



**TALENT URBAN RENEWAL AGENCY MEETING
TOWN HALL FEBRUARY 3, 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 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.

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 January 20, 2016.....Page 2-4
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.....(pending application)
6. Items from Executive Director
7. Discuss Agenda items for the February 17th 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



**TALENT URBAN RENEWAL DRAFT MINUTES
TOWN HALL JANUARY 20, 2016 at 6:00 PM**

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1. Call to Order/Roll Call

Members Present
Vice Chair Pederson
Member McManus
Member Cooke
Member Abshire
Member Collins

Members Absent
Chair Stricker
Member Wise

Also present, Executive Director, Tom Corrigan

2. Consent Calendar

2.1 Approval of Minutes for December 16, 2015

Member Cooke moved to approve the minutes for December 16, 2015. Member Collins seconded. Vice Chair Pederson repeated the motion. Discussion: None. All Ayes. Motion passed unanimously.

2.2 Financials

Member Cooke moved to approve the financials. Member McManus seconded. Vice Chair Pederson 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 Ton-Ton Request

Executive Director, Tom Corrigan gave a Staff Report.

The drafted application was discussed. It was decided to add an agreement clause to the application and signature for the applicant and the property owner to the application.

The Ton-Ton request was discussed. It was decided for the applicant to bring more information to the Board.

Member Abshire moved to send the request back to applicant, complete the new application and return to the Board. Member McManus seconded. Vice Chair Pederson repeated the motion. Discussion: The Board discussed the application process. Member McManus spoke regarding the guidelines. Member McManus, Member Collins, Member Abshire: YES. Vice Chair Pederson and Member Cooke: NO. Motion passed 3-2.

5.2 Timeline for Plaza completion

Mr. Corrigan gave a Staff Report. He gave the Board an update on the timeline. He spoke that in approximately 60 days the TID consultants will have estimates for numbers for all buildings that have to be moved or rebuilt and cost. Once Staff gets the numbers they will be verified by our contractors. The next step will be to look at different land areas where TID could be moved. He spoke about possibly amending the Urban Renewal Boundary Map (*see attached*). He spoke that the Bond Counsel has been contacted regarding purchasing a section and the process of a purchase.

TID has retained a construction engineer to get guidelines for rebuilding their structure somewhere else keeping it the same size.

Concrete was re-poured at the Plaza.

The Board gave consensus to change the title of this agenda item to “Roundabout Completion”.

5.3 Consultant John Southgate LLC

Mr. Corrigan gave a brief Staff Report. He went over John Southgate’s bio (*see attached*).

Member Cooke moved to direct TURA Staff to contact John Southgate as a consultant. Member Abshire seconded. Vice Chair Pederson repeated the motion. Discussion: None. All Ayes. Motion passed unanimously.

6. Items from Executive Director
6.1 Redevelopment Sample RFQ/RFP

Mr. Corrigan gave a brief overview of the redevelopment sample.

6.2 Public-Private Partnership example

Mr. Corrigan gave a brief overview of the Public-Private Partnership example.

7. Discuss Agenda items for the February 3rd Special Meeting

Ton-Ton will be on the next agenda.

The Board gave consensus to start working on strategic planning.

8. Adjournment

The TURA Meeting was adjourned at 6:45 PM

Respectfully Submitted by:

City Recorder, Melissa Huhtala

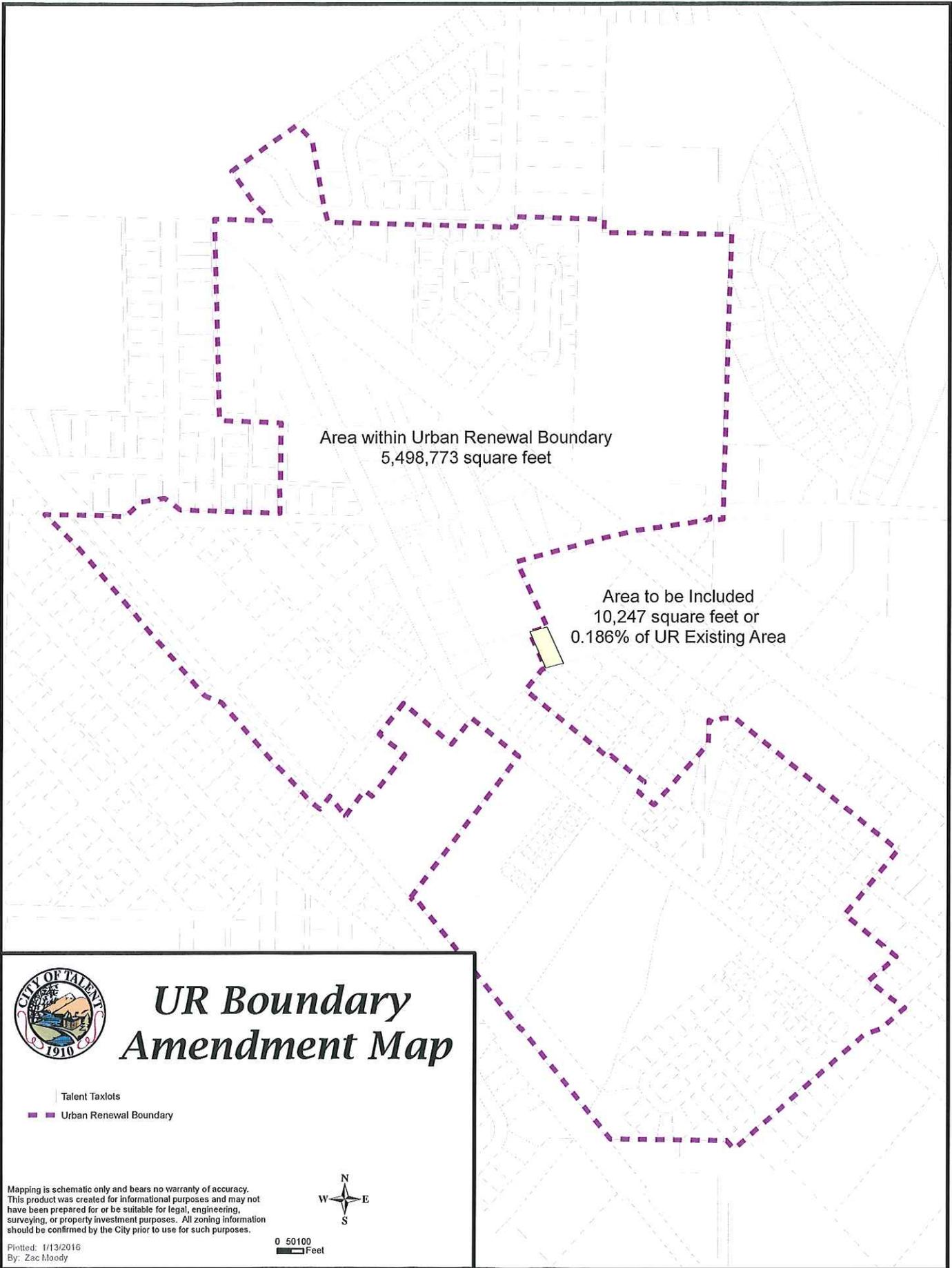
Attest:

Executive Director, Tom Corrigan

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UR Boundary Amendment Map

- Talent Taxlots
- Urban Renewal Boundary

Mapping is schematic only and bears no warranty of accuracy. This product was created for informational purposes and may not have been prepared for or be suitable for legal, engineering, surveying, or property investment purposes. All zoning information should be confirmed by the City prior to use for such purposes.



Plotted: 1/13/2016
By: Zac Moody

0 50100
Feet



John Southgate

John Southgate has decades of experience in planning and development in the Portland region, with a strong focus on public-private partnerships and urban infill.

John has worked with a number of cities, private developers, and educational institutions and others, building a deep and extensive network of relationships with elected officials, funding entities and the development community. He has managed a number of successful projects and policy initiatives which help to define the Portland region's reputation as a national leader in urban redevelopment. John's efforts are strongly aligned with the region's growth objectives and individual cities' aspirations related to higher density mixed use centers characterized by pedestrian vitality and transit supportiveness.

EXPERIENCE

John Southgate, LLC – Urban
Redevelopment Consultant

Director of Business Development,
Hillsboro Chamber of Commerce

Director of Economic Development,
City of Hillsboro

Development Manager, Portland
Development Commission

Senior Planner/ Economic
Development Manager,
City of Gresham

City Planner, Portland Bureau
of Planning

SELECTED PROJECTS

Downtown Canby Redevelopment Offering

Assisted the City of Canby in the marketing of several properties in its Downtown. Key tasks included developer interviews (to help inform the structure and content of the offering); drafting of the offering, assisting in developer selection, and assisting with developer negotiations.

Downtown Hillsboro Redevelopment Projects & Initiatives

Managed the City of Hillsboro's downtown revitalization efforts. Key projects included the Venetian Theater (a public-private partnership entailing the rehabilitation of an historic theater on Main Street), the Intermodal Transit Facility (where John served as the City's lead on a multi-partner effort to secure federal, State and local funds for an award-winning parking facility serving the long-term expansion of the Health & Education District), formation of the Downtown Hillsboro Urban Renewal Area, Downtown Development Code Amendments, and 4th Main (a public private mixed use development featuring market rate apartments, ground floor commercial, and the rehabilitation of a vintage bank building).

Pacific University Health & Education District

Currently assisting Pacific University in its efforts to develop the third building in its Health Education Campus project in downtown Hillsboro, adjoining Tuality Hospital and MAX. Key tasks include assisting Pacific in securing funding and entitlements for this approximately 150,000 square feet education facility.

Portland Development Commission Projects

Managed several key PDC projects in the Pearl District, including the Yards at Union Station (600 unit phased apartment development on former rail yards), Jamison Square (the first urban-renewal funded park in the Pearl District), and the Old Town revitalization effort. Also managed the formation and early implementation of the Interstate Corridor and Willamette Industrial Urban Renewal Area