



**TALENT URBAN RENEWAL AGENCY REGULAR MEETING
TOWN HALL FEBRUARY 17, 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 in Regular Session at 6:00 P.M on Wednesday, February 17, 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 February 3, 2016.....Page 2-7
 - 2.2 Approve Financials.....Page 8
3. Citizens Heard on Non-Agenda Items
4. Administrative
 - 4.1 Items from Chair or Agency Members
5. New & Miscellaneous Business
 - 5.1 Ton-Ton Request.....(no agenda report)
 - 5.2 TID Update.....(no agenda report)
 - 5.3 Pollinator Garden.....(no agenda report)
6. Items from Executive Director
7. Discuss Agenda items for the March 2nd Special 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



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

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The Talent Urban Renewal Agency of the City of Talent will meet in a Special session at 6:00 P.M on Wednesday, February 3, 2016 at 6:00 P.M. 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.

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1. Call to Order/Roll Call

Members Present

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

Members Absent

Also present:

Executive Director, Tom Corrigan
City Recorder, Melissa Huhtala

2. Consent Calendar

2.1 Approval of Minutes for January 20, 2016

Member Abshire moved to approve the minutes for January 20, 2016. Member Collins seconded. Chair Stricker repeated the motion. Discussion: None. All Ayes. Motion passes unanimously.

3. Citizens Heard on Non-Agenda Items

Dolly Warden- 255 Colver Rd. #88, Talent- Ms. Warden spoke regarding the development of the Pollinator Garden and the round-about.

It was discussed to talk to TPAC regarding the Pollinator Garden and put on the next agenda.

4. Administrative

4.1 Items from Chair or Agency Members

None.

5. New & Miscellaneous Business
5.1 Ton-Ton Request

Executive Director, Tom Corrigan gave a Staff report. He showed new application (*see attached*). He explained the application has not been returned.

6. Items from Executive Director

- Rowanna has her work done at Inti however not all inspections have passed yet. Until the inspections are passed there cannot be a reimbursement.
- Mr. Corrigan spoke with Jim Pendleton regarding TID and gave a brief report. TID has not yet contracted with a company to estimate new buildings. He spoke that there is still no set completion date but everything is coming along smoothly.
- The final walk-thru at the Plaza will be done on Friday.
- A doggy waste station will be placed at the Plaza next week.

7. Discuss Agenda items for the February 17th Regular Meeting

- TID update
- Pollinator Garden art work.

Member Pederson questioned the status of the cedar tree at Plaza. Mr. Corrigan explained that it was confirmed the tree will need to come down. Staff is looking at cost and to put in smaller trees.

It was discussed that Mr. Corrigan would get TURA updates in the FLASH.

8. Adjournment

The TURA Meeting was adjourned at 6:30 PM

Respectfully submitted by:

City Recorder, Melissa Huhtala

Attest:

Executive Director, Tom Corrigan

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Talent Urban Renewal Agency

Application for Funding

Date: _____

Name: _____

Address: _____

Email: _____

Phone: _____

Owner of Property: Yes _____ No _____

If you answered no:

Owner's contact information:

Name: _____

Address: _____

Email: _____

Phone: _____

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.



Funding amounts and levels of participation by the Agency are considered on a case by case basis. Limited funding is available and an application process is required. Successful applicants will be required to sign a contractual agreement, and provide the necessary insurance to meet the needs of the project receiving funding.

General terms:

1. Applicants may be either a property owner or a tenant.
2. If the applicant is a tenant, the written approval(s) of the property owner is required.
3. All improvements remain with the building, including awnings. In the case of a sign, any custom work such as mounting brackets and lighting funded under this program shall remain with the building.
4. Property insurance shall be carried on the property and the improvements in an amount acceptable to the Agency. For new construction or additions, depending on the size of the project, the contractor may be required to provide builder's risk insurance.
5. The Agency may choose to include up to 5-10 hours of time from a professional consultant to enhance the project's end result.
6. In-eligible work includes:
 - a. Major landscape improvements
 - b. Plants
 - c. Non-public faces of buildings
 - d. Normal, routine maintenance
7. Funds from other granting sources may be leveraged through this program or used as matching funds.

1. **REHABILITATION/FAÇADE IMPROVEMENT GRANT up to \$10,000 per tax lot, with a matching fund requirement.**

Eligible work includes:

- Signage and awnings
- Replacement of missing decorative features
- Restoration of doors, windows and chimneys
- Storefront or façade rehabilitation
- Removal of non-historic materials or additions
- Exterior paint (if used as an architectural element)
- And, if determined as necessary by the Agency on a case by case basis:
 - Improving ADA access
 - Improving or installing systems necessary to business development

Funding Priorities for the Rehabilitation/Façade Grant: The Agency reserves the right to set priorities for which properties are eligible or ineligible to receive grant funds.

Currently eligible:

- Commercially-used property located within the CBD (downtown) zone
- Historic structures located within the urban renewal boundary (residential or commercial) as designated in the City of Talent's Survey of Historic and Cultural Resources (July 1995 or as amended).



Not eligible at this time:

- Non-historic residential properties
- Non-historic commercial buildings in the CBH (highway) zone.

- **Base Grant of up to \$5,000:** Direct grant, no match required.

- **Base Grant + Matching Grant:** \$5,000 Base Grant in addition to Agency matching dollar-for-dollar investment by property owner over the Base Grant amount, capping the Agency’s total investment at \$10,000 per tax lot. (Requires a 50/50 match from the applicant for grant funds over and above the Base Grant amount.)

REHABILITATION/FAÇADE GRANT EXAMPLE		
Agency spends:	Applicant spends:	Total project value:
\$5,000 Base Grant +up to \$2,500 matching	\$2,500	\$10,000
\$5,000 Base Grant + up to \$5,000 matching	\$5,000	\$15,000

GENERAL INFORMATION:

Application/Approval Process: A multi-step application process is required. Appropriateness of applications is the decision of the Agency, based on:

- available funding
- the application’s ability to meet the goals and objectives of the Urban Renewal Plan
- the applicant’s ability to complete the proposed project within the Agency’s designated timeframe

I agree the Agency has sole authority to determine eligibility of the proposed work, approve changes to approved grants, select its own consultants, and confirm that work has been completed correctly. I agree that all exterior designs or improvements must meet the requirements of the City’s design standards and be reviewed by the City’s Architectural Review Committee. Certain work may be required or precluded as a condition of funding, and funding on approved grants may be withdrawn if any portion of a project changes substantially from what was approved by the Agency, without receiving prior consent. Receipt of the funding does not preclude obtaining all necessary City and County permits.



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

Date

Date

TALENT URBAN RENEWAL AGENCY
Check Register - Summary-Supp.



AP5100

Page : 1

Date : Feb 07, 2016

Time : 2:38 pm

Vendor : ALPHA001 To ZBINC001
 Trans. Date : 01-Jul-2015 To 07-Feb-2016
 Check Date : 01-Jan-2016 To 31-Jan-2016
 Check No : All
 Batch No : All

Bank : Bank : 1 To 1
 Status : All
 Medium :
 M=Manual C=Computer R=Credit E=EFT-PAP T=EFT-File

Chq/Ref #	Check Date	Vendor	Vendor Name	Status	Batch	Medium	Amount
	29-Jan-2016	OFFIC001	OFFICEMAX INC.	Cancelled	35	R	0.00
6066	29-Jan-2016	BAIRM001	MARK BAIRD APPRAISER	Issued	33	C	312.50
6067	29-Jan-2016	CANOP001	CANOPY LLC	Issued	33	C	150.00
6068	29-Jan-2016	CITYT001	CITY OF TALENT	Issued	33	C	58.92
6069	29-Jan-2016	KNIFE001	LTM INC.	Issued	33	C	296079.91
6070	29-Jan-2016	MVLEN001	MVL ENTERPRISES INC	Issued	33	C	267.00
6071	29-Jan-2016	OFFIC001	OFFICEMAX INC.	Cancelled	33	C	214.91
6071	29-Jan-2016	OFFIC001	OFFICEMAX INC.	Cancelled	34	C	-214.91
6072	29-Jan-2016	PACIF001	PACIFIC POWER	Issued	33	C	78.42
6073	29-Jan-2016	PLANT001	PLANT OREGON	Issued	33	C	4995.00
6074	29-Jan-2016	QUALI001	QUALITY FENCE CO.	Issued	33	C	819.00
6075	29-Jan-2016	RECOL001	RECOLOGY ASHLAND SANITARY SERVIK	Issued	33	C	36.87
6076	29-Jan-2016	RH2EN001	RH2 ENGINEERING INC.	Issued	33	C	224.48
6077	29-Jan-2016	ROGUE001	ROGUE VALLEY SEWER SERVICES	Issued	33	C	20.80
6078	29-Jan-2016	SAGEL001	LAURIE SAGER AND ASSOCIATES INC.	Issued	33	C	495.00
6079	29-Jan-2016	STERN001	STERNBERG LANTERNS INC.	Issued	33	C	12160.00
6080	29-Jan-2016	VADIM001	VADIM SOFTWARE	Issued	33	C	555.00

Total Computer Paid :	316,252.90	Total EFT PAP :	0.00	Total Paid :	316,252.90
Total Manually Paid :	0.00	Total EFT File Transfer :	0.00		