



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

**TALENT URBAN RENEWAL AGENCY
REGULAR MEETING
TOWN HALL June 15, 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, June 15, 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 June 1, 2016.....Page 2-3
 2.2 Financial report.....Page 4-7
3. **Public Hearing – Adopt 2016-17 Budget**
 To provide members of the public with an opportunity to ask questions and comment on the approved budget document.....Page 8-10
4. **TID.....Page 11**
5. **Items from Executive Director**
6. **Discuss Agenda items for the June 15th Regular Meeting**
7. **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
RENEWAL
AGENCY**

of the City of Talent

**TALENT URBAN RENEWAL AGENCY
BUDGET COMMITTEE MEETING &
SPECIAL MEETING DRAFT MINUTES
TOWN HALL June 1, 2016 at 6:00 PM**

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

The Talent Urban Renewal Agency Budget Committee of the City of Talent will meet at 6:00 P.M on Wednesday, June 1, 2016 in the Town Hall, 206 E. Main Street. Followed by a Talent Urban Renewal Special Meeting at 6:30 PM. 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 Collins

Member Abshire

Member Wise

Members Absent

Member Cooke

Talent Urban Renewal Agency Special Meeting 6:34 PM

2. Approval of May 18, 2016 TURA minutes

Member Pederson moved to approve the May 18th TURA Minutes. Member Abshire seconded. Chair Stricker repeated the motion. Discussion: None. All Ayes. Motion passed unanimously.

3. Adopt Resolution 16-18, A Resolution of the Urban Renewal Agency of the City of Talent transferring certain fixed assets of the Agency (Infrastructure Improvements to the Town Hall Alley) to the City of Talent.

Mr. Corrigan gave a brief staff report.

Member Pederson moved to approve 16-18, A Resolution of the Urban Renewal Agency of the City of Talent transferring certain fixed assets of the Agency (Infrastructure Improvements to the Town Hall Alley) to the City of Talent. Member Abshire seconded. Chair Stricker repeated the motion. Discussion: None. All Ayes. Motion passed unanimously.

4. TID

Mr. Corrigan gave a brief TID update. He spoke that he and Consultant John Southgate have been working on the RFP which Mr. Southgate calls a “request of expression of interest (ROI)”.

He spoke that one of the biggest issues is the height for the building. It was suggested to bring this question to the Community for public input.

Mr. Corrigan spoke that Mr. Southgate will have a summary of the ROI by the June 15th meeting.

Mr. Corrigan went over bonding information.

Member Pederson suggested that at the next meeting the Board should discuss questions to ask the Community for Public Input.

5. **Items from Executive Director**
6. **Discuss Agenda items for the June 15th Regular Meeting**
 - **TURA Budget**
 - **TID**
7. **Adjournment**

The TURA Meeting adjourned at 6:50 PM

Respectfully submitted by:

City Recorder, Melissa Huhtala

Attest:

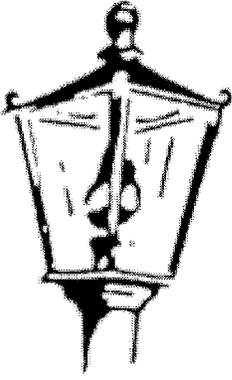
Executive Director, Tom Corrigan

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

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**Urban Renewal Agency
of the City of Talent**

**FY 2015-16 Financial Statements
and Check Register**

**For the month ending
May 31, 2016**

TALENT URBAN RENEWAL AGENCY

CAPITAL PROJECTS FUND

For Period Ending 31-May-2016



BUDGET TO ACTUAL STATEMENT OF ACTIVITIES	CURRENT MONTH ACTUAL	YEAR TO DATE ACTUAL	FY 2015-16 BUDGET	BUDGET REMAINING	% OF BUDGET TO DATE
REVENUE					
INCOME					
BEGINNING FUND BALANCE	0.00	(191,590.79)	(120,312.00)	71,278.79	159.24
DONATIONS/GRANTS/REIMBURSEMENTS	40,567.75	(39,496.28)	(30,000.00)	9,496.28	131.65
OTHER MISC INCOME	0.00	(51.58)	0.00	51.58	0.00
TRANSFER IN FOR CONTRACT OBLIGATIONS	0.00	(225,000.00)	(225,000.00)	0.00	100.00
SHORT TERM BORROWING	(100,000.00)	(350,000.00)	(350,000.00)	0.00	100.00
Total INCOME	(59,432.25)	(806,138.65)	(725,312.00)	80,826.65	111.14
EXPENSE					
PERSONNEL SERVICES					
WAGES	0.00	26,440.80	26,441.00	0.20	100.00
PAYROLL TAXES	0.00	4,512.73	3,900.00	(612.73)	115.71
BENEFITS	0.00	1,707.83	2,321.00	613.17	73.58
Total PERSONNEL SERVICES	0.00	32,661.36	32,662.00	0.64	100.00
MATERIALS AND SERVICES					
ADMINISTRATIVE SERVICES	0.00	16,512.50	25,688.00	9,175.50	64.28
SUPPLIES INSURANCE AND OFFICE	169.16	14,477.53	17,000.00	2,522.47	85.16
TRAVEL AND TRAINING	0.00	335.02	500.00	164.98	67.00
AUDITOR	0.00	5,650.00	5,750.00	100.00	98.26
ENGINEER	0.00	0.00	300.00	300.00	0.00
LEGAL	0.00	1,465.00	1,000.00	(465.00)	146.50
MISCELLANEOUS AND CPA	0.00	1,370.94	2,000.00	629.06	68.55
UR CONSULTANT AND ANALYST	0.00	962.50	8,000.00	7,037.50	12.03
Total MATERIALS AND SERVICES	169.16	40,773.49	60,238.00	19,464.51	67.69
CAPITAL OUTLAY					
LAND ACQUISITION	0.00	0.00	0.00	0.00	0.00
REHABILITATION GRANTS	7,258.00	7,258.00	30,000.00	22,742.00	24.19
102 HOME STREET	0.00	1,246.00	10,000.00	8,754.00	12.46
CAPITAL MAINTENANCE	393.81	4,241.18	5,100.00	858.82	83.16
WEST VALLEY VIEW PHASE 1	375.00	381,215.93	470,000.00	88,784.07	81.11
WEST VALLEY VIEW PHASE 2	0.00	312.50	0.00	(312.50)	0.00
CIVIC CENTER ALLEY	0.00	161,027.22	81,175.00	(79,852.22)	198.37
TOWN HALL RAMP	0.00	0.00	7,000.00	7,000.00	0.00
MISCELLANEOUS IMPROVEMENTS	4,642.00	4,642.00	500.00	(4,142.00)	928.40
NATIVE PLANT POLLINATOR GARDEN	0.00	8,825.00	8,825.00	0.00	100.00
Total CAPITAL OUTLAY	12,668.81	568,767.83	612,600.00	43,832.17	92.84
CONTINGENCY					
CONTINGENCY	0.00	0.00	0.00	0.00	0.00
Total CONTINGENCY	0.00	0.00	0.00	0.00	0.00
RESERVE					
UNAPPROPRIATED ENDING BALANCE					
UNRESTRICTED ENDING BALANCE	0.00	0.00	19,812.00	19,812.00	0.00
Total UNAPPROPRIATED ENDING BALANCE	0.00	0.00	19,812.00	19,812.00	0.00
Surplus (-) / Deficit	(46,594.28)	(163,935.97)	0.00	163,935.97	0.00

TALENT URBAN RENEWAL AGENCY

DEBT SERVICE FUND



For Period Ending 31-May-2016

BUDGET TO ACTUAL STATEMENT OF ACTIVITIES	CURRENT MONTH ACTUAL	YEAR TO DATE ACTUAL	FY 2015-16 BUDGET	BUDGET REMAINING	% OF BUDGET TO DATE
REVENUE					
INCOME					
BEGINNING FUND BALANCE	0.00	(444,277.17)	(413,579.00)	30,698.17	107.42
PROPERTY TAX	(11,539.92)	(1,286,672.04)	(1,238,000.00)	48,672.04	103.93
PROPERTY TAX INTEREST	(15.11)	(579.30)	(500.00)	79.30	115.86
INTEREST INCOME	(408.39)	(4,503.17)	(6,455.00)	(1,951.83)	69.76
Total INCOME	(11,963.42)	(1,736,031.68)	(1,658,534.00)	77,497.68	104.67
EXPENSE					
DEBT SERVICE					
12 BOND PRINCIPAL	0.00	705,000.00	705,000.00	0.00	100.00
12 BOND INTEREST	0.00	18,097.50	27,242.00	9,144.50	66.43
16 BOND PRINCIPAL	0.00	0.00	0.00	0.00	0.00
16 BOND INTEREST	0.00	0.00	0.00	0.00	0.00
BORROWING COSTS	0.00	0.00	250.00	250.00	0.00
PRINCIPAL SHORT TERM BORROWING	0.00	250,000.00	250,000.00	0.00	100.00
INTEREST SHORT TERM BORROWING	0.00	2,712.00	2,800.00	88.00	96.86
TRANS OUT FOR CONTRACT OBLIGATIONS	0.00	225,000.00	225,000.00	0.00	100.00
Total DEBT SERVICE	0.00	1,200,809.50	1,210,292.00	9,482.50	99.22
RESERVE					
DEBT RESERVE FUND BALANCE					
12 BOND RESERVE	0.00	0.00	343,500.00	343,500.00	0.00
RESTRICTED FOR DEBT SERVICE	0.00	0.00	104,742.00	104,742.00	0.00
Total DEBT RESERVE FUND BALANCE	0.00	0.00	448,242.00	448,242.00	0.00
Surplus (-) / Deficit	(11,963.42)	(535,222.18)	0.00	535,222.18	0.00

TALENT URBAN RENEWAL AGENCY
Check Register - Summary-Supp.



AP5100

Page : 1

Date : Jun 06, 2016

Time : 5:23 pm

Chq/Ref #	Check Date	Vendor	Vendor Name	Status	Batch	Medium	Amount
6107	26-May-2016	CITYT001	CITY OF TALENT	Issued	47	C	40567.75
6108	26-May-2016	CITYT001	CITY OF TALENT	Cleared	47	C	153.87
6109	26-May-2016	DEVOR001	DEVORE ELECTRIC AND CONSTRUCTIO	Cleared	47	C	4642.00
6110	26-May-2016	GERLI001	GERLITZ ENGINEERING CONSULTANTS	Cleared	47	C	375.00
6111	26-May-2016	MVLEN001	MVL ENTERPRISES INC	Issued	47	C	267.00
6112	26-May-2016	PACIF001	PACIFIC POWER	Cleared	47	C	38.00
6113	26-May-2016	ROGUE001	ROGUE VALLEY SEWER SERVICES	Cleared	47	C	20.80
6114	26-May-2016	ROSER001	ROSEWOOD, ROANNA	Issued	47	C	7258.00
6115	26-May-2016	SCOTT001	SCOTT BRADLEY BACKFLOW ASSEMBL`	Issued	47	C	72.50

Total Computer Paid : 53,394.92

Total EFT PAP : 0.00

Total Paid : 53,394.92

Total Manually Paid : 0.00

Total EFT File Transfer : 0.00

Urban Renewal Agency of the City of Talent, Oregon



APPROVED BUDGET

Fiscal Year

2016-2017

**TALENT URBAN RENEWAL AGENCY
CAPITAL PROJECTS FUND**

Actual FY14	Actual FY15	Adopted FY16		Proposed FY17	Approved FY17	Adopted FY17
REVENUES						
84,215	76,261	120,312	FUND BALANCE - COMMITTED	135,000	135,000	
8,772	52,873	30,000	DONATIONS/ GRANTS/REIMBURSEMENTS	-	-	
66,283	9,794	-	OTHER MISC INCOME	-	-	
175,000	490,000	225,000	TRANSFER IN FOR CONTRACT OBLIGATIONS	-	-	
-	450,000	350,000	SHORT TERM BORROWING	500,000	500,000	-
-	-	-	LONG TERM BOND PROCEEDS	2,000,000	2,000,000	-
334,270	1,078,928	725,312	TOTAL REVENUES & OTHER RESOURCES	2,635,000	2,635,000	-
EXPENDITURES						
PERSONNEL SERVICES						
65,843	44,856	26,441	WAGES	-	-	
5,058	3,651	3,900	PAYROLL TAXES	-	-	
4,253	2,913	2,321	BENEFITS	-	-	-
75,154	51,420	32,662	TOTAL PERSONNEL SERVICES	-	-	-
MATERIALS & SERVICES						
1,013	2,647	25,688	ADMINISTRATIVE SERVICES	22,000	22,000	
18,031	19,590	17,000	SUPPLIES INSURANCE AND OFFICE	15,000	15,000	
562	195	500	TRAVEL AND TRAINING	-	-	
5,500	5,600	5,750	AUDITOR	6,000	6,000	
-	-	300	ENGINEER	2,500	2,500	
675	793	1,000	LEGAL	4,000	4,000	
362	1,675	2,000	MISCELLANEOUS AND CPA	2,000	2,000	
3,583	4,092	8,000	UR CONSULTANT AND ANALYST	22,500	22,500	-
-	-	-	BOND ISSUANCE & BORROWING	20,000	20,000	-
29,726	34,592	60,238	TOTAL MATERIALS & SERVICES	94,000	94,000	-
CAPITAL OUTLAY						
-	-	-	LAND ACQUISITION	-	-	
3,321	1,031	30,000	REHABILITATION GRANTS	10,000	10,000	
4,045	-	10,000	102 HOME STREET	-	-	
4,923	5,347	5,100	CAPITAL MAINTENANCE	-	-	
137,860	788,309	470,000	WEST VALLEY VIEW PHASE 1	-	-	
-	-	-	WEST VALLEY VIEW PHASE 2	2,000,000	2,000,000	
85	5,752	81,175	CIVIC CENTER ALLEY	-	-	
-	885	7,000	TOWN HALL RAMP	7,000	7,000	
2,895	-	500	MISCELLANEOUS IMPROVEMENTS	-	-	
-	-	8,825	NATIVE PLANT POLLINATOR GARDEN	-	-	-
153,129	801,324	612,600	TOTAL CAPITAL OUTLAY	2,017,000	2,017,000	-
UNALLOCATED FUNDS						
-	-	-	CONTINGENCY	100,000	100,000	
-	-	19,812	UNAPPROPRIATED ENDING FUND BALANCE	424,000	424,000	-
-	-	19,812	TOTAL UNALLOCATED FUNDS	524,000	524,000	-
334,270	1,078,928	725,312	Total Capital Projects Revenues	2,635,000	2,635,000	-
258,009	887,336	725,312	Total Capital Projects Expenditures	2,635,000	2,635,000	-

**TALENT URBAN RENEWAL AGENCY
DEBT SERVICE FUND**

Actual FY14	Actual FY15	Adopted FY16	REVENUES	Proposed FY17	Approved FY17	Adopted FY17
647,118	888,482	413,579	FUND BALANCE - COMMITTED	565,000	565,000	
1,149,175	1,234,156	1,238,000	PROPERTY TAX	1,325,000	1,325,000	
		500	PROPERTY TAX INTEREST	600	600	
<u>4,610</u>	<u>4,219</u>	<u>6,455</u>	INTEREST INCOME	<u>5,000</u>	<u>5,000</u>	-
1,800,903	2,126,857	1,658,534	TOTAL REVENUES & OTHER RESOURCES	1,895,600	1,895,600	-

DEBT SERVICE FUND

Actual FY14	Actual FY15	Adopted FY16	EXPENDITURES	Proposed FY17	Approved FY17	Adopted FY17
DEBT SERVICE						
675,000	695,000	705,000	12 BOND PRINCIPAL	720,000	720,000	
62,421	45,022	27,242	12 BOND INTEREST	9,150	9,150	
	250	250	BORROWING COSTS	250	250	
	450,000	250,000	PRINCIPAL SHORT TERM BORROWING	600,000	600,000	
	2,308	2,800	INTEREST SHORT TERM BORROWING	6,000	6,000	
<u>175,000</u>	<u>490,000</u>	<u>225,000</u>	TRANS OUT FOR CONTRACT OBLIGATIONS	-	-	-
912,421	1,682,580	1,210,292	TOTAL DEBT SERVICE	1,335,400	1,335,400	-
RESERVE						
-	-	343,500	12 BOND RESERVE	-	-	
-	-	<u>104,742</u>	RESTRICTED FOR DEBT SERVICE	<u>560,200</u>	<u>560,200</u>	-
-	-	448,242	TOTAL DEBT RESERVE BALANCE	560,200	560,200	-
1,800,903	2,126,857	1,658,534	Total Debt Service Revenues	1,895,600	1,895,600	-
912,421	1,682,580	1,658,534	Total Debt Service Expenditures	1,895,600	1,895,600	-

TID Information for future facilities

WD

Reply all|

Wed 6/8/2016 10:45 AM

To:

Tom Corrigan

Hi Tom,

Thanks for coming to the board meeting yesterday. As discussed, the District is in the midst of the irrigation season getting up to full speed and there has not been time for us to review the proposed building numbers that we obtained from the contractor. The District needs to do our homework so that we are putting out numbers that we are comfortable with. The Board decided that they want to give you all of the numbers at once rather than piecemeal them. As Bob stated, we cannot give you exact date of when the numbers will be available, but hopefully it will be by the end of July, but we can't make any promises.

If you have any questions, just give me a call.

Thanks,
Jim

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Talent OR 97540
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Website: www.talentid.org