficient funds in the budget for this project at this time.

Please review multiple attachments.

Recommendation: Approval of lighting improvements

Board Options: Approve or deny grant improvement grant request to Talent Liquor Store.
Request additional information

Potential Motions:

I move to approve a grant improvement request for Talent Liquor Store in the amount of \$_____.

I move to deny a grant improvement request for Talent Liquor Store in the amount of \$ _____.

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



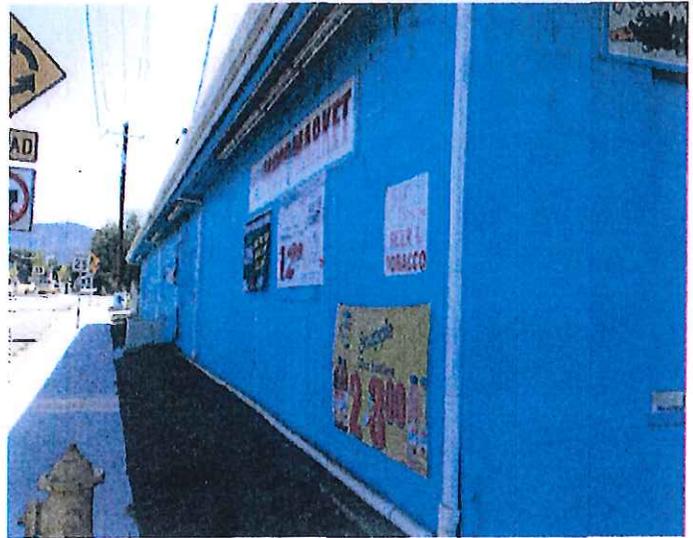
101 N. Pacific Hwy, Talent Liquor Store



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



**Talent Urban Renewal Agency
Application for Funding**

Date: 10/12/10
Name: Jeffery Jones
Address: 29 Pine St. Ashland OR
Email: jrjones@opendoor.com
Phone: 541 485 0178

Owner of Property: Yes _____ No X

If you answered no:

Owner's contact information:

Name: Sandra Berman
Address: 162 N. Pioneer St Ashland OR
Email: None
Phone: 541 482 9807

In order to encourage economic development and maintain the traditional small town character of Talent's downtown core, the Talent Urban Renewal Agency ("Agency") offers three funding programs for buildings within the Urban Renewal Area.

Grants can be used to:

- 1) rehabilitate and/or restore commercial, residential or governmental buildings to historically compatible exterior design
- 2) encourage new investment and development in Talent

The Board of Directors ("Board") reserves the right to modify these guidelines as needed to meet the goals and objectives of the Urban Renewal Plan, and to make exceptions to the guidelines if it is in the best interests of the downtown core area to do so.



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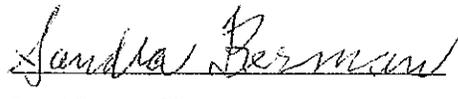
Contact Information: For more information or an application form, contact the Talent Urban Renewal Agency, (541) 535-1566 or urbanrenewal@cityoftalent.org

Project Consultant: At its discretion, the Agency contracts with an architectural/historic preservation professional or an engineer to provide design assistance to participants in the program. Up to 5-10 hours of free consultation and project assistance is available per project.

***Please provide a detailed work plan, picture, engineering plans, contractor's documentation, etc. The more detailed the submission the greater chances of receiving funding. Submission of this application does not guarantee funding.**



Applicants Signature



Land Owners Signature

10/12/16

Date

10/17/16

Date

TALMAGE E. KAYLOR OWNER
CONT. LIC. #15144C
SUP. LIC. #3399S
CCB #45412

KAYLOR ELECT.
LLC

P.O. BOX 639
PHOENIX, OR. 97535
TEL. 541-535-2600
FAX 541-535-6613

To: Jeff Jones
79 Pine St.
Ashland, OR. 97520
541-488-0178
jrjones@opendoor.com

10/07/16

Job Name: Liquor Mart
Job Location: 103 S. Pacific Hwy, Talent, OR

This is a bid for the following work:

- 1) We will remove all old single strip fluorescent lights on the perimeter of the building.
- 2) We will re-lamp up to two H.P.S. "Barn burner" lights as needed. (Re-ballast or replacement not included)
- 3) We will remove old junction boxes no longer in use or install new W.P. covers if the boxes remain.
- 4) The two lamp fixtures are to remain and we will re-wire with W.P. carlon flex.
- 5) We will remove all exposed romex.* (24" or less short pieces that run into building will be sleeved.)
- 6) We will disconnect old signs.
- 7) The assumption is that all existing two lamp ballast and lamps are in working order. No replacement ballast or fluorescent lamps are included in this proposal at this time.
- 8) The earliest we can start in Oct.14, 2016.

Total for the above listed work:

\$2400.00

Thank You,

John Wiley

Jeff Benson Electric
1144 Augusta Ct, Ashland, Oregon 97520
(541) 488-2128

Talent Liquor Store Lighting

- 14, 4 footers LED @ \$170 = \$2,380.00
 - 2 days labor, demo old fixtures plus wire, pipe, fittings etc = \$2,400.00
 - Permit Fee = \$400
- Total = \$5,180.00

October 18, 2016

Talent Urban Renewal,

We appreciate the funding you have supplied us for the painting of the Talent Liquor Store. By this meeting, that work should be completed changing from the "Pool Chalk Blue" color to the more neutral two-tone gray and brick colors. This work is being completed by Roby's Painting.

Upon inspection of the building for painting, we noticed old, unused lighting fixtures and wires that had been left on the building since new lighting was installed some time ago. We have completed an "Application for Funding" to have that old lighting and wiring removed to further enhance the look of the building. This includes the old LIQUOR box signs on two sides of the building. This removal should have been considered part of the painting prep.

We have submitted estimate for this work by Kaylor Electric and Jeff Benson Electric.

We are making this request this for the owner, my mother-in-law, Sandra Berman. She turned 100 years-old this past March and has had a turn for the worse, health-wise. We wanted to let you know that the money from rent of the two buildings is just enough to cover for my mother-in-law's in-home care. Your funding of the removal of the old electrical fixtures and wiring and the painting is the only way we would be able to have the building improved given Sandra's condition. We so appreciate your funding! The building will look so much better as a result!

We hope that you will approve this additional request.

Sincerely,

Jeff and Melody Jones
Managers Talent Liquor Store Building



Talent Urban Renewal Agency

Application for Funding

Date: 10/17/2016
Name: THE PUMP HOUSE JEVEN SHOWERS / GARTH EVEY
Address: 102 TALENT AVE TALENT OR 97540
Email: JEVEN72@GMAIL.COM
Phone: 541-778-3743 541-282-3417

Owner of Property: Yes _____ No X

If you answered no:

Owner's contact information:

Name: DAN GREGORY
Address: ~~800~~ P.O. Box 1505, TALENT OR. 97540
Email: DANGREG4@GMAIL.COM
Phone: 541-601-3889

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Applicants Signature

Land Owners Signature

10/17/2016

Date

10/20/17

Date