



**TALENT URBAN RENEWAL AGENCY SPECIAL MEETING
TOWN HALL APRIL 20, 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, April 20, 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 April 6, 2016.....Page 2-5
3. Citizens Heard on Non-Agenda Items
4. Administrative
 - 4.1 Items from Chair or Agency Members
5. New & Miscellaneous Business
 - 5.1 TID John Southgate.....(no agenda report)
 - 5.2 Adopt Resolution #16-18, a Resolution for a Supplemental Budget.....Page 6-7
6. Items from Executive Director
7. Discuss Agenda items for the May 4th 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 SPECIAL MEETING DRAFT MINUTES
TOWN HALL APRIL 6, 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 Wise

Member Collins

Members Absent

Member McManus

Member Abshire

2. Consent Calendar

2.1 Approval of Minutes for March 16, 2016

Member Collins suggested to add that Mr. Thompson spoke regarding the Pollinator Garden signage.

Member Wise moved to approve minutes as amended. Councilor Collins seconded. Chair Stricker repeated the motion. Discussion: None. All Ayes. Motion passed unanimously.

3. Citizens Heard on Non-Agenda Items

None.

4. Administrative

4.1 Items from Chair or Agency Members

None.

5. New & Miscellaneous Business

5.1 TID Update

Mr. Corrigan spoke that he attended a TID meeting yesterday. He explained that we have the numbers from Adroit for per square footage to build the same type of office and storage units that they have. He explained to them we are looking for an overall cost and discussed the procedure in making an offer.

Mr. Corrigan met with Mark Knox about another piece of land in TA4.

Mr. Corrigan spoke that the Environmental Phase 1 Assessment was done. A draft written report will be prepared and given to the Board.

Locations for the buildings were discussed.

Mr. Corrigan discussed engineer options.

Chair Stricker spoke that it is TID's decision where they want to move. She suggested to ask them for a sale price and to define what makes them whole. She spoke that TURA shouldn't make an offer first it should be them.

Chair Stricker suggested to look at other renewal agencies to see what type of support they offer. Member Pederson spoke that he would to discuss the bid as Mr. Corrigan suggested and come to a conclusion of what we can offer.

Chair Stricker suggested to have the design of the offer before the dollar amount of the offer. Member Pederson spoke that if the Board is not able to get a clear answer about what the design is to make them whole to still proceed with an initial offer.

It was decided to move forward with the plan. Mr. Corrigan handed out a TID timeline (*see attached*).

Chair Stricker recommended that the Board get information regarding how RFP private partnerships work.

It was decided to invite Consultant John Southgate to attend the next meeting.

5.2 TURA Budget Committee

City Recorder, Melissa Huhtala explained that there are currently 4 members and 3 vacancies. A Budget Calendar will be worked on. Ms. Huhtala would send the list of members to the Board.

6. Items from Executive Director

- Still working on completing the punch list at the plaza.
- Discussed with David Powell the process for the façade for Best Friends Animal Clinic.
- The Pollinator Garden sign is up.

7. Discuss Agenda items for the April 20th Regular Meeting

- **Supplemental Budget**
- **John Southgate**

8. Adjournment

The TURA Meeting adjourned at: 6:50 PM

Respectfully submitted by:

City Recorder, Melissa Huhtala

Attest:

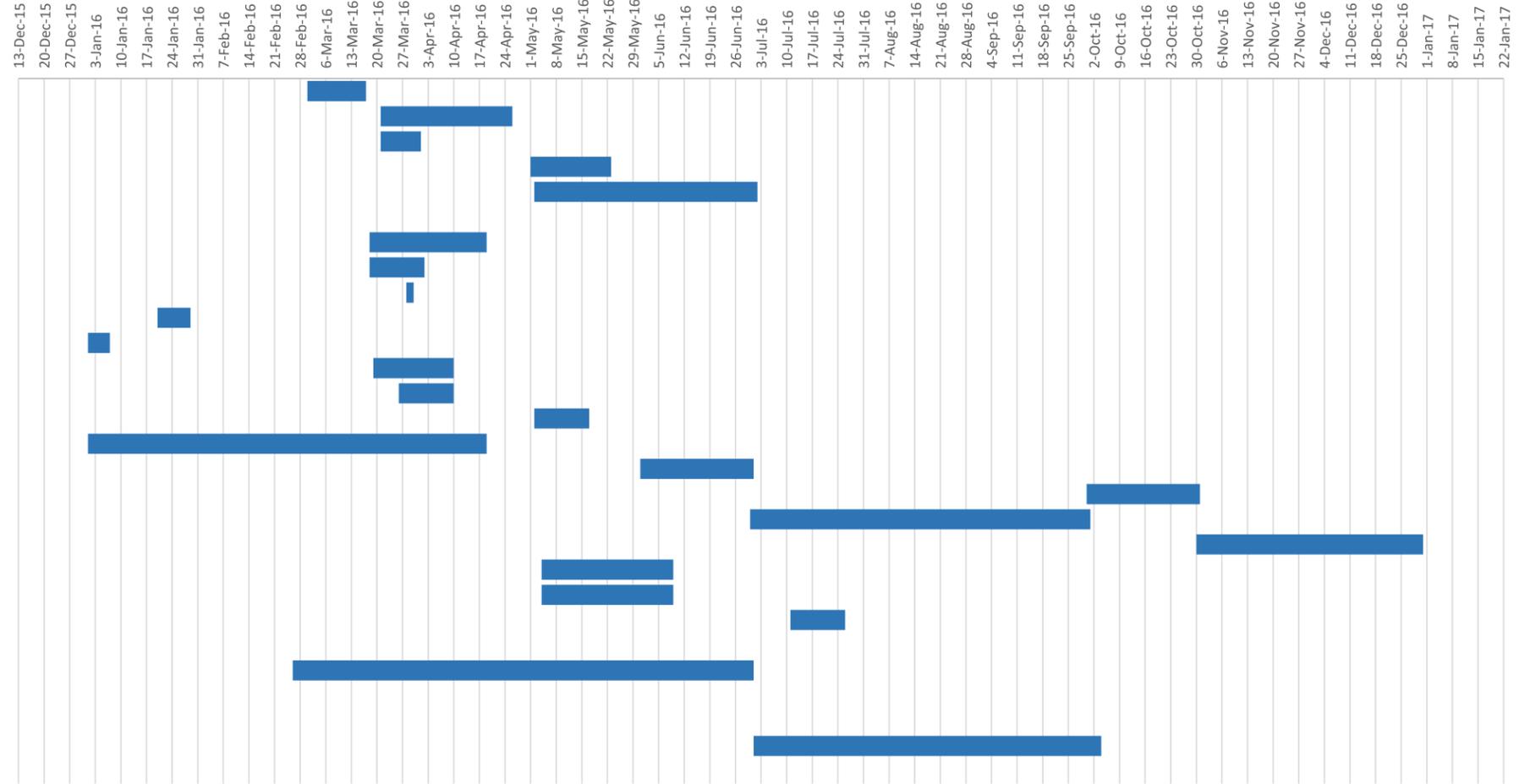
Executive Director, Tom Corrigan

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TURA/TID

Task #	Task Name	Duration (Days)	Start	Finish	Complete
1	Contract w/John Southgate - RFP	16	1-Mar-16	16-Mar-16	<input checked="" type="checkbox"/>
2	Background Research	36	21-Mar-16	25-Apr-16	<input checked="" type="checkbox"/>
3	Reconnaissance	11	21-Mar-16	31-Mar-16	<input checked="" type="checkbox"/>
4	Stakeholder Interviews	22	1-May-16	22-May-16	<input type="checkbox"/>
5	Developmental Offering	61	2-May-16	1-Jul-16	<input type="checkbox"/>
6	Post Developmental Offering	1			<input type="checkbox"/>
7	Environmental Assesment Level 1	32	18-Mar-16	18-Apr-16	<input type="checkbox"/>
8	Historical Background	15	18-Mar-16	1-Apr-16	<input checked="" type="checkbox"/>
9	Site Walk	2	28-Mar-16	29-Mar-16	<input checked="" type="checkbox"/>
10	Contract w/Attorney Dan Thorndike	9	20-Jan-16	28-Jan-16	<input checked="" type="checkbox"/>
11	Review of Appraisal	6	1-Jan-16	6-Jan-16	<input checked="" type="checkbox"/>
12	Estimate of land TA-4	22	19-Mar-16	9-Apr-16	<input type="checkbox"/>
13	Review EFU land w/County	15	26-Mar-16	9-Apr-16	<input checked="" type="checkbox"/>
14	Legal Review	15	2-May-16	16-May-16	<input type="checkbox"/>
15	TID estimate of buildings construction	109	1-Jan-16	18-Apr-16	<input type="checkbox"/>
16	TID bid review	31	31-May-16	30-Jun-16	<input type="checkbox"/>
17	Counter offer	31	30-Sep-16	30-Oct-16	<input type="checkbox"/>
18	Negotiations	93	30-Jun-16	30-Sep-16	<input type="checkbox"/>
19	Contract	62	30-Oct-16	30-Dec-16	<input type="checkbox"/>
20	RFP for public/private partnership	36	4-May-16	8-Jun-16	<input type="checkbox"/>
21	Minor Amendment of TURA Plan	36	4-May-16	8-Jun-16	<input type="checkbox"/>
22	UGB App	15	11-Jul-16	25-Jul-16	<input type="checkbox"/>
23	UGB Amendment	1			<input type="checkbox"/>
24	EOA	126	26-Feb-16	30-Jun-16	<input type="checkbox"/>
25	Housing needs analysis	1			<input type="checkbox"/>
26	Annexation	1			<input type="checkbox"/>
27	Loan Authorization	95	1-Jul-16	3-Oct-16	<input type="checkbox"/>
28	Move to new site				<input type="checkbox"/>



To add more tasks onto the end of the list:

1. In the table above, click and drag the dark blue arrow in the bottom-right corner downward.

To add more tasks within the list:

1. Right-click the row you want to add the task to
2. Click "Insert"



Talent Urban Renewal Agency Agenda Report

Agenda Item- TURA Supplemental Budget for FY2015-16

Meeting Date:	April 20, 2016	Primary Staff Contact:	Thomas J. Corrigan
Executive Dir.:	Thomas J. Corrigan	E-Mail:	tcorrigan@cityoftalent.org
Public Hearing:	04/20/2016	Secondary Contact:	Denise Woodman

Issue before the Board:

The attached Supplemental Budget Resolution is needed to complete the Civic Center Alley, West Valley View Phase 1 and to begin the West Valley View Phase 2 projects in the Capital Projects Fund. The Supplemental Budget Resolution will increase the Debt Service Fund for Interest Expenses that are expected to be paid in the current fiscal year.

Background:

Expenditures that increase a budget category more than 10% require a public hearing. TURA's budget categories (audit levels of control) are: Personnel, Materials & Services, Capital Outlay, Contingency, and Debt Service. Following are the categories being increased for unanticipated costs that have occurred, or are expected to occur, by the end of the fiscal year, Capital Outlay (greater than 10%) and Debt Service (less than 10%).

Executive Director Recommendation:

Executive Director recommends adoption of Resolution 16-18 to cover unanticipated expenditures for FY 2015-16 Capital Outlay and Debt Service.

Potential Motions:

Move to adopt Supplemental Budget Resolution #16-18 for the Urban Renewal Agency of the City of Talent for fiscal year 2015-16 as presented.

Attachments:

Supplemental Budget Resolution #16-18

Urban Renewal Agency of the City of Talent, Oregon

**A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF TALENT
ADOPTING THE SUPPLEMENTAL BUDGET AND MAKING APPROPRIATIONS FOR
THE 2015-16 FISCAL YEAR.**

RESOLUTION NO. 16-18

ADOPTING THE SUPPLEMENTAL BUDGET

BE IT RESOLVED that the Board of Directors of the Urban Renewal Agency of the City of Talent hereby adopts the Supplemental Budget for fiscal year 2015-16 in the total of **\$1,915,792** now on file at Talent City Hall.

MAKING APPROPRIATIONS

BE IT RESOLVED that the amounts for the fiscal year beginning July 1, 2015, and for the purposes shown below, including funds previously appropriated via Resolution 16-16, are hereby appropriated:

CAPITAL PROJECT FUND

Personal Services	\$ 32,662
Materials & Services	60,238
Capital Outlay	612,600
Contingency	0
Total Capital Projects Fund	\$ 705,500

DEBT SERVICE FUND

Debt Service	\$ 1,210,292
Total Debt Service Fund	\$ 1,210,292

TOTAL APPROPRIATIONS ALL FUNDS \$ 1,915,792

The above resolution statements were approved and declared adopted on this 20th day of April, 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 20th day of April, 2016.

Darby Stricker
Chair

ATTEST:

Thomas J. Corrigan
Executive Director