



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

**TALENT URBAN RENEWAL AGENCY  
REGULAR MEETING  
TOWN HALL NOVEMBER 16th 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 16<sup>th</sup>, 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. Adjourn to Executive Session**

**Per the Board consensus an executive session will be held pursuant to ORS 192.660(2)(e) the board will conduct a closed Executive Session to discuss real estate negotiations.**

**3. Consent Calendar**

**2.1 Approval of Minutes for November 2, 2016 (Rci g'4/7**

**2.2 Acknowledge Receipt of the Check Register (Rci g'8/9**

**4. Consultant, John Southgate via skype**

**5. The Pump House Application (Rci g'!;/;**

**5. Downtown Development/TID**

**6. Items from Executive Director**

**7. Discuss Agenda items for the December 7<sup>th</sup> 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](http://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  
SPECIAL MEETING DRAFT MINUTES  
TOWN HALL NOVEMBER 2<sup>nd</sup> 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 2<sup>nd</sup>, 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**

**Members Present**

**Chair Stricker  
Vice Chair Pederson  
Member McManus  
Member Harrison  
Member Collins**

**Members Absent**

**Member Abshire  
Member Wise**

**Also Present:**

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

**Chair Stricker spoke that she wanted to get consensus of the Board regarding allowing Staff to call Special Meetings if items need to be discussed.**

**The Board gave unanimous consensus.**

**2. Consent Calendar**

**2.1 Approval of Minutes for October 19, 2016**

**Member Harrison moved to approve the Minutes for October 19, 2016. Member Pederson seconded. Discussion: None. All Ayes. Motion passed unanimously.**

**3. Liquor Mart Continued Application**

Mr. Corrigan gave a Staff report. Jeff Jones who represents the business was present.

Jeff Jones - 79 Pine Street, Ashland, OR. Mr. Jones gave a brief overview on renewing the lighting.

Member Pederson questioned the cost of the awnings. Mr. Jones spoke that he does not yet have a bid.

Chair Stricker read Member Wise's comments he sent via email (*see attached*).

**Member Pederson moved to approve up to \$2400 for the Talent Liquor Store Application in a direct grant. Member Harrison seconded. Chair Stricker repeated the motion. Discussion: Member McManus spoke that he will be voting against the motion. He spoke in favor of the Benson bid instead. He would like it to be a full project and would rather vote for the total \$5100. Member Pederson spoke in disagreement with Member McManus and explained his reasons why. Member Collins, Member Pederson and Member Harrison: YES. Member McManus: NO. Motion passed 3/1. Mr. Jones thanked the Board.**

**4. The Pump House Application (pending detailed items)**

Mr. Corrigan spoke that details are still pending. The Board decided to put this on the next TURA Agenda.

**5. TID**

The Board decided to change this reoccurring item to be titled "Downtown Development/TID."

Mr. Corrigan spoke that Mr. Pendleton would be planning a meeting with the TURA Chair and Executive Director.

Mr. Corrigan spoke that he discussed development zones with Consultant, John Southgate. He spoke that Mr. Southgate will be participating in the next meeting via Skype.

He spoke to have a Public Involvement Open House tentatively January 11<sup>th</sup> or 12<sup>th</sup>. This would give enough time to advertise twice in the FLASH. The Board agreed to have the meeting in January.

The Board discussed how to move forward with the TID real estate negotiations. Chair Stricker spoke that questions need to be answered from TID. It was decided to communicate to TID that the Board is willing to entertain an offer. If TID is not ready, then need to get an answer as to when. Chair Stricker also spoke to ask TID if the property is for sale. If the answer is no, then the Board needs to move on with the planning. If the answer is yes, then the Board needs to ask for a timeline. The Board agreed to move forward with these questions. Member McManus spoke that TURA can also address the downtown expansion with other entities such as SOREDI and RVCOG. He spoke that he would see if there is interest with SOREDI and if so set up a meeting with Mr. Corrigan to discuss the strategic plan.

**6. Items from Executive Director**

- **The appraisal is still being worked on.**
- **Completed phase 1 environmental on both pieces of property.**
- **Working with Pacific Power for future possibilities.**

Chair Stricker suggested to get Maker City involved and discuss at a future regarding funding opportunities. It was decided to invite a representative from Maker City to come to the Summit Meeting.

**7. Discuss Agenda items for the November 16<sup>th</sup> Regular Meeting**

- **Downtown Development/TID.**
- **Pump House Application.**
- **Summit Meeting.**

**8. Adjournment**

**The TURA Meeting was adjourned at 6:40 PM**

**Respectfully submitted by:**

---

**City Recorder, Melissa Huhtala**

**Attest:**

---

**Executive Director, Tom Corrigan**

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](http://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.**

## **TURA**

Funding applications (Items 2 and 3) -

In general, I am concerned that the applications for grant and/or matching funding from the agency do not elicit appropriate and necessary information regarding the projects from the applicants. It would be very helpful if the application specified what kind of grant the applicant is seeking, as well as the specific amount(s). Both of the applications offered tonight are incomplete and do not include sufficient justification for approval. I would like to have Staff improve the application form and process to include the information mentioned above, as well as an explanation of how the requested funds would be used to meet the standards of the Financial Assistance Plan. Further, I feel it is essential that this information be included in the packets before any deliberation on the funding. I would like to see staff vet these applications for completeness before bringing them before the Board.

The Liquor Store application does not address the concerns which were brought up at the last meeting. TURA offers financial assistance for "*improvements to property within the area which will enhance the attractiveness and vitality of the area...*" I do not agree that replacing lighting with similar, albeit more energy efficient fixtures lives up to this intent. Further, the packet includes two bids covering different aspects of the work. It is unclear from the application just what the applicant is requesting. Tom indicated that it was for the amount in the lower bid, but I suspect the applicant is looking for both.

The Pump House application has no specifics included. It is difficult for the Board to make a considered decision without necessary information, and, in my opinion, these applications should not be brought to the Board without that information.

~Councilor Wise



**URBAN  
RENEWAL  
AGENCY**

of the City of Talent

P.O. Box 445, Talent, OR 97540  
Phone: (541) 535-1566  
Fax: (541) 535-7423  
urbanrenewal@cityoftalent.org

---

## TURA Accounts Payable Report

---

*October 1 – October 31, 2016*

---

**Meeting Date:** November 16, 2016

**Department:** Administration

**Approval:** Thomas J. Corrigan

**Primary Staff Contact:** Ryan Martin *RM*

**Email:** rmartin@cityoftalent.org

**Secondary Contract:**

Attached is the check register for October 1 – October 30, 2016 for your review. Notable expenditures for this period include:

- Check# 6147 John Southgate LLC (\$3,308.57) – Urban Renewal Consulting Services for West Valley View Phase II
- Check# 6151 Pauly Rogers and CO. P.C. (\$5,750) – Audit Services for FY2016
- Check# 6155 First American Title Insurance Company (\$5,000) – Earnest Money for Second Land Purchase

If you see any items that you would like clarification on, please call or send me an email.

Check Register-Summary-Bank



Vendor : ALPHA001 To ZBIN001  
 Pay Date : 01-Oct-2016 To 31-Oct-2016  
 Bank : 1 - GENERAL CHECKING ACCOUNT

Seq : Cheque No. Status : All  
 Medium : M=Manual C=Computer E=EFT-PA

Check #	Check Date	Vendor	Vendor Name	Status	Batch	Medium	Amount
6147	11-Oct-2016	CITYT001	CITY OF TALENT	Issued	10	C	485.50
6148	11-Oct-2016	JOHNS001	JOHN SOUTHGATE LLC	Issued	10	C	3,308.57
6149	11-Oct-2016	MVLEN001	MVL ENTERPRISES INC	Issued	10	C	285.90
6150	11-Oct-2016	ORSEC001	OREGON SECRETARY OF STATE	Issued	10	C	250.00
6151	11-Oct-2016	PAULY001	PAULY ROGERS AND CO. P.C.	Issued	10	C	5,750.00
6152	11-Oct-2016	ROGUE001	ROGUE VALLEY SEWER SERVICES	Issued	10	C	21.50
6153	11-Oct-2016	THORD001	THORNDIKE, DANIEL	Issued	10	C	574.00
6154	21-Oct-2016	CITYT001	CITY OF TALENT	Issued	12	C	895.70
6155	21-Oct-2016	FIRST001	FIRST AMERICAN TITLE INSURANCE COMPAN	Issued	12	C	5,000.00
6156	21-Oct-2016	PACIF001	PACIFIC POWER	Issued	12	C	33.83
<b>Total Computer Paid :</b>		<b>16,605.00</b>	<b>Total EFT PAP :</b>	<b>0.00</b>	<b>Total Paid :</b>		<b>16,605.00</b>
<b>Total Manually Paid :</b>		<b>0.00</b>	<b>Total EFT File :</b>	<b>0.00</b>			

10 Total No. Of Cheque(s) ...



## 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

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.



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

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

10/17/2016

Date

10/20/17

Date