



**TALENT URBAN RENEWAL AGENCY SPECIAL MEETING
TOWN HALL May 18, 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, May 18, 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 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 Appoint John Harrison to the TURA Budget Committee.....Page 4-6
 - 5.2 TID –Report from Bond Counsel.....(no agenda report)
 - 5.3 Schedule Budget Dates.....(no agenda report)
- 6. Items from Executive Director
- 7. Discuss Agenda items for the June 1st 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 DRAFT MINUTES
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

Members Present

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

Members Absent

Member Collins

Also in attendance:

Executive Director, Tom Corrigan
City Recorder, Melissa Huhtala

2. Consent Calendar

2.1 Approval of Minutes for April 6, 2016

Member Pederson moved to approve the Minutes for April 6, 2016. Member Abshire seconded. Chair Stricker repeated the motion. Discussion: None. All Ayes. Motion passed unanimously.

3. Citizens Heard on Non-Agenda Items

4. Administrative

4.1 Items from Chair or Agency Members

None.

5. New & Miscellaneous Business

5.1 TID John Southgate

John Southgate LLC – 1020 SW Taylor St. Suite 440, Portland Oregon. Mr. Southgate gave a brief background of his work history. He spoke to his proposed approach for the development purchase and the process.

Chair Stricker spoke that she likes the approach. Mr. Southgate spoke that he will be researching public and private developers the next couple of weeks. Mr. Southgate spoke that his due diligence is to talk to developers and others in the industry and gather information.

Chair Stricker spoke that she would like Mr. Southgate to keep the board informed during the whole process.

Chair Stricker suggested for Mr. Southgate to send the Board links of examples of the process.

Mr. Southgate spoke of the importance of prevailing wage.

Member Wise spoke that he appreciates the approach.

Mr. Southgate proposed that he would come up with a 2-3 page memo of what he receives and what the Board needs to be prepared for.

Member McManus spoke regarding joint efforts of making the decision. Mr. Southgate spoke that depending on the responses he will put together a selection committee with the appropriate people. Chair Stricker spoke that this is going to be a 3 acre project and it would be good to have a few joint meetings with the Planning Commission and Traffic Safety and Transportation Commission.

Mr. Southgate spoke that he will be keeping in touch with Mr. Corrigan on the progress.

5.2 Adopt Resolution #16-18, a Resolution for a Supplemental Budget

Mr. Corrigan gave a brief Staff report. The Board requested to get the detailed numbers from Finance for the next meeting.

Chair Stricker opened the Public Hearing at 6:43 PM

Public Comment:

None.

Chair Stricker closed the Public Hearing at 6:43 PM

Member Cooke moved to adopt Resolution #16-18, a Resolution of the Urban Renewal Agency of the City of Talent adopting the supplemental budget and making appropriations for the 2015-2016 Fiscal Year. Member McManus seconded. Discussion: Member Pederson spoke that he would like to get the detailed numbers soon. Chair Stricker spoke that she would also like the details and for future Resolutions to include the detailed information. All Ayes. Motion passed unanimously.

6. Items from Executive Director

- **The TURA TID relocation project was in the newspaper.**
- **Met with TID on Tuesday and had a detailed discussion. Progress is being made.**
- **The Phase 1 environmental study is complete they had concerns from old photos showing the fuel station and a xylene tank. Due to this we may have to proceed with Phase 2.**

7. Discuss Agenda items for the May 4th Special Meeting

- **Dedicating the TURA Building to the City.**

8. Adjournment

The TURA Meeting was adjourned at 6:50 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) 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
P.O. Box 445
Talent, OR 97540

APPLICATION

For more information: (541) 535-1566

Return application to:

Email: melissa@cityoftalent.org
Hand Delivery: 110 East Main Street
Mail: P.O. Box 445, Talent, OR 97540

1. I am applying for an appointment to a position on the **BOARD OF DIRECTORS**

2. Name **JOHN HARRISON**

3. Mailing address: 345 Willow Springs Dr
City Talent State OR Zip 97540

4. Residence address (if different) _____
City _____ State _____ Zip _____

5. Current occupation: Retired - Postal Manager
(*NOTE * If retired or unemployed, state your general or past profession)

6. Phone number(s): Home: 541-897-0570 Work: _____ Cell: 619-253-2044
Email: johnhar62@gmail.com Fax: _____

7. How long have you: a) lived in Talent? 18 months b) owned a business in Talent? No
You must live, or own a business, within the city limits. If you do not know if you are inside the city limits or urban growth boundary, please view the official zoning map at City Hall

8. How long have you lived in Jackson County?: 18 months

9. Are you an employee of the City of Talent or the Talent Urban Renewal Agency, an occasional or potential contract employee, or have any other real or potential conflict of interest in working or serving in this capacity?

Yes _____ No If yes, please describe:

10. I believe I am qualified and should be considered for the above position for the following reasons: (Attach additional sheet if necessary).

I have the time to dedicated to TURA and the City of Talent.

My position as a USPS Manager gives me the experience which will be useful.

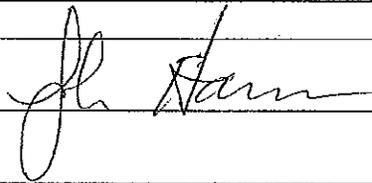
Accounting & Audit Background

Budget Committee City of Talent Member

Treasurer Talent Historical Society

Citizen Advisory Committee Member

11. Signature:



Date:

4-15-2016