



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

TURA REGULAR MEETING

Agenda

Meeting held at Community Center

- 104 East Main Street -

July 17th, 2024 – 6:00 p.m.

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.6 or via email at cityrecorder@cityoftalent.org.

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. Study Sessions, Regular and Special TURA meetings are being digitally recorded and will be available at www.talenturbanrenewal.com/agenda-minutes

- 1. Call to Order / Roll Call**
- 2. Speakers Heard on Non-Agenda Items**
Limited to 5 minutes or less per Board discretion
- 3. Consent Calendar**
- 4. Items from Executive Director**
 - 4.1 Disposition of TURA Owned Properties
 - 4.2 Adoption of Resolution 2024-030R, Establishing Rental Rates on TURA Owned Property
- 5. Items from Chair or Board members**
- 6. Written Communications**
- 7. Adjournment**



AGENDA REPORT

Meeting Date: July 17, 2024
Staff Recommendation: Approval

Primary Staff Contact: Gary Milliman
Estimated Time: 10 minutes

ISSUE BEFORE THE BOARD

The Talent Urban Renewal Agency owns several properties in addition to the Gateway site. TURA has received inquiries concerning the possible purchase of some of these sites. Staff is seeking direction as to the disposition of TURA properties.

BACKGROUND

The TURA owns the following properties in addition to the Gateway site:

1. Three “remnant” properties of varying size along the south side of Main Street. These properties are about 24-feet deep and are considered “remnants” from the Main Street improvement project.
2. A commercially zoned (Central Business District) property occupied by a house, currently leased to a non-profit agency for office purposes, located at 102 Home Street.
3. A parcel (lot 38-1w-23DC-2200) located at Talent Avenue. This now-vacant parcel is proposed to be used in a transaction to acquire the adjoining parcel to the north for the purpose of facilitating the Wagner Street extension.
4. A remnant on the northeast side of Main Street, currently landscaped and maintained by the City.

The City Manager has conferred with TURA legal counsel Lori Cooper concerning the disposition of these properties. Essentially, the TURA can enter into development agreements with prospective private users of the properties and convey them at market value, below market value or for no consideration, depending upon TURA’s finding of how the transaction would resolute in the property being developed/redeveloped consistent with the Urban Renewal Plan. In all instances a public hearing would be required. An appraisal should be obtained for any property conveyed to a private party so all parties and the public are informed as to the value of the public property being conveyed.

REMNANT PROPERTIES

The three remnant properties are shown on the attached Community Development Map outlined in red as Parcels A - C. The current legal lot lines for these properties would need to be realigned so they could be attached to the adjacent properties, all of which currently front on Valley View Road. According to former TURA Executive Director Marla Cates, all of these property remnants were offered to the adjacent property owners when the Main Street

construction was concluded, and all declined.

1. The property owner at Tax Lot 1500 is requesting that TURA convey to him the frontage along Main Street adjacent to his property at no cost (depicted on the attached map as Parcel B). According to the minutes of the TURA meeting of December 19, 2018, the TURA Board directed staff to convey this land to this same property owner *“upon approval of an improved site plan...and with a minimum of parking for each residential piece on that land.”* That property transaction was never completed. The same property owner has now submitted a different project for site plan review; the new project is for a “food cart park.”

Unlike the Phoody project which recently opened in Phoenix...where all of the “food carts” are permanent structures...the food cart park proposed by the owner at TL 1500 would primarily be populated with food trucks. TL 1500 is zoned commercial/Central Business District

TURA could convey the remnant to the owner of TL 1500 at no or under value through a development agreement. According to the TURA legal counsel, a public hearing would be required. TURA should also obtain an appraisal of the remnant to document the value of the property being conveyed. TURA could also lease the remnant to the adjacent property owner, or enter into a license agreement for a particular use. Inasmuch as the proposed use involves primarily non-permanent structures, a license agreement may be most appropriate.

Another policy question is...is the proposed use consistent with the City’s vision for the Central Business District and the Urban Renewal Plan? While the proposed use may be permitted by the current zoning designation for the property, is the proposed development consistent with the development vision for the Central Business District, and does the proposed use further the goals of the Urban Renewal Plan? Urban Renewal Agencies utilize “participation” through a development agreement as an incentive to promote development that is consistent with the Urban Renewal Plan. While the property owner’s 2018 proposal for a residential or mixed-use project may have been consistent with this goal, is a “food cart park” also consistent? Given that the proposed development involves minimal permanent improvements, the TURA may wish to consider leasing or licensing the subject remnant to the property owner under an agreement that the property would be conveyed if/when more substantial permanent improvements are made.

2. Current TURA staff has had no contact with the property owners adjacent to Parcels A and C. Note that parcels A, B and C do not align with the adjacent parcels, so lot-line adjustments would be necessary if ownership is conveyed and should be the responsibility of the receiving property owner.
3. The owner interested in obtaining parcel B has submitted a lot line adjustment application, which is what has prompted consideration on the future of these remnant parcels at this time. Staff has contracted for an appraisal of all three parcels.

102 HOME STREET

This property is currently leased to Rogue Action Center at a rate of \$1.00 per month. The lease extends through November 2024. A private party who had previously operated a café in the downtown area has expressed interest in purchasing the property for conversion to a small café. The property is currently being appraised. The building, consisting of 484 square feet, needs repair and maintenance of the roof, rain gutters and floor. There is a reported boundary line dispute with the property owner at 104 Home Street.

TURA approved a lease agreement with Rogue Action center in November 2022. The term of the lease was for one year (November 2023) with an option to renew for an additional year (November 2024). RAC is interested in continuing the lease past November 2024 and pay the newly-adopted non-profit rental rate. TURA staff has ordered an appraisal of this property. An evaluation of the condition of the building identifying needed repairs should be done before it is re-leased.

TURA could:

1. Sell the property under a development agreement to the café owner who has expressed interest. This would require a public hearing.
2. Accept bids for the purchase of the property.
3. Lease the property according to fair market value to a private party, or at a “subsidized or nominal” rate to a non-profit organization.
4. Enter into a new lease agreement with RAC at the non-profit rate of \$1.10 per square foot per month (\$532.40).
5. Enter into a triple net lease agreement with the café operator.
6. Advertise and accept lease proposals from all interested parties.
7. Convey the property to the City.

Staff recommends that, upon expiration of the current lease, TURA convey ownership of the property to the City of Talent, and that the City retain ownership and lease the property for ongoing revenue generation. This would require a public hearing.

WAGNER STREET EXTENSION

This property is identified in the West Valley View Plan as property to be used in an exchange/purchase for property owned by Bonnie Morgan to facilitate the first segment of the extension of Wagner Street. This property and the property proposed for acquisition/exchange are currently being appraised.

REMNANT PROPERTY NE MAIN

This is an odd-shaped parcel that is a remnant from the development of the traffic circle. The parcel does not appear to be developable, is currently landscaped with a pollinator garden and maintained by the City and volunteers. Staff recommends that this parcel be conveyed to the City of Talent as public street right-of-way and retained in its current use. This would require a public hearing.

BOARD ACTIONS/POTENTIAL MOTIONS

1. Motion to authorize the Executive Director to initiate discussion with the property owner at tax lot 1500 regarding a license agreement for the adjacent TURA remnant parcel; with any such license to be contingent upon City development approval for the site.
2. Motion to provide notice to the other two property owners adjacent to remnants A and C of TURA's willingness to enter into development agreements which would lead to conveyance of these parcels to those owners.
3. Motion to initiate the process of conveying the property at 102 Home Street to the City,
or,

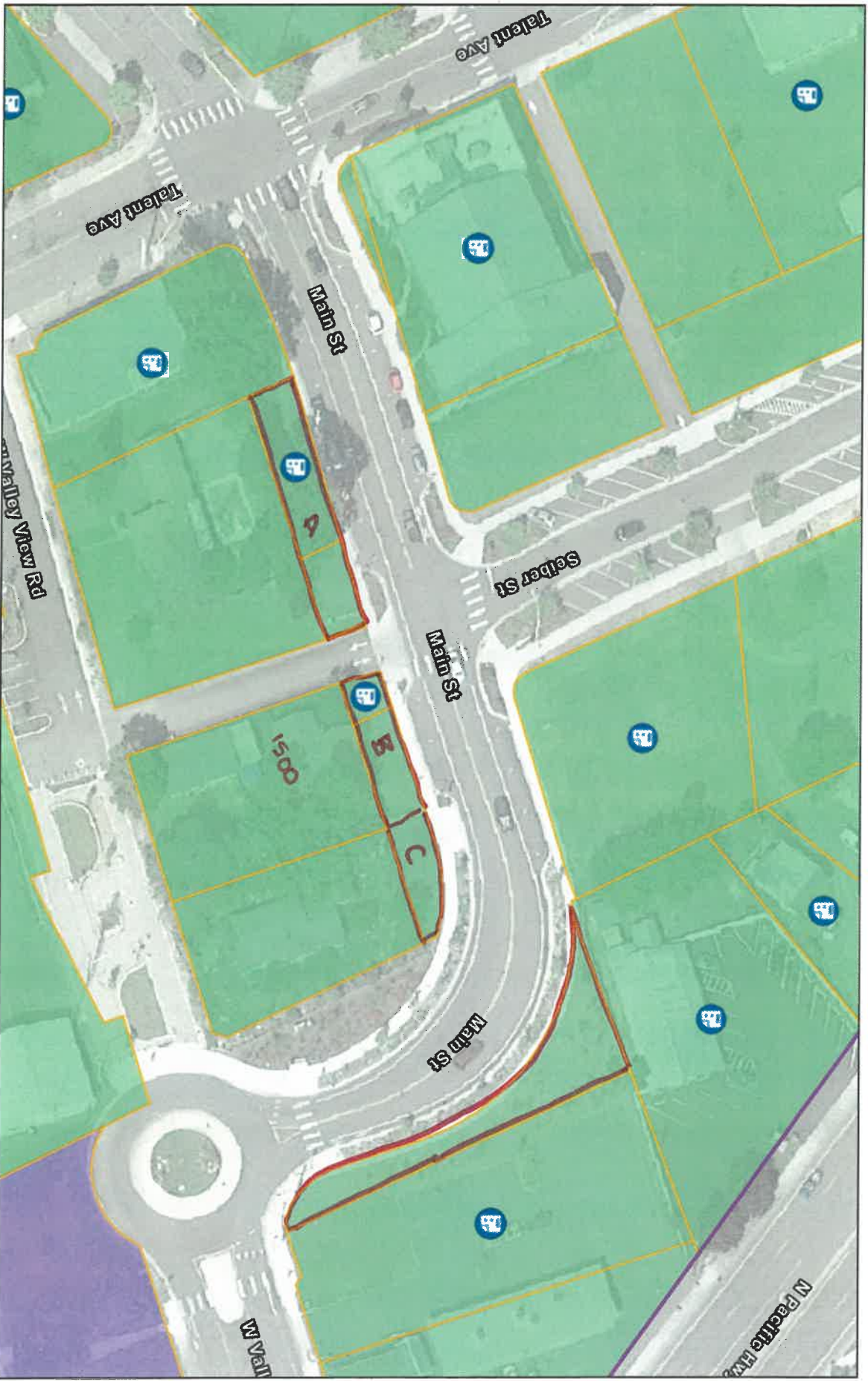
Motion to retain ownership of the property at 102 Home Street; to continue to lease the property and to accept proposals for leasing the property after the current lease expires.

4. Motion to initiate the process of conveying the remnant parcel on NE Main Street to the City as public right-of-way.









ATTACHMENTS

- Community Development Map, Parcels A, B, C
- Community Development Map, TURA Properties
- Food Cart Park Proposal
- TURA Minutes – December 19, 2018
- Email - RE: Main Street Property

Community Development Map

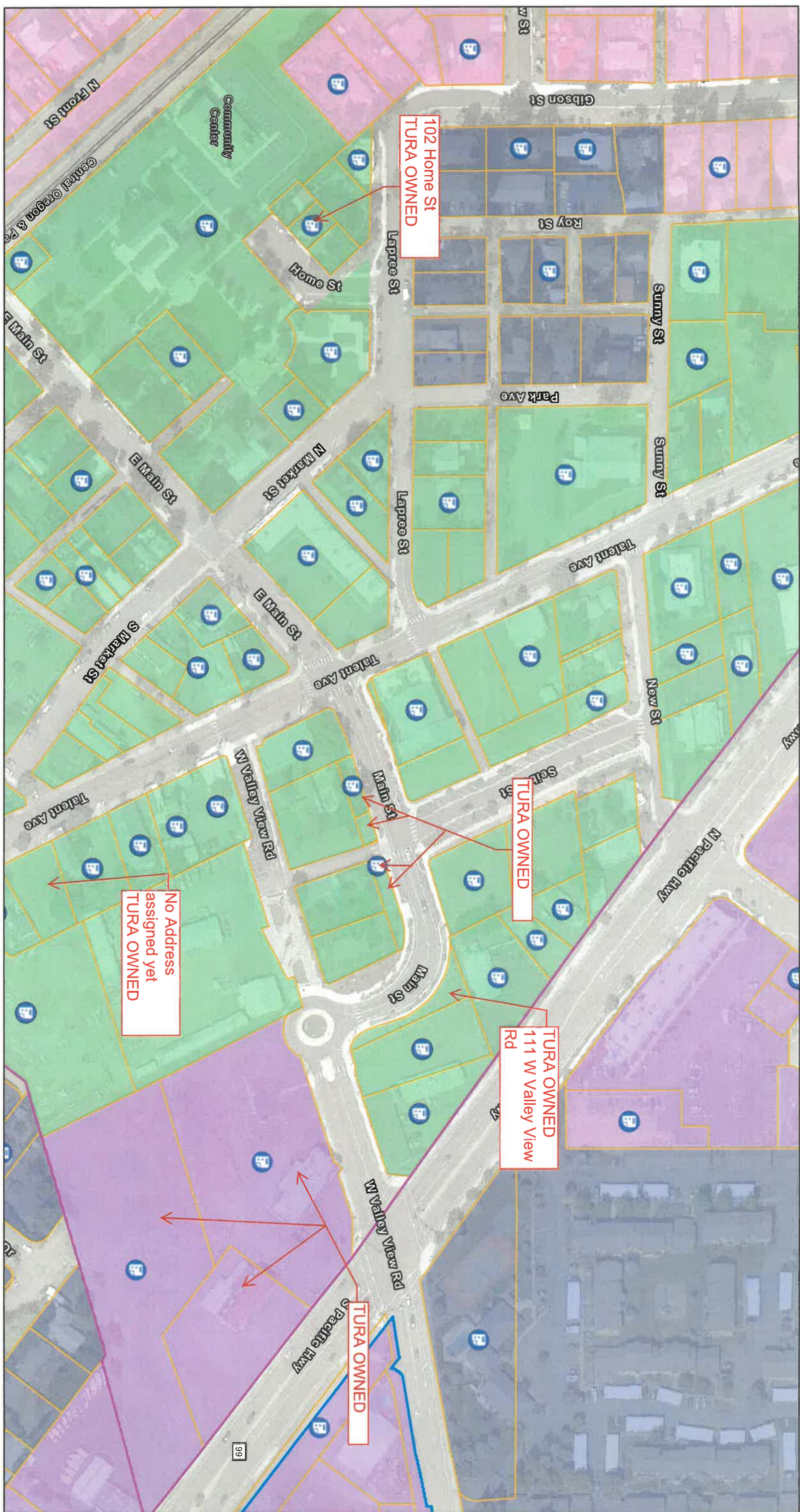


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-  Pending Land Use Actions
-  City Limit (2007-836-C)
-  Urban Growth Boundary (1978-385-C)
-  Overlay - Historic Sites, Buildings and District
-  ReferenceData - Tax Lots
-  Zoning (Effective 06/05/2020)
-  Commercial Zone - Central Business District
-  Commercial Zone - Highway Central Business District



Community Development Map



7/1/2024, 1:36:12 PM

1:2,257



- Pending Land Use Actions
- City Limit (2007-836-O)
- Urban Growth Boundary (1978-385-O)
- Overlay - Drive-up
- Overlay - Historic Sites, Buildings and District
- ReferenceData - Tax Lots
- Zoning (Effective 06/05/2020)

- Commercial Zone - Highway Central Business District
- Residential Zone - Multiple-Family - High Density
- Residential Zone - Single-Family - Medium Density

Esri Community Maps Contributors, County of Jackson, OR, Oregon State Parks, State of Oregon GEO, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, Bureau of Land Management, EPA, NPS, US Census

“The Block” Food Cart Park

-Executive Summary:

“The Block” is a community-centric food cart park aimed at rejuvenating downtown Talent by creating a vibrant culinary and social hub.

Our vision is to establish a gathering place that attracts locals and visitors alike, fostering a sense of community while supporting small businesses.

Located in a strategic downtown area, “The Block” Food Cart Park will feature six food carts offering diverse cuisines, covered seating, bathrooms and a beer/wine cart. Additionally, the park will host live music performances, trivia nights, and other community events on a small dedicated stage.

With operational hours from 10am to 9pm, the park aims to become a focal point for socializing, dining and entertainment in Talent.

-Business Description:

The layout will feature six food carts including full hook ups for gas/water/electric to ensure consistent operation and minimal noise.

“The Block” will prioritize aesthetic appeal and functionality, with covered seating to accommodate patrons year-round, propane heaters for colder months, and well-maintained bathrooms for convenience.

In addition to food offerings, The Block will feature a centrally located beer/wine cart within a gazebo, providing a relaxed setting to enjoy your beverage, food and socialize.

With a dedicated stage for live music performances, trivia nights, and other events. the park will serve as a platform for community engagement.

Ample lighting will ensure visibility and safety during evening hours. The park will operate from 10 am to 9 pm, 7 days a week, providing an engaging, safe and attractive destination for locals and visitors alike.

-Target Market:

Talent, Oregon, with its small-town charm and growing population, presents a prime opportunity for a food cart park. The town currently lacks such a destination, leaving residents and visitors with limited options for dining and socializing. By filling this gap, “The Block” aims to capture a significant portion of the local market while also attracting tourist and travelers to the area.

-Marketing Strategy:

Talent Food Cart Park will employ a multifaceted marketing strategy to attract patrons and generate buzz within the community:

1. **Social Media Presence**: Establishing a strong presence on platforms such as Instagram, Facebook, and Twitter to showcase the park's offerings, events, and special promotions.
2. **Local Partnerships**: Collaborating with local businesses, community organizations, and event organizers to cross-promote and drive foot traffic to the park.
3. **Event Sponsorship**: Sponsoring and participating in local events, festivals, and fundraisers to increase brand visibility and connect with potential patrons.

4. Community Engagement: Hosting community-focused events such as food festivals, live music performances, and family-friendly activities to foster a sense of belonging and encourage repeat visits.

5. Word-of-Mouth Referrals: Providing exceptional customer service and memorable experiences to encourage positive word-of-mouth referrals and cultivate a loyal

-Operational Plan:

"The Block" Food Cart Park will operate seven days a week from 10am-9pm to accommodate lunch and dinner crowds. Each food cart vendor will be responsible for their daily operations, including food preparation, staffing, and cleanliness. The park management will oversee overall maintenance, sanitation, and customer service to ensure a seamless experience for patrons.

Financial Projections:

The financial projections for Talent Food Cart Park are based on conservative estimates and assumptions:

1. Revenue Streams:

- Food cart rentals
- Beverage sales from beer/wine cart
- Event ticket sales
- Sponsorship and advertising revenue
- Merchandise sales

2. Expenses:

- Rent and utilities
- Staff salaries and wages
- Food and beverage inventory
- Marketing and promotional expenses
- Maintenance and repair costs

3. Profitability: Based on projected revenues and expenses, Talent Food Cart Park anticipates achieving profitability within the first year of operation

-Conclusion:

"The Block" represents a dynamic opportunity to revitalize downtown Talent, Oregon, by providing a vibrant gathering space for the community while supporting local entrepreneurship. With its diverse food options, engaging events, and strategic location, the park is poised to become a beloved destination for residents and visitors alike. By fostering a sense of connection and excitement, The Block aims to contribute to the economic and social prosperity of Talent, Oregon, for years to come.

4.2 September/October Check Register

Motion: Member Dolan moved to approve the September/October check register. Member Land seconded.

Discussion: None.

Vote: 5 ayes, 0 nay. Motion passed.

5. Regular Agenda

5.1 TURA Surplus Property Request

Staff Report from Deputy Executive Director

Staff had an inquiry about the possibility of acquiring the remnant property adjacent to Tax Lot 1500 (Tax Lot 1301 and a portion of 904) and suggested the idea to the Board in August while awaiting a formal request from the property owner. On November 16, 2018, Staff received a formal request from the property owner of Tax Lot 1500 asking the property to be conveyed to them to use it as parking in conjunction with a future development opportunity. Staff had initial discussions with the property owner and suggested that conveyance of the property for future public/private parking was a possibility. Although there have been no formal plans submitted for site development of Tax Lot 1500, the remnant properties would be difficult to develop without being part of a larger tract of land.

Staff recommends conveying Tax Lot 1301 and a portion of Tax Lot 904 to the current property owner of Tax Lot 1500 with a deed restriction recorded to the property requiring the property be developed as parking in conjunction with development of Tax Lot 1500, and that parking on the remnant property is to be available to the public.

Applicant: Miran Arkilian

Arkilian discussed his idea to create a mixed used space in the lots. He explained the plan would be to have both retail spaces and residential condos. He would prefer to keep the parking on site for the residents of condos.

Discussion:

- The Board discussed how the possible design of the lot spaces could impact public parking in Talent. The Board asked both Moody and Arkilian about their ideas of how parking in the space could be designed.
 - Arkilian said he would prefer to keep the parking spaces on the lots for the residence of the residential spaces on the property. He added that by keeping those spaces private, that will create more public parking on the street that the property residents are not using.
 - Moody presented several ideas for parking, to include parking being made public during business hours only.
- The Board expressed to Staff that parking should be addressed prior to a finalization of the property conveyance.

Motion: Member Land moved to direct Staff to convey Tax Lot 1301 and a portion of Tax Lot 904 to the property owner of Tax Lot 1500 upon the approval of an improved site plan for lot 1500 and with a minimum of parking for each residential piece on that land. Member Pederson seconded.

Discussion:

- Member Pederson expressed support for the motion.

Gary Milliman

From: [REDACTED]
Sent: Monday, June 24, 2024 9:10 PM
To: Gary Milliman
Subject: RE: Main Street Property

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gary – That strip is a set of 3-4 remnants left over from a couple of ROW purchases we did to acquire land for the Main Street extension, as part of the overall West Valley View project.

We purchased entire tax lots (rather than portions of tax lots) because parcels in that area were oddly shaped and there was a need to square things up for future development. After we built the Main Street extension (from Camelot to the roundabout), we offered the remnants to south side land owners at a reasonable price. Our thought was that the property owners would want to purchase the segment that abutted their property, and then we'd do a lot line adjustment for them. None of the owners took us up on it at the time, but if memory serves, we left our offer open-ended should they change their minds in the future. We also considered that someone other than the adjacent owners might want to buy one or more remnants for a commercial building and we'd do a lot line adjustment to consolidate for them as well. The goal has always been to have commercial or mixed use storefronts on both sides of Main Street.

One house next to the roundabout (Esquivel) ended up being landlocked as a result of our construction, so out of fairness we granted them a temporary curb cut/driveway easement off Main Street until future development occurred, particularly development that increased the number of trips. The house was destroyed in the Almeda fire, so that temporary easement may not be valid but you'd need legal counsel to review the document to be sure.

The West Valley View plan and resulting code language does not allow for curb cuts/driveway access on Main Street. This is mostly for traffic/safety reasons, but also downtown aesthetics. Unless the code was later changed, all new development must locate front entrances on Main Street, and put other things at the back (like secondary access, outdoor restaurant seating, landscaping, vehicular access, private parking, low hedges rather than tall fences, etc). This is to encourage creativity on the part of developers, to help this "back-street" area flow together into an interesting and vibrant spot.

As far as the south side properties are concerned, each has a different opportunity. The tax lot closest to Talent Avenue—let's call it TL #1 – can have access off Valley View. The next is TL #2 -- it can have access off Valley View or (potentially) off the alley depending on where it is placed. TL #3 has the pedestrian-only "public open space" at the rear, so its access must come off the alley, depending on where it is placed. TL #4 is the Esquivel property, its temporary driveway easement probably goes away when new development occurs. For this property we drew up a couple of future access options for the owner.

There was considerable documentation on all this; if it was retained in the City's archives I'd be happy to help Hector look for it.

Hope this helps-
Marla

Marla K. Cates



AGENDA REPORT

Meeting Date: July 17, 2024
Staff Recommendation: Approval

Primary Staff Contact: Gary Milliman
Estimated Time: 10 minutes

ISSUE BEFORE THE BOARD

Establish Lease Rates for Talent Urban Renewal Agency Properties

BACKGROUND

At their meetings of June 5, the City Council and TURA tentatively approved lease rates and policies concerning City and TURA properties. The City/TURA own four locations where space is leased to non-profit organizations for ongoing operations. The City Council and TURA directed staff to return to the City Council and TURA with a Resolutions establishing a standard lease rate for City-owned property used by non-profit organizations for office purposes at 75 per cent of the market rate, as determined by a survey of comparable space rentals conducted every two years. Effective July 1, 2024, said rate shall be \$1.10 per square foot per month.

The Council and TURA Board also voted to retain the current practice of leasing non-office space to non-profit organizations (i.e. ACCESS, Historical Society) at a rate determined on a case-by-case basis.

TURA Resolution 2024-003-R adopts the above-described rate schedule and policy.

BOARD ACTIONS/POTENTIAL MOTIONS

I move to adopt resolution 2024-003-R, a resolution that establishes lease rates for Talent Urban Renewal Agency properties.

ATTACHMENTS

- Resolution 2024-003-R



RESOLUTION 24-3

A RESOLUTION ESTABLISHING LEASE RATES FOR TALENT URBAN RENEWAL AGENCY OWNED PROPERTIES USED BY NON-PROFIT ORGANIZATIONS

WHEREAS, the City Council/TURA Board met on June 5, 2024, and tentatively approved lease rates and policies for properties owned by City of Talent Urban Renewal Agency (Agency); and

WHEREAS, the Agency owns property where space is leased to non-profit organizations for ongoing operations; and

WHEREAS, the Agency directed staff to return with a resolution establishing a standard lease rate for Agency-owned property used by non-profit organizations for office purposes at 75 percent of the market rate, as determined by a survey of comparable space rentals conducted every two years; and

WHEREAS, effective July 1, 2024, the rate for office space leased to non-profit organizations shall be set at \$1.10 per square foot per month; and

WHEREAS, the Agency has voted to retain the current practice of leasing non-office space to non-profit organizations at a rate determined on a case-by-case basis;

NOW, THEREFORE, BE IT RESOLVED by the Talent Urban Renewal Agency Board, as follows:

1. The standard lease rate for Agency-owned property used by non-profit organizations for office purposes shall be established at 75 percent of the market rate, as determined by a survey of comparable space rentals conducted every two years.
2. Effective July 1, 2024, the lease rate for office space used by non-profit organizations shall be \$1.10 per square foot per month.
3. The current practice of leasing non-office space to non-profit organizations at a rate determined on a case-by-case basis shall be retained.

This resolution shall take effect immediately upon its adoption by the Talent Urban Renewal Agency Board.

Duly enacted in open session on July 17, 2024, by the following vote;

AYES _____ NAYS _____ ABSTAIN _____ ABSENT _____

Gary Milliman, Executive Director