



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

TURA REGULAR MEETING

Agenda

Meeting held at Community Center

- 104 East Main Street -

August 21, 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

- 3.1. Financial Statement for May 2023
- 3.2. Financial Statement for June 2023
- 3.3. Financial Statement for January 2024
- 3.4. Financial Statement for February 2024
- 3.5. Financial Statement for March 2024
- 3.6. Financial Statement for April 2024
- 3.7. Financial Statement for June 2024
- 3.8. TURA Meeting Minutes, January 10, 2023
- 3.9. TURA Meeting Minutes, February 1, 2023
- 3.10. TURA Meeting Minutes, March 14, 2023
- 3.11. TURA Meeting Minutes, April 11, 2023
- 3.12. TURA Meeting Minutes, May 10, 2023
- 3.13. TURA Meeting Minutes, June 13, 2023
- 3.14. TURA Meeting Minutes, July 11, 2023
- 3.15. TURA Meeting Minutes, August 8, 2023
- 3.16. TURA Meeting Minutes, October 10, 2023
- 3.17. TURA Meeting Minutes, December 6, 2023
- 3.18. TURA Meeting Minutes, January 17, 2024
- 3.19. TURA Meeting Minutes, February 21, 2024
- 3.20. TURA Meeting Minutes, March 20, 2024
- 3.21. TURA Meeting Minutes, May 8, 2024

~~3.22. TURA Meeting Minutes, June 18, 2024~~

3.23. TURA Meeting Minutes, July 17, 2024

4. Items from Executive Director

4.1. Disposition of OHCS Gateway Loan

4.2. Revise Trailer Disposition Plan

5. Items from Chair or Board members

6. Written Communications

7. Adjournment

**Talent Urban Renewal Agency
Budget to Actual Report
As of May 31, 2023**

Actuals FY18-19	Actuals FY 19-20	Actuals FY 20-21	Actuals FY21-22	Revenue	Current YTD	Total Budget	Total Budget Variance
427,405	13,176	2,397,512	2,529,263	Beginning Fund Balance	2,223,467	2,200,000	23,467
-	-	83,267	16,883	Delinquent Property Tax and Interest	5,754	15,000	(9,246)
58,000	27,726	288,500	1,338,420	Donations/Grants/Reimbursements	12,500	250,000	(237,500)
12,768	-	1,215	-	Other Misc Income	10,465	-	10,465
-	-	-	700,000	Long Term Borrowing	-	-	-
-	-	18,343	9,797	Interest Income	45,164	9,500	35,664
\$ 498,173	\$ 40,902	\$ 2,788,837	\$ 4,594,363	Grand Total Revenues	2,297,350	2,474,500	(177,150)
Actuals FY18-19	Actuals FY 19-20	Actuals FY 20-21	Actuals FY21-22	Expenditures	Current YTD	Total Budget	Total Budget Variance
Materials & Services							
115,000	98,768	93,500	114,618	Administrative Services	40,204	150,000	109,796
8,300	4,298	9,209	46,413	Supplies, Insurance and Office	127,719	12,500	(115,219)
-	-	-	-	Travel and Training	-	5,000	5,000
3,730	8,975	3,750	6,650	Auditor	-	10,000	10,000
585	-	-	-	Engineer	-	-	-
6,628	4,261	23,125	24,084	Legal	25,236	25,000	(236)
10,235	1,861	1,875	-	Miscellaneous and CPA	3,742	10,500	6,758
-	-	825	32,889	Community Engagement	532	20,000	19,468
-	-	-	55,000	Grant Consultant	-	65,000	65,000
14,201	-	11,340	76,500	UR Consultant and Analyst	88,394	25,000	(63,394)
-	-	-	-	Miscellaneous City Administrative	-	-	-
\$ 158,679	\$ 118,163	\$ 143,624	\$ 356,153	Total Materials & Services	285,826	323,000	37,174
Capital Outlay							
-	-	-	-	Land Acquisition	171,153	500,000	328,847
-	-	-	24,000	Grant Programs	9,412	100,000	90,588
20,000	5,000	-	980	Rehabilitation Grants	-	-	-
46	580	1,708	580	102 Home Street	-	5,000	5,000
5,877	(320)	-	-	Capital Maintenance	-	-	-
-	-	-	-	West Valley View Improvements	250,000	250,000	-
-	-	-	-	Talent Avenue & East Main Street Improvements	-	50,000	50,000
213,231	27,390	111,242	1,937,076	Gateway Project	13,802	100,000	86,198
12,862	-	-	-	WV Plaza Sidewalk Installation	-	-	-
6,500	2,637	-	-	Town Hall Renovation Master Plan Development	-	20,000	20,000
45,814	-	-	-	Town Hall Audio/Video	-	-	-
6,422	-	-	-	Old Town/Commons Parks Amenities	-	-	-
14,651	-	-	-	Main St./Talent Avenue Pedestrian Safety	-	-	-
-	-	-	54,750	Miscellaneous Improvement Projects	4,800	-	(4,800)
465	-	-	-	Native Plant Pollinator Garden	-	-	-
\$ 325,870	\$ 35,288	\$ 112,950	\$ 2,017,386	Total Capital Outlay	449,166	1,025,000	575,834
Debt Service							
-	-	-	-	Long Term Borrowing Reserve	-	700,000	700,000
\$ -	\$ -	\$ -	\$ -	Total Debt Service	-	700,000	700,000
Unallocated Funds							
-	-	2,529,263	-	Contingency	-	426,500	426,500
13,623	(112,549)	-	2,220,824	Ending Fund Balance	1,562,357	-	(1,562,357)
\$ 13,623	\$ (112,549)	\$ 2,529,263	\$ 2,220,824	Total Unallocated Funds	1,562,357	426,500	(1,135,857)
\$ 498,172	\$ 40,902	\$ 2,788,837	\$ 4,594,363	Total Capital Projects Revenues	2,297,350	2,474,500	177,150
\$ 498,172	\$ 40,902	\$ 2,785,837	\$ 4,594,363	Total Capital Projects Expenditures	2,297,350	2,474,500	177,150
							-
							-
							14,080
							(14,080)
					1,562,357		
					0		

Talent Urban Renewal Agency Check Register - May 2023

LEGEND

DC = Debit Card
 ATM = Automated Teller Withdrawal
 AD = Automatic Deposit
 AP = Automatic Payment
 BP = Online Bill Pay
 TR = Online or Phone Transfer

CURRENT BALANCE

\$52,815.02

Check/Code	Date	Transaction	General Ledger	Description	Withdrawal	Deposit	Balance
ACH	5/2/2023	WIX	3005210	Website	\$12.00		\$42,427.11
Deposit	5/5/2023	LGIP Transfer	1001120	Transfer		\$55,000.00	\$97,427.11
ACH	5/5/2023	OR Dept of Revenue	3005210	Use Tax on RV Trailers	\$2,181.51		\$95,245.60
ACH	5/5/2023	OR Dept of Revenue	3005210	Use Tax on RV Trailers	\$2,083.76		\$93,161.84
ACH	5/5/2023	OR Dept of Revenue	3005210	Use Tax on RV Trailers	\$1,746.71		\$91,415.13
ACH	5/5/2023	OR Dept of Revenue	3005210	Use Tax on RV Trailers	\$1,095.45		\$90,319.68
ACH	5/5/2023	OR Dept of Revenue	3005210	Use Tax on RV Trailers	\$1,091.69		\$89,227.99
ACH	5/5/2023	OR Dept of Revenue	3005210	Use Tax on RV Trailers	\$872.60		\$88,355.39
ACH	5/5/2023	OR Dept of Revenue	3005210	Use Tax on RV Trailers	\$867.88		\$87,487.51
ACH	5/5/2023	OR Dept of Revenue	3005210	Use Tax on RV Trailers	\$436.57		\$87,050.94
ACH	5/5/2023	OR Dept of Revenue	3005210	Use Tax on RV Trailers	\$436.19		\$86,614.75
ACH	5/5/2023	OR Dept of Revenue	3005210	Use Tax on RV Trailers	\$218.15		\$86,396.60
ACH	5/5/2023	OR Dept of Revenue	3005210	Use Tax on RV Trailers	\$218.07		\$86,178.53
ACH	5/5/2023	OR Dept of Revenue	3005210	Use Tax on RV Trailers	\$216.94		\$85,961.59
171	5/12/2023	Rogue Valley Sewer	3005210	Utilities - Gateway	\$2,267.48		\$83,694.11
172	5/12/2023	Tom Humphry	4005492	Planning - Gateway	\$1,000.00		\$82,694.11
173	5/12/2023	ZCS Engineering	4005498	Wagner Street Realignment	\$2,400.00		\$80,294.11
174	5/12/2023	Elaine Howard Consulting	3005260	TURA Consultant	\$4,965.50		\$75,328.61
175	5/12/2023	AKS Engineering	3005260	UR Consultant	\$11,075.00		\$64,253.61
176	5/12/2023	ZCS Engineering	4005498	Wagner Street Realignment	\$2,345.00		\$61,908.61
177	5/12/2023	Bateman Seidel	3005210	Utilities - Gateway	\$252.00		\$61,656.61
178	5/12/2023	Beery, Elsner and Hammond	4005492	Planning - Gateway	\$1,174.82		\$60,481.79
179	5/12/2023	City of Talent	3005210	Water - Gateway	\$577.95		\$59,903.84
180	5/12/2023	City of Talent	3005200	Administration Services	\$6,190.46		\$53,713.38
181	5/12/2023	ZCS Engineering	4005498	Wagner Street Realignment	\$55.00		\$53,658.38
182	5/15/2023	Tom Humphry	4005492	Planning - Gateway	\$750.00		\$52,908.38
ACH	5/15/2023	Wix	3005210	Website	\$22.00		\$52,886.38
ACH	5/17/2023	Zoom	3005210	Zoom	\$71.98		\$52,814.40
Deposit	5/31/2023	Umpqua Bank	1004310	Interest Revenue		\$0.62	\$52,815.02
Totals							\$52,815.02

Talent Urban Renewal Agency

Cash, Investments and Loan Recap - May 2023

Cash and Investments

	Balance	Interest Rate
Umpqua Bank Checking Account	\$52,815.02	0.01%
Local Government Investment Pool	\$1,509,542.10	3.88%
Total Cash and Investments	\$1,562,357.12	

Oregon Housing and Community Services - Gateway Project Loan

Remaining P&I due

Interest Rate 1.00% Simple

Maturity: 12/15/2031

Payments begin 9/15/2024

Date	Days	Draw Amount	Principal Payment	Principal Balance	Balance Due	Period Accrued Interest	Interest Payment	Total Accrued Interest	Payment Amount
6/30/2021		\$700,000.00		\$700,000.00	\$700,000.00	\$0.00	\$0.00	\$0.00	
6/30/2022	360			700,000.00	707,000.00	7,000.00	0.00	7,000.00	
6/30/2023	360			700,000.00	714,000.00	7,000.00	0.00	14,000.00	
6/30/2024	360			700,000.00	721,000.00	7,000.00	0.00	21,000.00	
9/15/2024	75		1,081.82	719,918.18	719,918.18	1,458.33	1,458.33	0.00	2,540.15
10/15/2024	30		1,940.22	717,977.97	717,977.97	599.93	599.93	0.00	2,540.15
11/15/2024	30		1,941.84	716,036.13	716,036.13	598.31	598.31	0.00	2,540.15
12/15/2024	30		1,943.45	714,092.68	714,092.68	596.70	596.70	0.00	2,540.15
1/15/2025	30		1,945.07	712,147.60	712,147.60	595.08	595.08	0.00	2,540.15
2/15/2025	30		1,946.69	710,200.91	710,200.91	593.46	593.46	0.00	2,540.15

Monthly Payments in the amount of \$2,540.15 will continue until 11/15/2031. On 12/15/2031 balloon payment of \$547,009.53 will be due.

**Talent Urban Renewal Agency
Budget to Actual Report
As of June 30, 2023**

Actuals FY18-19	Actuals FY 19-20	Actuals FY 20-21	Actuals FY21-22	Revenue	Current YTD	Total Budget	Total Budget Variance
427,405	13,176	2,397,512	2,529,263	Beginning Fund Balance	2,223,467	2,200,000	23,467
-	-	83,267	16,883	Delinquent Property Tax and Interest	6,035	15,000	(8,965)
58,000	27,726	288,500	1,338,420	Donations/Grants/Reimbursements	12,500	250,000	(237,500)
12,768	-	1,215	-	Other Misc Income	10,530	-	10,530
-	-	-	700,000	Long Term Borrowing	-	-	-
-	-	18,343	9,797	Interest Income	50,190	9,500	40,690
\$ 498,173	\$ 40,902	\$ 2,788,837	\$ 4,594,363	Grand Total Revenues	2,302,723	2,474,500	(171,777)
Actuals FY18-19	Actuals FY 19-20	Actuals FY 20-21	Actuals FY21-22	Expenditures	Current YTD	Total Budget	Total Budget Variance
Materials & Services							
115,000	98,768	93,500	114,618	Administrative Services	42,578	150,000	107,422
8,300	4,298	9,209	46,413	Supplies, Insurance and Office	153,878	12,500	(141,378)
-	-	-	-	Travel and Training	-	5,000	5,000
3,730	8,975	3,750	6,650	Auditor	-	10,000	10,000
585	-	-	-	Engineer	-	-	-
6,628	4,261	23,125	24,084	Legal	25,515	25,000	(515)
10,235	1,861	1,875	-	Miscellaneous and CPA	3,742	10,500	6,758
-	-	825	32,889	Community Engagement	532	20,000	19,468
-	-	-	55,000	Grant Consultant	-	65,000	65,000
14,201	-	11,340	76,500	UR Consultant and Analyst	88,394	25,000	(63,394)
-	-	-	-	Miscellaneous City Administrative	-	-	-
\$ 158,679	\$ 118,163	\$ 143,624	\$ 356,153	Total Materials & Services	314,639	323,000	8,361
Capital Outlay							
-	-	-	-	Land Acquisition	171,153	500,000	328,847
-	-	-	24,000	Grant Programs	10,911	100,000	89,089
20,000	5,000	-	980	Rehabilitation Grants	-	-	-
46	580	1,708	580	102 Home Street	-	5,000	5,000
5,877	(320)	-	-	Capital Maintenance	-	-	-
-	-	-	-	West Valley View Improvements	250,000	250,000	-
-	-	-	-	Talent Avenue & East Main Street Improvements	-	50,000	50,000
213,231	27,390	111,242	1,937,076	Gateway Project	13,989	100,000	86,011
12,862	-	-	-	WV Plaza Sidewalk Installation	-	-	-
6,500	2,637	-	-	Town Hall Renovation Master Plan Development	2,400	20,000	17,600
45,814	-	-	-	Town Hall Audio/Video	-	-	-
6,422	-	-	-	Old Town/Commons Parks Amenities	-	-	-
14,651	-	-	-	Main St./Talent Avenue Pedestrian Safety	-	-	-
-	-	-	54,750	Miscellaneous Improvement Projects	4,800	-	(4,800)
465	-	-	-	Native Plant Pollinator Garden	-	-	-
\$ 325,870	\$ 35,288	\$ 112,950	\$ 2,017,386	Total Capital Outlay	453,253	1,025,000	571,747
Debt Service							
-	-	-	-	Long Term Borrowing Reserve	-	700,000	700,000
\$ -	\$ -	\$ -	\$ -	Total Debt Service	-	700,000	700,000
Unallocated Funds							
-	-	2,529,263	-	Contingency	-	426,500	426,500
13,623	(112,549)	-	2,220,824	Ending Fund Balance	1,534,831	-	(1,534,831)
\$ 13,623	\$ (112,549)	\$ 2,529,263	\$ 2,220,824	Total Unallocated Funds	1,534,831	426,500	(1,108,331)
\$ 498,172	\$ 40,902	\$ 2,788,837	\$ 4,594,363	Total Capital Projects Revenues	2,302,723	2,474,500	171,777
\$ 498,172	\$ 40,902	\$ 2,785,837	\$ 4,594,363	Total Capital Projects Expenditures	2,302,723	2,474,500	171,777

Talent Urban Renewal Agency Check Register - June 2023

LEGEND

DC = Debit Card
 ATM = Automated Teller Withdrawal
 AD = Automatic Deposit

AP = Automatic Payment
 BP = Online Bill Pay
 TR = Online or Phone Transfer

CURRENT BALANCE

\$19,981.18

Check/Code	Date	Transaction	Description	Withdrawal	Deposit	Balance
ACH	6/2/2023	WIX	Website	\$12.00		\$52,803.02
ACH	6/14/2023	WIX	Website	\$22.00		\$52,781.02
ACH	6/20/2023	Zoom	Zoom	\$71.98		\$52,709.04
DEP	6/26/2023	Deposit	ODR - Overpayments 10/2021		\$64.95	\$52,773.99
191	6/28/2023	City of Talent	Administration Services	\$2,374.15		\$50,399.84
193	6/28/2023	City of Talent	Water - Gateway	\$716.40		\$49,683.44
185	6/28/2023	EO Media Group	Advertisement	\$852.50		\$48,830.94
192	6/28/2023	Jana Alvord	Tree Grant	\$499.00		\$48,331.94
187	6/28/2023	Local Government Law Group	Legal Services	\$279.50		\$48,052.44
183	6/28/2023	Oregon Department Motor Vehicles	Trailers- Titles, Registration, Fees	\$20,325.50		\$27,726.94
189	6/28/2023	Rogue Valley Sewer	Utilities - Gateway	\$1,133.74		\$26,593.20
190	6/28/2023	Talent Business Alliance	Outreach Grant App Outreach	\$1,000.00		\$25,593.20
184	6/28/2023	Talent News and Review	Advertisement	\$3,025.00		\$22,568.20
186	6/28/2023	Tom Humphry	Planning - Gateway	\$187.50		\$22,380.70
188	6/28/2023	ZCS Engineering	Town Hall Structural	\$2,400.00		\$19,980.70
DEP	6/30/2023	Umpqua Bank	Interest Revenue		\$0.48	\$19,981.18
Totals						\$19,981.18

Talent Urban Renewal Agency

Cash, Investments and Loan Recap - June 2023

Cash and Investments

	Balance	Interest Rate
Umpqua Bank Checking Account	\$19,981.18	0.01%
Local Government Investment Pool	\$1,514,849.25	4.05%
Total Cash and Investments	\$1,534,830.43	

Oregon Housing and Community Services - Gateway Project Loan

Remaining P&I due

Interest Rate 1.00% Simple

Maturity: 12/15/2031

Payments begin 9/15/2024

Date	Days	Draw Amount	Principal Payment	Principal Balance	Balance Due	Period Accrued Interest	Interest Payment	Total Accrued Interest	Payment Amount
6/30/2021		\$700,000.00		\$700,000.00	\$700,000.00	\$0.00	\$0.00	\$0.00	
6/30/2022	360			700,000.00	707,000.00	7,000.00	0.00	7,000.00	
6/30/2023	360			700,000.00	714,000.00	7,000.00	0.00	14,000.00	
6/30/2024	360			700,000.00	721,000.00	7,000.00	0.00	21,000.00	
9/15/2024	75		1,081.82	719,918.18	719,918.18	1,458.33	1,458.33	0.00	2,540.15
10/15/2024	30		1,940.22	717,977.97	717,977.97	599.93	599.93	0.00	2,540.15
11/15/2024	30		1,941.84	716,036.13	716,036.13	598.31	598.31	0.00	2,540.15
12/15/2024	30		1,943.45	714,092.68	714,092.68	596.70	596.70	0.00	2,540.15
1/15/2025	30		1,945.07	712,147.60	712,147.60	595.08	595.08	0.00	2,540.15
2/15/2025	30		1,946.69	710,200.91	710,200.91	593.46	593.46	0.00	2,540.15

Monthly Payments in the amount of \$2,540.15 will continue until 11/15/2031. On 12/15/2031 balloon payment of \$547,009.53 will be due.

**Talent Urban Renewal Agency
Budget to Actual Report
As of January 31, 2024**

Actuals FY 20-21	Actuals FY 21-22	Actuals FY 22-23	Revenue	Current YTD	Total Budget FY 23-24	Total Budget Variance
2,397,512	2,529,263	2,223,467	Beginning Fund Balance	1,537,230	1,600,000	(62,770)
83,267	16,883	6,035	Delinquent Property Tax and Interest	3,958		3,958
288,500	1,338,420	12,500	Donations/Grants/Reimbursements	228,665	250,000	(21,335)
1,215	-	10,530	Other Misc Income	358	-	358
-	700,000	-	Long Term Borrowing			-
18,343	9,797	50,190	Interest Income	41,088	30,000	11,088
\$ 2,788,837	\$ 4,594,363	2,302,723	Grand Total Revenues	1,811,299	1,880,000	(68,701)
Actuals FY 20-21	Actuals FY 21-22	Actuals FY 22-23	Expenditures	Current YTD	Total Budget FY 23-24	Total Budget Variance
Materials & Services						
93,500	114,618	42,144	Administrative Services	19,864	60,000	40,136
9,209	46,413	144,673	Supplies, Insurance and Office	28,074	50,000	21,926
-	-	-	Travel and Training	-	5,000	5,000
3,750	6,650	-	Auditor	-	10,000	10,000
23,125	24,084	26,942	Legal	3,815	25,000	21,186
1,875	-	3,742	Miscellaneous and CPA	8,500	10,500	2,000
-	-	-	Materials & Services - 102 Home Street	184	-	(184)
825	32,889	532	Community Engagement	-	20,000	20,000
-	55,000	-	Grant Consultant	-	65,000	65,000
11,340	76,500	88,394	UR Consultant and Analyst	1,188	10,000	8,813
\$ 143,624	\$ 356,153	306,427	Total Materials & Services	61,624	255,500	193,876
Capital Outlay						
-	-	151,153	Land Acquisition	-	350,000	350,000
-	24,000	10,911	Grant - Malmgrem Garage	188,687	-	(188,687)
-	980	-	Grants	65,159	100,000	34,841
1,708	580	-	102 Home Street	-	5,000	5,000
111,242	1,937,076	42,202	Gateway Project	313	25,000	24,688
-	-	250,000	West Valley View Improvements	-	-	-
-	-	4,800	Town Hall Renovation Master Plan Development	-	50,000	50,000
-	54,750	-	Miscellaneous Improvement Projects	-	300,000	300,000
\$ 112,950	\$ 2,017,386	459,065	Total Capital Outlay	254,159	830,000	575,841
Debt Service						
-	-	-	Long Term Borrowing Reserve	-	721,000	721,000
\$ -	\$ -	-	Total Debt Service	-	721,000	721,000
Unallocated Funds						
2,529,263	-	-	Contingency	-	73,500	73,500
	2,220,824	1,537,230	Ending Fund Balance	1,495,517	-	(1,495,517)
\$ 2,529,263	\$ 2,220,824	1,537,230	Total Unallocated Funds	1,495,517	73,500	(1,422,017)
\$ 2,788,837	\$ 4,594,363	2,302,723	Total Capital Projects Revenues	1,811,299	1,880,000	68,701
\$ 2,785,837	\$ 4,594,363	2,302,723	Total Capital Projects Expenditures	1,811,299	1,880,000	68,701

Talent Urban Renewal Agency

Cash, Investments and Loan Recap - January 2024

Cash and Investments

	Balance	Interest Rate
Umpqua Bank Checking Account	\$40,625.46	0.01%
Local Government Investment Pool	\$1,454,891.49	5.00%
Total Cash and Investments	\$1,495,516.95	

Oregon Housing and Community Services - Gateway Project Loan

Remaining P&I due

Interest Rate 1.00% Simple

Maturity: 12/15/2031

Payments begin 9/15/2024

Date	Days	Draw Amount	Principal Payment	Principal Balance	Balance Due	Period Accrued Interest	Interest Payment	Total Accrued Interest	Payment Amount
6/30/2021		\$700,000.00		\$700,000.00	\$700,000.00	\$0.00	\$0.00	\$0.00	
6/30/2022	360			700,000.00	707,000.00	7,000.00	0.00	7,000.00	
6/30/2023	360			700,000.00	714,000.00	7,000.00	0.00	14,000.00	
6/30/2024	360			700,000.00	721,000.00	7,000.00	0.00	21,000.00	
9/15/2024	75		1,081.82	719,918.18	719,918.18	1,458.33	1,458.33	0.00	2,540.15
10/15/2024	30		1,940.22	717,977.97	717,977.97	599.93	599.93	0.00	2,540.15
11/15/2024	30		1,941.84	716,036.13	716,036.13	598.31	598.31	0.00	2,540.15
12/15/2024	30		1,943.45	714,092.68	714,092.68	596.70	596.70	0.00	2,540.15
1/15/2025	30		1,945.07	712,147.60	712,147.60	595.08	595.08	0.00	2,540.15
2/15/2025	30		1,946.69	710,200.91	710,200.91	593.46	593.46	0.00	2,540.15

Monthly Payments in the amount of \$2,540.15 will continue until 11/15/2031. On 12/15/2031 balloon payment of \$547,009.53 will be due.

Talent Urban Renewal Agency Check Register - January 2024

LEGEND CURRENT BALANCE

DC = Debit Card AP = Automatic Payment
 ATM = Automated Teller Withdrawal BP = Online Bill Pay
 AD = Automatic Deposit TR = Online or Phone Transfer

\$40,625.06

Check/Code	Date	Transaction	Description	Withdrawal	Deposit	Balance
ACH	1/2/2024	WIX	Website	\$12.00		\$40,719.04
ACH	1/16/2024	WIX	Website	\$22.00		\$40,697.04
ACH	1/17/2024	Zoom	Zoom	\$71.98		\$40,625.06
DEP	1/31/2024	Interest	Interest Revenue		\$0.40	\$40,625.46
Totals						\$40,625.06

**Talent Urban Renewal Agency
Budget to Actual Report
As of February 29, 2024**

Actuals FY 20-21	Actuals FY 21-22	Actuals FY 22-23	Revenue	Current YTD	Total Budget FY 23-24	Total Budget Variance
2,397,512	2,529,263	2,223,467	Beginning Fund Balance	1,537,230	1,600,000	(62,770)
83,267	16,883	6,035	Delinquent Property Tax and Interest	4,051		4,051
288,500	1,338,420	12,500	Donations/Grants/Reimbursements	228,665	250,000	(21,335)
1,215	-	10,530	Other Misc Income	358	-	358
-	700,000	-	Long Term Borrowing			-
18,343	9,797	50,190	Interest Income	47,062	30,000	17,062
\$ 2,788,837	\$ 4,594,363	2,302,723	Grand Total Revenues	1,817,366	1,880,000	(62,634)
Actuals FY 20-21	Actuals FY 21-22	Actuals FY 22-23	Expenditures	Current YTD	Total Budget FY 23-24	Total Budget Variance
Materials & Services						
93,500	114,618	42,144	Administrative Services	21,656	60,000	38,344
9,209	46,413	144,673	Supplies, Insurance and Office	53,451	50,000	(3,451)
-	-	-	Travel and Training	-	5,000	5,000
3,750	6,650	-	Auditor	-	10,000	10,000
23,125	24,084	26,942	Legal	3,815	25,000	21,186
1,875	-	3,742	Miscellaneous and CPA	8,500	10,500	2,000
-	-	-	Materials & Services - 102 Home Street	184	-	(184)
825	32,889	532	Community Engagement	-	20,000	20,000
-	55,000	-	Grant Consultant	-	65,000	65,000
11,340	76,500	88,394	UR Consultant and Analyst	1,188	10,000	8,813
\$ 143,624	\$ 356,153	306,427	Total Materials & Services	88,793	255,500	166,707
Capital Outlay						
-	-	151,153	Land Acquisition	-	350,000	350,000
-	24,000	10,911	Grant - Malmgrem Garage	188,687	-	(188,687)
-	980	-	Grants	65,159	100,000	34,841
1,708	580	-	102 Home Street	-	5,000	5,000
111,242	1,937,076	42,202	Gateway Project	2,688	25,000	22,313
-	-	250,000	West Valley View Improvements	-	-	-
-	-	4,800	Town Hall Renovation Master Plan Development	-	50,000	50,000
-	54,750	-	Miscellaneous Improvement Projects	-	300,000	300,000
\$ 112,950	\$ 2,017,386	459,065	Total Capital Outlay	256,534	830,000	573,466
Debt Service						
-	-	-	Long Term Borrowing Reserve	-	721,000	721,000
\$ -	\$ -	-	Total Debt Service	-	721,000	721,000
Unallocated Funds						
2,529,263	-	-	Contingency	-	73,500	73,500
	2,220,824	1,537,230	Ending Fund Balance	1,472,039	-	(1,472,039)
\$ 2,529,263	\$ 2,220,824	1,537,230	Total Unallocated Funds	1,472,039	73,500	(1,398,539)
\$ 2,788,837	\$ 4,594,363	2,302,723	Total Capital Projects Revenues	1,817,366	1,880,000	62,634
\$ 2,785,837	\$ 4,594,363	2,302,723	Total Capital Projects Expenditures	1,817,366	1,880,000	62,634

Talent Urban Renewal Agency

Cash, Investments and Loan Recap - February 2024

Cash and Investments

	Balance	Interest Rate
Umpqua Bank Checking Account	\$26,081.20	0.01%
Local Government Investment Pool	\$1,445,958.10	5.20%
Total Cash and Investments	\$1,472,039.30	

Oregon Housing and Community Services - Gateway Project Loan

Remaining P&I due

Interest Rate 1.00% Simple

Maturity: 12/15/2031

Payments begin 9/15/2024

Date	Days	Draw Amount	Principal Payment	Principal Balance	Balance Due	Period Accrued Interest	Interest Payment	Total Accrued Interest	Payment Amount
6/30/2021		\$700,000.00		\$700,000.00	\$700,000.00	\$0.00	\$0.00	\$0.00	
6/30/2022	360			700,000.00	707,000.00	7,000.00	0.00	7,000.00	
6/30/2023	360			700,000.00	714,000.00	7,000.00	0.00	14,000.00	
6/30/2024	360			700,000.00	721,000.00	7,000.00	0.00	21,000.00	
9/15/2024	75		1,081.82	719,918.18	719,918.18	1,458.33	1,458.33	0.00	2,540.15
10/15/2024	30		1,940.22	717,977.97	717,977.97	599.93	599.93	0.00	2,540.15
11/15/2024	30		1,941.84	716,036.13	716,036.13	598.31	598.31	0.00	2,540.15
12/15/2024	30		1,943.45	714,092.68	714,092.68	596.70	596.70	0.00	2,540.15
1/15/2025	30		1,945.07	712,147.60	712,147.60	595.08	595.08	0.00	2,540.15
2/15/2025	30		1,946.69	710,200.91	710,200.91	593.46	593.46	0.00	2,540.15

Monthly Payments in the amount of \$2,540.15 will continue until 11/15/2031. On 12/15/2031 balloon payment of \$547,009.53 will be due.

Talent Urban Renewal Agency Check Register - February 2024

LEGEND	CURRENT BALANCE
DC = Debit Card AP = Automatic Payment ATM = Automated Teller Withdrawal BP = Online Bill Pay AD = Automatic Deposit TR = Online or Phone Transfer	\$26,081.20

Check/Code	Date	Transaction	Description	Withdrawal	Deposit	Balance
ACH	2/2/2024	WIX	Website	\$12.00		\$40,613.46
239	2/13/2024	City of Talent	Administration Services	\$1,791.63		\$38,821.83
240	2/13/2024	Tom Humphry	Concept Plan and Feasibility	\$1,125.00		\$37,696.83
241	2/13/2024	VOID				\$37,696.83
242	2/13/2024	Powell Engineering	Concept Plan and Feasibility	\$1,250.00		\$36,446.83
243	2/13/2024	State of Oregon	Ethics Fee	\$75.66		\$36,371.17
244	2/13/2024	Foremost	Insurance	\$22,790.00		\$13,581.17
245	2/13/2024	Rogue Valley Sewer	Utilities - Gateway	\$2,406.34		\$11,174.83
ACH	2/15/2024	LGIP Transfer			\$15,000.00	\$26,174.83
ACH	2/20/2024	WIX	Website	\$22.00		\$26,152.83
ACH	2/20/2024	Zoom	Zoom	\$71.98		\$26,080.85
DEP	2/29/2024	Interest	Interest Revenue		\$0.35	\$26,081.20
						\$26,081.20
Totals						\$26,081.20

Talent Urban Renewal Agency Budget to Actual Report As of March 31, 2024

Actuals FY 20-21	Actuals FY 21-22	Actuals FY 22-23	Revenue	Current YTD	Total Budget FY 23-24	Total Budget Variance
2,397,512	2,529,263	2,223,467	Beginning Fund Balance	1,537,230	1,600,000	(62,770)
83,267	16,883	6,035	Delinquent Property Tax and Interest	4,151		4,151
288,500	1,338,420	12,500	Donations/Grants/Reimbursements	240,478	250,000	(9,522)
1,215	-	10,530	Other Misc Income	358	-	358
-	700,000	-	Long Term Borrowing			-
18,343	9,797	50,190	Interest Income	53,431	30,000	23,431
\$ 2,788,837	\$ 4,594,363	2,302,723	Grand Total Revenues	1,835,648	1,880,000	(44,353)
Actuals FY 20-21	Actuals FY 21-22	Actuals FY 22-23	Expenditures	Current YTD	Total Budget FY 23-24	Total Budget Variance
Materials & Services						
93,500	114,618	42,144	Administrative Services	27,453	60,000	32,547
9,209	46,413	144,673	Supplies, Insurance and Office	56,137	50,000	(6,137)
-	-	-	Travel and Training	-	5,000	5,000
3,750	6,650	-	Auditor	11,000	10,000	(1,000)
23,125	24,084	26,942	Legal	4,426	25,000	20,575
1,875	-	3,742	Miscellaneous and CPA	9,025	10,500	1,475
-	-		Materials & Services - 102 Home Street	184	-	(184)
825	32,889	532	Community Engagement	-	20,000	20,000
-	55,000	-	Grant Consultant	-	65,000	65,000
11,340	76,500	88,394	UR Consultant and Analyst	1,188	10,000	8,813
\$ 143,624	\$ 356,153	306,427	Total Materials & Services	109,411	255,500	146,089
Capital Outlay						
-	-	151,153	Land Acquisition	-	350,000	350,000
-	24,000	10,911	Grant - Malmgrem Garage	200,500	-	(200,500)
-	980	-	Grants	65,159	100,000	34,841
1,708	580	-	102 Home Street	-	5,000	5,000
111,242	1,937,076	42,202	Gateway Project	4,125	25,000	20,875
-	-	250,000	West Valley View Improvements	-	-	-
-	-	4,800	Town Hall Renovation Master Plan Development	-	50,000	50,000
-	54,750	-	Miscellaneous Improvement Projects	-	300,000	300,000
\$ 112,950	\$ 2,017,386	459,065	Total Capital Outlay	269,784	830,000	560,216
Debt Service						
-	-	-	Long Term Borrowing Reserve	-	721,000	721,000
\$ -	\$ -	-	Total Debt Service	-	721,000	721,000
Unallocated Funds						
2,529,263	-	-	Contingency	-	73,500	73,500
	2,220,824	1,537,230	Ending Fund Balance	1,456,452	-	(1,456,452)
\$ 2,529,263	\$ 2,220,824	1,537,230	Total Unallocated Funds	1,456,452	73,500	(1,382,952)
\$ 2,788,837	\$ 4,594,363	2,302,723	Total Capital Projects Revenues	1,835,648	1,880,000	44,353
\$ 2,785,837	\$ 4,594,363	2,302,723	Total Capital Projects Expenditures	1,835,648	1,880,000	44,353

Talent Urban Renewal Agency

Cash, Investments and Loan Recap - March 2024

Cash and Investments

	Balance	Interest Rate
Umpqua Bank Checking Account	\$4,025.34	0.01%
Local Government Investment Pool	\$1,452,426.82	5.20%
Total Cash and Investments	\$1,456,452.16	

Oregon Housing and Community Services - Gateway Project Loan

Remaining P&I due

Interest Rate 1.00% Simple

Maturity: 12/15/2031

Payments begin 9/15/2024

Date	Days	Draw Amount	Principal Payment	Principal Balance	Balance Due	Period Accrued Interest	Interest Payment	Total Accrued Interest	Payment Amount
6/30/2021		\$700,000.00		\$700,000.00	\$700,000.00	\$0.00	\$0.00	\$0.00	
6/30/2022	360			700,000.00	707,000.00	7,000.00	0.00	7,000.00	
6/30/2023	360			700,000.00	714,000.00	7,000.00	0.00	14,000.00	
6/30/2024	360			700,000.00	721,000.00	7,000.00	0.00	21,000.00	
9/15/2024	75		1,081.82	719,918.18	719,918.18	1,458.33	1,458.33	0.00	2,540.15
10/15/2024	30		1,940.22	717,977.97	717,977.97	599.93	599.93	0.00	2,540.15
11/15/2024	30		1,941.84	716,036.13	716,036.13	598.31	598.31	0.00	2,540.15
12/15/2024	30		1,943.45	714,092.68	714,092.68	596.70	596.70	0.00	2,540.15
1/15/2025	30		1,945.07	712,147.60	712,147.60	595.08	595.08	0.00	2,540.15
2/15/2025	30		1,946.69	710,200.91	710,200.91	593.46	593.46	0.00	2,540.15

Monthly Payments in the amount of \$2,540.15 will continue until 11/15/2031. On 12/15/2031 balloon payment of \$547,009.53 will be due.

Talent Urban Renewal Agency Check Register - March 2024

LEGEND	CURRENT BALANCE
DC = Debit Card AP = Automatic Payment ATM = Automated Teller Withdrawal BP = Online Bill Pay AD = Automatic Deposit TR = Online or Phone Transfer	\$4,025.34

Check/Code	Date	Transaction	Description	Withdrawal	Deposit	Balance
ACH	3/4/2024	WIX	Website	\$12.00		\$26,069.20
ACH	3/4/2024	WIX	Website	\$34.00		\$26,035.20
DEP	3/14/2024	DEPOSIT	Malmgren Garage		\$11,813.00	\$37,848.20
246	3/14/2024	Local Government Law Group	Legal Services	\$470.00		\$37,378.20
247	3/14/2024	Tom Humphry	Concept Plan and Feasibility	\$1,437.50		\$35,940.70
248	3/14/2024	Pauly Rogers	Accounting Services	\$11,000.00		\$24,940.70
249	3/14/2024	Rogue Valley Sewer	Utilities - Gateway	\$1,203.17		\$23,737.53
250	3/14/2024	Leone Holden	Accounting Services	\$525.00		\$23,212.53
251	3/14/2024	State of Oregon	Audit Filing	\$200.00		\$23,012.53
252	3/14/2024	Local Government Law Group	Legal Services	\$141.00		\$22,871.53
253	3/14/2024	City of Talent	Utilities and Contract Services	\$6,961.43		\$15,910.10
ACH	3/18/2024	Zoom	Zoom	\$71.98		\$15,838.12
254	3/22/2024	William Morgan Trust	Grant Pass Through	\$11,813.00		\$4,025.12
DEP	3/31/2024	Interest	Interest Revenue		\$0.22	\$4,025.34
						\$4,025.34
						\$4,025.34
Totals						\$4,025.34

**Talent Urban Renewal Agency
Budget to Actual Report
As of April 30, 2024**

Actuals FY 20-21	Actuals FY 21-22	Actuals FY 22-23	Revenue	Current YTD	Total Budget FY 23-24	Total Budget Variance
2,397,512	2,529,263	2,223,467	Beginning Fund Balance	1,537,230	1,600,000	(62,770)
83,267	16,883	6,035	Delinquent Property Tax and Interest	4,195	-	4,195
288,500	1,338,420	12,500	Donations/Grants/Reimbursements	240,478	250,000	(9,522)
1,215	-	10,530	Other Misc Income	358	-	358
-	700,000	-	Long Term Borrowing	-	-	-
18,343	9,797	50,190	Interest Income	59,593	30,000	29,593
\$ 2,788,837	\$ 4,594,363	2,302,723	Grand Total Revenues	1,841,854	1,880,000	(38,146)
Actuals FY 20-21	Actuals FY 21-22	Actuals FY 22-23	Expenditures	Current YTD	Total Budget FY 23-24	Total Budget Variance
Materials & Services						
93,500	114,618	42,144	Administrative Services	27,453	60,000	32,547
9,209	46,413	144,673	Supplies, Insurance and Office	60,720	50,000	(10,720)
-	-	-	Travel and Training	-	5,000	5,000
3,750	6,650	-	Auditor	11,000	10,000	(1,000)
23,125	24,084	26,942	Legal	4,426	25,000	20,575
1,875	-	3,742	Miscellaneous and CPA	9,025	10,500	1,475
-	-	-	Materials & Services - 102 Home Street	972	-	(972)
825	32,889	532	Community Engagement	-	20,000	20,000
-	55,000	-	Grant Consultant	-	65,000	65,000
11,340	76,500	88,394	UR Consultant and Analyst	1,188	10,000	8,813
\$ 143,624	\$ 356,153	306,427	Total Materials & Services	114,782	255,500	140,718
Capital Outlay						
-	-	151,153	Land Acquisition	-	350,000	350,000
-	24,000	10,911	Grant - Malmgrem Garage	200,500	-	(200,500)
-	980	-	Grants	70,257	100,000	29,743
1,708	580	-	102 Home Street	-	5,000	5,000
111,242	1,937,076	42,202	Gateway Project	5,750	25,000	19,250
-	-	250,000	West Valley View Improvements	-	-	-
-	-	4,800	Town Hall Renovation Master Plan Development	-	50,000	50,000
-	54,750	-	Miscellaneous Improvement Projects	-	300,000	300,000
\$ 112,950	\$ 2,017,386	459,065	Total Capital Outlay	276,507	830,000	553,493
Debt Service						
-	-	-	Long Term Borrowing Reserve	-	721,000	721,000
\$ -	\$ -	-	Total Debt Service	-	721,000	721,000
Unallocated Funds						
2,529,263	-	-	Contingency	-	73,500	73,500
-	2,220,824	1,537,230	Ending Fund Balance	1,450,565	-	(1,450,565)
\$ 2,529,263	\$ 2,220,824	1,537,230	Total Unallocated Funds	1,450,565	73,500	(1,377,065)
\$ 2,788,837	\$ 4,594,363	2,302,723	Total Capital Projects Revenues	1,841,854	1,880,000	38,146
\$ 2,785,837	\$ 4,594,363	2,302,723	Total Capital Projects Expenditures	1,841,854	1,880,000	38,146

Talent Urban Renewal Agency Check Register - April 2024

LEGEND

DC = Debit Card AP = Automatic Payment
 ATM = Automated Teller Withdrawal BP = Online Bill Pay
 AD = Automatic Deposit TR = Online or Phone Transfer

CURRENT BALANCE

\$16,932.24

Check/Code	Date	Transaction	Description	Withdrawal	Deposit	Balance
ACH	4/2/2024	WIX	Website	\$12.00		\$4,013.34
ACH	4/15/2024	WIX	Website	\$34.00		\$3,979.34
ACH	4/17/2024	Zoom	Zoom	\$71.98		\$3,907.36
DEP	4/22/2024	LGIP Transfer	LGIP Transfer to Checking		\$25,000.00	\$28,907.36
255	4/22/2024	Secretary of State	Filing Fees - Audit	\$250.00		\$28,657.36
256	4/22/2024	Tom Humphry	Concept Plan and Feasibility	\$1,625.00		\$27,032.36
257	4/22/2024	City of Talent	Administration Services/Water	\$3,011.56		\$24,020.80
258	4/22/2024	Chamberlain Homes	Fence 102 Market Street	\$788.00		\$23,232.80
259	4/22/2024	Matthew Lawrence	Revitalization Grant	\$5,097.50		\$18,135.30
260	4/22/2024	Rogue Valley Sewer	Utilities - Gateway	\$1,203.17		\$16,932.13
DEP	4/30/2024	Interest	Interest Revenue		\$0.11	\$16,932.24
Totals						\$16,932.24

Talent Urban Renewal Agency

Cash, Investments and Loan Recap - April 2024

Cash and Investments

	Balance	Interest Rate
Umpqua Bank Checking Account	\$16,932.24	0.01%
Local Government Investment Pool	\$1,433,633.23	5.00%
Total Cash and Investments	\$1,450,565.47	

Oregon Housing and Community Services - Gateway Project Loan

Remaining P&I due

Interest Rate 1.00% Simple

Maturity: 12/15/2031

Payments begin 9/15/2024

Date	Days	Draw Amount	Principal Payment	Principal Balance	Balance Due	Period Accrued Interest	Interest Payment	Total Accrued Interest	Payment Amount
6/30/2021		\$700,000.00		\$700,000.00	\$700,000.00	\$0.00	\$0.00	\$0.00	
6/30/2022	360			700,000.00	707,000.00	7,000.00	0.00	7,000.00	
6/30/2023	360			700,000.00	714,000.00	7,000.00	0.00	14,000.00	
6/30/2024	360			700,000.00	721,000.00	7,000.00	0.00	21,000.00	
9/15/2024	75		1,081.82	719,918.18	719,918.18	1,458.33	1,458.33	0.00	2,540.15
10/15/2024	30		1,940.22	717,977.97	717,977.97	599.93	599.93	0.00	2,540.15
11/15/2024	30		1,941.84	716,036.13	716,036.13	598.31	598.31	0.00	2,540.15
12/15/2024	30		1,943.45	714,092.68	714,092.68	596.70	596.70	0.00	2,540.15
1/15/2025	30		1,945.07	712,147.60	712,147.60	595.08	595.08	0.00	2,540.15
2/15/2025	30		1,946.69	710,200.91	710,200.91	593.46	593.46	0.00	2,540.15

Monthly Payments in the amount of \$2,540.15 will continue until 11/15/2031. On 12/15/2031 balloon payment of \$547,009.53 will be due.

**Talent Urban Renewal Agency
Budget to Actual Report
As of June 30, 2024**

Actuals FY 20-21	Actuals FY 21-22	Actuals FY 22-23	Revenue	Current YTD	Total Budget FY 23-24	Total Budget Variance
2,397,512	2,529,263	2,223,467	Beginning Fund Balance	1,537,230	1,600,000	(62,770)
83,267	16,883	6,035	Delinquent Property Tax and Interest	4,322	-	4,322
288,500	1,338,420	12,500	Donations/Grants/Reimbursements	240,478	250,000	(9,522)
1,215	-	10,530	Other Misc Income	358	-	358
-	700,000	-	Long Term Borrowing	-	-	-
18,343	9,797	50,190	Interest Income	71,901	30,000	41,901
\$ 2,788,837	\$ 4,594,363	2,302,723	Grand Total Revenues	1,854,288	1,880,000	(25,712)
Actuals FY 20-21	Actuals FY 21-22	Actuals FY 22-23	Expenditures	Current YTD	Total Budget FY 23-24	Total Budget Variance
Materials & Services						
93,500	114,618	42,144	Administrative Services	27,453	60,000	32,547
9,209	46,413	144,673	Supplies, Insurance and Office	88,677	50,000	(38,677)
-	-	-	Travel and Training	-	5,000	5,000
3,750	6,650	-	Auditor	11,000	10,000	(1,000)
23,125	24,084	26,942	Legal	4,520	25,000	20,481
1,875	-	3,742	Miscellaneous and CPA	9,025	10,500	1,475
-	-	-	Materials & Services - 102 Home Street	972	-	(972)
825	32,889	532	Community Engagement	-	20,000	20,000
-	55,000	-	Grant Consultant	-	65,000	65,000
11,340	76,500	88,394	UR Consultant and Analyst	1,188	10,000	8,813
\$ 143,624	\$ 356,153	306,427	Total Materials & Services	142,833	255,500	112,667
Capital Outlay						
-	-	151,153	Land Acquisition	-	350,000	350,000
-	24,000	10,911	Grant - Malmgrem Garage	200,500	-	(200,500)
-	980	-	Grants	90,659	100,000	9,341
1,708	580	-	102 Home Street	-	5,000	5,000
111,242	1,937,076	42,202	Gateway Project	5,750	25,000	19,250
-	-	250,000	West Valley View Improvements	-	-	-
-	-	4,800	Town Hall Renovation Master Plan Development	-	50,000	50,000
-	54,750	-	Miscellaneous Improvement Projects	-	300,000	300,000
\$ 112,950	\$ 2,017,386	459,065	Total Capital Outlay	296,909	830,000	533,091
Debt Service						
-	-	-	Long Term Borrowing Reserve	-	721,000	721,000
\$ -	\$ -	-	Total Debt Service	-	721,000	721,000
Unallocated Funds						
2,529,263	-	-	Contingency	-	73,500	73,500
-	2,220,824	1,537,230	Ending Fund Balance	1,414,546	-	(1,414,546)
\$ 2,529,263	\$ 2,220,824	1,537,230	Total Unallocated Funds	1,414,546	73,500	(1,341,046)
\$ 2,788,837	\$ 4,594,363	2,302,723	Total Capital Projects Revenues	1,854,288	1,880,000	25,712
\$ 2,785,837	\$ 4,594,363	2,302,723	Total Capital Projects Expenditures	1,854,288	1,880,000	25,712

Talent Urban Renewal Agency Check Register - June 2024

LEGEND

DC = Debit Card AP = Automatic Payment
 ATM = Automated Teller Withdrawal BP = Online Bill Pay
 AD = Automatic Deposit TR = Online or Phone Transfer

CURRENT BALANCE

\$18,478.71

Check/Code	Date	Transaction	Description	Withdrawal	Deposit	Balance
ACH	6/3/2024	WIX	Website	\$12.00		\$25,501.22
265	6/3/2024	Matthew Lawrence	Revitalization Grant	\$9,902.50		\$15,598.72
ACH	6/14/2024	WIX	Website	\$34.00		\$15,564.72
ACH	6/17/2024	Zoom	Zoom	\$71.98		\$15,492.74
DEP	6/27/2024	LGIP Transfer	LGIP Transfer to Checking		\$20,000.00	\$35,492.74
266	6/28/2024	CIS Insurance	Insurance	\$4,618.31		\$30,874.43
267	6/28/2024	Local Government Law Group	Legal Services	\$94.00		\$30,780.43
268	6/28/2024	City of Talent	Administration Services/Water	\$397.04		\$30,383.39
269	6/28/2024	void				\$30,383.39
270	6/28/2024	Rogue River Press	Advertisement	\$201.75		\$30,181.64
271	6/28/2024	Osteopathic Healthcare	Revitalization Grant	\$10,500.00		\$19,681.64
272	6/28/2024	Rogue Valley Sewer	Utilities Gateway	\$1,203.17		\$18,478.47
DEP	6/30/2024	Interest	Interest Revenue		\$0.24	\$18,478.71
Totals						\$18,478.71

Talent Urban Renewal Agency

Cash, Investments and Loan Recap - June 2024

Cash and Investments

	Balance	Interest Rate
Umpqua Bank Checking Account	\$18,478.71	0.01%
Local Government Investment Pool	\$1,448,756.88	5.00%
Total Cash and Investments	\$1,467,235.59	

Oregon Housing and Community Services - Gateway Project Loan

Remaining P&I due

Interest Rate 1.00% Simple

Maturity: 12/15/2031

Payments begin 9/15/2024

Date	Days	Draw Amount	Principal Payment	Principal Balance	Balance Due	Period Accrued Interest	Interest Payment	Total Accrued Interest	Payment Amount
6/30/2021		\$700,000.00		\$700,000.00	\$700,000.00	\$0.00	\$0.00	\$0.00	
6/30/2022	360			700,000.00	707,000.00	7,000.00	0.00	7,000.00	
6/30/2023	360			700,000.00	714,000.00	7,000.00	0.00	14,000.00	
6/30/2024	360			700,000.00	721,000.00	7,000.00	0.00	21,000.00	
9/15/2024	75		1,081.82	719,918.18	719,918.18	1,458.33	1,458.33	0.00	2,540.15
10/15/2024	30		1,940.22	717,977.97	717,977.97	599.93	599.93	0.00	2,540.15
11/15/2024	30		1,941.84	716,036.13	716,036.13	598.31	598.31	0.00	2,540.15
12/15/2024	30		1,943.45	714,092.68	714,092.68	596.70	596.70	0.00	2,540.15
1/15/2025	30		1,945.07	712,147.60	712,147.60	595.08	595.08	0.00	2,540.15
2/15/2025	30		1,946.69	710,200.91	710,200.91	593.46	593.46	0.00	2,540.15

Monthly Payments in the amount of \$2,540.15 will continue until 11/15/2031. On 12/15/2031 balloon payment of \$547,009.53 will be due.



**TALENT URBAN RENEWAL AGENCY
REGULAR MEETING AGENDA
ZOOM
January 10, 2023 — 6:00 PM**



Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the TURA website.

1. Call to Order/Roll Call at 6:00 PM

Members Present:	Members Absent:
Chair Ayers-Flood Vice-Chair Clark Member Byers Member Pastizzo (<i>joined at 6:04pm</i>) Member Ponomareff Member Paré-Miller Member Greider (<i>joined at 6:10pm</i>)	
Also Present:	
Jordan Rooklyn, Executive Director Urban Renewal Director Hector Flores, Community Engagement Director	

2. Speakers Heard on Non-Agenda Items.

None.

3. Consent Calendar

3.1 Approval of November 2022 Financial Packet

3.2 Approval of December 2022 Financial Packet

Motion: Member Clark moved to approve the consent calendar. Member Ponomareff seconded.

Vote: 5 ayes, 1 absent. Motion passed.

4. Items from Executive Director

4.1 Agreement with OHCS for Gateway Transitional Housing Program

Executive Director Rooklyn shared that the agency has negotiated a draft agreement with Oregon Housing and Community Services for the Agency to take ownership of the travel trailers at the Gateway Transitional Housing Program. The agreement provides up to \$75,000 for reimbursements for the cost to acquire the travel trailers and specifies how the trailers can be used. The draft agreement is currently under review by the Department of Justice. Once reviewed, Rooklyn will convene a special meeting to review and approve the agreement prior to February 1st.

Chair Ayers-Flood asked clarifying questions on what is allowed for the use of the travel trailers and what is allowed for the travel trailers after the Gateway Transitional Housing Program is ended.

4.2 Proposed Revitalization Grant Program

Executive Director Rooklyn shared an overview of the proposed Revitalization Grant Program and what changes had occurred based on Council feedback last agency meeting.

The Board discussed editing the general term of the program “There is a limit of one grant per property per fiscal year, except on a case-by-case approval by the Board” to read “There is a limit of one grant per property, except on case-by-case approval by the Board.”

Member Byers recommending providing a character limit to the narrative responses in the program application.

Motion: Member Byers moved to direct staff to implement the Revitalization Grant Program with the changes discussed in the Board discussion on January 10, 2023. Vice Chair Clark seconded.

Vote: 6 ayes, 1. Motion passed.

4.3 General Updates from Executive Director

Executive Director Rooklyn shared that a structural assessment for Town Hall is scheduled for February and that the Board can expect to review the assessment report in March.

The Board also discussed their regular February meeting, which conflicts with a special meeting of City Council. The Board decided via consensus to cancel the February regular meeting.

5. Items from Chair or Board Members.

Vice-Chair Clark reminded the Board that the City was hosting an Urban Landscape Symposium on Friday, January 20th, from 8am to 4pm and to email the Fire Hazard Mitigation Coordinator Mike Oxendine to reserve a seat. The Board discussed if the event would be filmed and shared ideas for publicizing the event.

6. Written Communications.

None.

7. Adjournment at 6:33 PM

Respectfully submitted by:

Hector Flores, City of Talent, City Recorder

The City of Talent is an Equal Opportunity Provider

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.

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.



**SPECIAL MEETING
MINUTES**

February 1, 2023 — 6:15 PM

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website.

1. Call to Order/Roll Call at 6:15 PM (00:01:22)

Members Present:	Members Absent:
Chair Ayers-Flood Member Paré-Miller Member Byers Member Greider Member Clark Member Ponomareff	Member Pastizzo
Also Present:	
Jordan Rooklyn, TURA Executive Director, City Manager Hector Flores, City of Talent – Community Engagement Director	

2. Speakers Heard on Non-Agenda Items (00:01:47)

No speaker request submitted.

3. Items from Executive Director (00:01:57)

3.1 Consideration of Intergovernmental Agreement No. 7446 Intermediate Housing Solution

Executive Director Jordan Rooklyn presented a staff report on Intergovernmental Agreement No. 7446, concerning the Intermediate Housing Solution. The agreement involves transferring ownership of travel trailers from Rogue Retreat to the Urban Renewal Agency, as Rogue Retreat exits the management of the Gateway Transitional Housing program. The state requested the Agency take ownership and lease the trailers and site to ACCESS to continue the program.

Key points included:

Purpose: Trailers are for housing wildfire survivors; any change requires state approval.

Subcontracting: Allowed with ACCESS.

Insurance: The Agency must secure commercial property insurance for the trailers. If damage occurs and is not covered by insurance, the Agency is not financially responsible.

Budget: The agreement is based on the state's budget ending June 30, 2023. Future funding is hoped for but not guaranteed.

Disposition Plan: A plan must be developed for the trailers' use after the program ends

Rooklyn recommended proceeding with the contract to ensure a smooth transition to ACCESS, despite funding uncertainties. The state and ACCESS are aware of potential funding through federal Community Development Block Grants, which are not yet available.

Motion (00:15:38): Member Paré-Miller moved to approve the Intergovernmental Agreement number 7446 and authorize the executive director to execute the agreement. Member Clark seconded motion.

Discussion:

Vote: 5 ayes (Clark, Ponomareff, Greider, Byers, and Paré-Miller) 0 nays. Motion carried.

3.2 Consideration of Lease Agreement with ACCESS for the Gateway Site for the Gateway

Executive Director Jordan Rooklyn delivered a staff report to the board regarding a lease agreement with ACCESS for the Gateway site. Rooklyn explained that Rogue Retreat had managed the Gateway Transitional Housing program since December 2021, but ACCESS had taken over this role in early February 2023. The proposed lease agreement would lease the Gateway site and trailers to ACCESS for two years, with an option for early termination upon notice from the executive director. The rent would be nominal to keep costs low for residents. ACCESS would be responsible for the housing program, site maintenance, property taxes (though the Gateway site is exempt), and maintaining the required general liability insurance. The agency would maintain the state-acquired commercial property insurance for the travel trailers. Rooklyn mentioned that minor revisions to the document might occur as it is finalized with ACCESS, and any substantial changes would be brought back to the board for review.

Motion (00:23:27): Member Clark moved to approve the lease agreement with ACCESS for the Gateway Transitional RV Park and authorize the executive director to execute the agreement. Member Paré-Miller seconded motion.

Discussion:

Vote: 5 ayes (Clark, Ponomareff, Greider, Byers, and Paré-Miller) 0 nays. Motion carried.

4. Adjournment at 6:39 PM (00:24:51)

Respectfully submitted by:

Hector Flores, City of Talent, City Recorder

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.



REGULAR MEETING

MINUTES

March 14, 2023 — 6:00 PM

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website.

1. Call to Order/Roll Call at 6:00 PM (00:05:04)

Members Present:	Members Absent:
Chair Ayers-Flood Member Paré-Miller Member Byers Member Ponomareff Member Clark	Member Pastizzo Member Greider
Also Present:	
Jordan Rooklyn, TURA Executive Director, City Manager Hector Flores, City of Talent – Community Engagement Director	

2. Executive Session (00:05:42)

The Board met in an executive session pursuant to ORS 192.660(2)(e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

3. Reconvening of Public Meeting and Report Out (00:32:24)

No items to report.

4. Speakers Heard on Non-Agenda Items (00:32:37)

No speaker request submitted.

5. Consent Calendar (00:32:58)

5.1 Financial Packet for January 2023

Motion (00:33:20): Member Paré-Miller moved to approve the Consent Calendar. Member Ponomareff seconded motion.

Discussion:

Vote: 4 ayes (Clark, Ponomareff, Byers, and Paré-Miller) 0 nays. Motion passed.

6. Items from Executive Director (00:34:08)

6.1 Resolution 2023-001-R Appointing Budget Officer for Fiscal Year 2023-2024

Executive Director Rooklyn informed the board that, according to agency bylaws, the executive director serves as the budget officer. This resolution formally kicked off the budgeting process for the year. Rooklyn explained that the budget committee for the agency is the same as the budget committee for the City of Talent. This year, they would hold concurrent meetings so the committee could review both the TURA budget and the city's budget. The approved budget would then come before the board in early June. This resolution specifically appointed Rooklyn as the formal budget officer.

Motion (00:35:20): Member Paré-Miller moved to adopt resolution 2023-001-R, appointing the Talent Urban Renewal Executive Director as the budget officer for Fiscal Year 2023-2024. Member Byers seconded motion.

Discussion:

Vote: 4 ayes (Clark, Ponomareff, Byers, and Paré-Miller) 0 nays. Motion passed.

6.2 Update on Gateway Transitional Housing Program

Executive Director Rooklyn updated the board on the Gateway Transitional Housing Program. The agency had taken full ownership of the travel trailers at the Gateway site and was working on titling and registration at the DMV. Rooklyn was preparing a draft plan for the trailers' disposition post-program, which was shared with OHCS.

ACCESS took over program management, working with Rogue Retreat to sign new lease agreements with residents. An open house on March 11 introduced ACCESS staff to residents and was well-received. Additionally, ACCESS hired a bilingual onsite manager set to begin living on site in the spring. The transition was progressing smoothly, with garden boxes being installed at the request of the residents.

6.3 Discussion on Gateway Site Permanent Development Approach

Executive Director Jordan Rooklyn informed the board about the Gateway Site Permanent Development Approach, highlighting the collaboration with Tom Humphrey to develop an RFP for the site. Humphrey reviewed community concepts and identified key ideas like community-centered buildings, affordable housing, and mixed-use development. He researched similar projects in Oregon, California, and Washington, and reached out to developers for insights and interest. Rooklyn and Humphrey met with Bridge Housing and are connecting with other developers, such as Hacienda CDC, focusing on affordable housing and Latino community building. Humphrey will present more details at the April meeting.

7. Items from Chair or Board Members (00:45:56)

7.1 Appointment of Board Chair and Vice Chair

Executive Director Rooklyn informed the Board that the agency must appoint a chair and vice-chair every calendar year, an administrative task that is usually scheduled at the first meeting of the year.

Member Clark nominates Mayor Ayers-Flood to serve as agency chair.

Motion (00:48:58): Member Clark moved nominate Mayor Ayers-Flood to serve as the Talent Urban Renewal chair. Member Byers seconded motion.

Discussion: Member Ponomareff expressed her gratitude for the mayor's leadership.

Vote: 4 ayes (Clark, Ponomareff, Byers, and Paré-Miller) 0 nays. Motion passed.

Member Clark nominated member Paré-Miller as vice chair.

Motion (00:49:01): Member Clark moved nominated member Paré-Miller to serve as the Talent Urban Renewal vice chair. Member Ponomareff seconded motion.

Discussion: Members Clark and Ponomareff expressed their appreciation of member Paré-Miller.

Vote: 4 ayes (Clark, Ponomareff, Byers, and Paré-Miller) 0 nays. Motion passed.

8. Written Correspondence (00:53:35)

No items were submitted.

9. Adjournment at 6:52 PM (00:53:49)

Respectfully submitted by:

Hector Flores, City of Talent, City Recorder

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.

DRAFT



REGULAR MEETING

MINUTES

April 11, 2023 — 6:00 PM

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website.

1. Call to Order/Roll Call at 6:03 PM (00:12:29)

Members Present:	Members Absent:
Member Paré-Miller Member Byers Member Pastizzo Member Ponomareff	Chair Ayers-Flood Member Clark Member Greider
Also Present:	
Jordan Rooklyn, TURA Executive Director, City Manager Hector Flores, City of Talent – Community Engagement Director	

Vice Chair Paré-Miller served as presiding officer.

2. Speakers Heard on Non-Agenda Items (00:13:13)

No speaker request submitted.

3. Consent Calendar (00:13:45)

3.1 Financial Packet for February 2023

Motion (00:14:13): Member Byers moved to approve the Consent Calendar. Member Ponomareff seconded motion.

Discussion:

Vote: 4 ayes (Ponomareff, Pastizzo, Byers, and Paré-Miller) 0 nays. Motion carried.

4. Items from Executive Director (00:14:58)

4.1 Update on Development of Request-For-Proposals for Gateway Site Development

Executive Director Rooklyn informed the Board that the agency had contracted with Mr. Tom Humphrey to develop the Request for Proposals (RFP) for the development of the gateway site in alignment with the outlined community vision. Mr. Humphrey addressed the Board to provide an update on his progress.

4.2 FY24 Goals Discussion

Executive Director Rooklyn informed the Board that she and City of Talent Finance Director Tessa DeLine had begun developing the budget document for the upcoming fiscal year. Rooklyn expressed her desire to align the budget with the goals and programs the Board prioritized for the coming year. She emphasized a few significant items for discussion and encouraged brainstorming and sharing ideas to incorporate into the budget document. Rooklyn highlighted potential goal areas outlined in the staff report, including repaying an existing loan, covering SDC charges at the Gateway site (currently

temporarily waived), potential property acquisitions, continuation or introduction of grant programs, and funding special projects.

4.3 Updates on General Agency Business

Executive Director Rooklyn updated the Board on various agency matters. She reported that they were working on registering travel trailers with the DMV, which involved a complex process due to the need to register each trailer individually. Rooklyn had also requested an extension on SDCs from the Medford Water Commission and the Talent City Council.

Due to limited staff capacity, the Business Revitalization Grant had not yet launched, but the Talent Business Alliance had agreed to host the grant on their website and assist with outreach and technical support. Rooklyn and the City of Talent Finance Director were developing the budget for the next fiscal year and planning budget committee meetings.

Additionally, Rooklyn mentioned the Town Hall structural assessment report would soon be available to the Board and that they were closing out the fiscal year 2022 audit. Lastly, Rooklyn sought the Board's input on whether the agency had any interest in using a strip of property along Main Street, which a property owner had inquired about purchasing.

5. Items from Chair or Board Members (01:17:56)

No items were presented.

6. Written Correspondence (01:18:09)

No items were submitted.

7. Adjournment at 7:09 PM (01:18:15)

Respectfully submitted by:

Hector Flores, City of Talent, City Recorder

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.



BUDGET COMMITTEE MEETING

MINUTES

May 10, 2023 — 6:00 PM

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website.

1. Call to Order/Roll Call at 6:02 PM (00:04:47)

Members Present:	Members Absent:
Member Paré-Miller Member Byers Member Pastizzo Member Ponomareff Member Hazel Member D’Amato Member Riley	Member Clark Member Greider Member Zegzdryn Member Pederson Member Leigh
Also Present:	
Jordan Rooklyn, TURA Executive Director, City Manager Tessa DeLine, City of Talent – Finance Director Lucero Martinez, City of Talent – City Recorder Hector Flores, City of Talent – Community Engagement Director	

Previous Year Budget Committee Chair D’Amato initiated the meeting.

2. Election of Chair and Vice-Chair (00:05:52)

Motion (00:05:56): Member Riley moved to nominate member D’Amato for committee chair. Member Hazel seconded motion.

Discussion: none

Vote: 7 ayes (Riley, D’Amato, Hazel, Ponomareff, Pastizzo, Byers, Paré-Miller,) 0 nays. Motion carried.

Motion (00:06:43): Member Hazel moved to nominate member Joi Riley for committee vice-chair. Member Byers seconded motion.

Discussion: none

Vote: 7 ayes (Riley, D’Amato, Hazel, Ponomareff, Pastizzo, Byers, Paré-Miller,) 0 nays. Motion carried.

3. Budget Officer Presentation of FY 2023-2024 Proposed Budget & Budget Message (00:08:00)

Budget Officer Jordan Rooklyn addressed the committee, outlining their role in reviewing the proposed budget for the Talent Urban Renewal Agency. She emphasized the need for feedback and questions from committee members.

The budget relies on reserves since Tax Increment Financing revenue ended in 2019. With \$1.6 million in reserves, including \$700,000 from a short-term loan, the agency aims to use approximately \$900,000 for ongoing projects. The budget is consistent with previous years, focusing on business support, economic development, and downtown beautification.

Major budget items include \$60,000 for administrative services, \$25,000 for a consultant to develop an RFP for the Gateway site, and funding for Town Hall renovations and potential land acquisition. The budget also addresses debt service for loan repayment.

4. Questions for Staff on the FY 2023-2024 Proposed Budget (00:15:02)

Committee members asked several questions regarding the tree grant and which line item would apply to consultants.

5. Public Hearing on FY 2023-2024 Proposed Budget (00:19:35)

Chair D'Amato opened the public hearing and asked for public comment. (00:19:40)

No speaker requests made.

Chair D'Amato closed the public hearing. (00:20:35)

6. Committee Deliberation & Possible Decision (00:20:43)

Motion (00:24:00): Member Riley moved that the Budget Committee of the Talent Urban Renewal Agency approve the budget for the 2023-2024 Fiscal Year in the amount of \$1,880,000. Member Byers seconded motion.

Discussion: none

Vote: 7 ayes (Riley, D'Amato, Hazel, Ponomareff, Pastizzo, Byers, Paré-Miller,) 0 nays. Motion carried.

7. Adjournment at 6:23 PM (00:25:00)

Respectfully submitted by:

Hector Flores, City of Talent, City Recorder

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.



REGULAR MEETING

MINUTES

June 13, 2023 — 6:00 PM

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website.

1. Call to Order/Roll Call at 6:02 PM (00:01:05)

Members Present:	Members Absent:
Chair Ayers-Flood Member Paré-Miller Member Byers Member Pastizzo Member Greider Member Ponomareff	Member Clark
Also Present:	
Jordan Rooklyn, TURA Executive Director, City Manager Hector Flores, City of Talent – Community Engagement Director	

2. Speakers Heard on Non-Agenda Items (00:02:20)

No speaker request submitted.

3. Consent Calendar (00:02:38)

3.1 Financial Packet for March 2023

3.2 Financial Packet for April 2023

Motion (00:02:52): Member Paré-Miller moved to approve the Consent Calendar. Member Byers seconded motion.

Discussion:

Vote: 5 ayes (Ponomareff, Greider, Pastizzo, Paré-Miller and Byers) 0 nays. Motion carried.

4. Public Hearing (00:03:43)

4.1 Budget Hearing for Fiscal Year 2023-2024 Budget

Executive Director Jordan Rooklyn informed the Board that the Public Hearing was part of the budget approval process for the Talent Urban Renewal Agency. The proposed budget for this year was \$1,880,000 and focused on several key projects. The main priorities included the Gateway Transitional Housing Program, the full development of the Gateway site towards permanent development, and grant programs for local businesses. The budget also accounted for potential property acquisitions to stimulate downtown development and included funds for Town Hall renovations, which had been a priority for urban renewal in recent years.

Chair Ayers-Flood read the public hearing script and opened the public hearing. **(00:05:49)**

No speaker requests for public testimony.

Chair Ayers-Flood closed the public hearing. (00:06:10)

5. Items from Executive Director (00:07:03)

5.1 Consideration of Fiscal Year 2023-2024 Budget (Resolution 23-2)

Executive Director Rooklyn presented the board with a resolution to formally adopt the Fiscal Year 2023-2024 Budget. This budget had been approved by the Talent Urban Renewal Agency Budget Committee during their May 10, 2023 meeting. Rooklyn noted that this resolution would be filed with the Secretary of State and that the new fiscal year would begin on July 1.

Motion (00:08:48): Member Byers moved to adopt the 2023-2024 TURA Budget. Member Pastizzo seconded motion.

Discussion:

Amended Motion (00:09:25): Member Byers moved to approve resolution 2023-002-R, a resolution adopting the Fiscal Year 2023-2024 Budget. Member Pastizzo seconded motion.

Vote: 5 ayes (Ponomareff, Greider, Pastizzo, Paré-Miller and Byers) 0 nays. Motion carried.

Vote: 5 ayes (Ponomareff, Greider, Pastizzo, Paré-Miller and Byers) 0 nays. Motion carried.

5.2 Consideration of Revitalization Grant Applications

Executive Director Rooklyn introduced the Revitalization Grant program, which provides up to \$15,000 for property improvements within the urban renewal district. The grant aims to enhance storefronts, increase accessibility, support public health, and address damage from the Alameda fire.

Gather Café and Bistro is the first applicant, seeking funds for various improvements including exterior painting, signage, and landscaping. Rooklyn recommended awarding Gather Café and Bistro the maximum grant of \$15,000. The grant will be given as reimbursement for completed work, with the option for businesses to apply for additional funds if needed.

Motion (00:19:21): Member Byers moved to award Gather Café and Bistro \$15,000 in Revitalization Grant program funds. Member Pastizzo seconded motion.

Discussion:

Vote: 5 ayes (Ponomareff, Greider, Pastizzo, Paré-Miller and Byers) 0 nays. Motion carried.

5.3 Update on Gateway Transitional Housing Program

Executive Director Rooklyn updated the Board on the Gateway Transitional Housing Program, noting that 50 out of 53 travel trailers were occupied and 35 households were on the waitlist. The state approved the plan for handling the trailers once the program ends. The plan prioritizes: granting or selling trailers to residents, donating them to transitional housing providers, giving them to fire districts for training, donating them to educational programs, or disposing of them if needed. The organization cannot profit from the trailers, but efforts will be made to find beneficial uses for them.

5.4 Update on 202 East Main Street Property

Executive Director Rooklyn updated the Board on the property at 202 East Main Street, located adjacent to City Hall. The Agency had considered making an offer on this historic home situated between Town Hall and City Hall. However, the property was ultimately sold to a young couple who plans to renovate it into a bed and breakfast. They have been actively working on the property.

The real estate agent indicated that the property owner's interest in preserving the home influenced the decision to reject other offers. Given the limitations of the Urban Renewal Agency in refurbishing and maintaining such properties, it was deemed best for the new owners to manage its renovation. This update was specifically requested by Member Clark, and we will revisit this topic when he returns.

6. Items from Chair or Board Members (00:29:08)

Chair Ayers-Flood requested the Board to address several issues. First, she emphasized the need to assess the value of the Agency's real estate assets. She suggested conducting a market study or similar evaluation to determine the total value of both cash and real estate assets.

Chair Ayers-Flood also inquired about the progress of Tom Humphrey's work. Executive Director Rooklyn updated the Board, explaining that Mr. Humphrey was currently focused on drafting the Request for Proposal (RFP) for permanent development. He is also exploring potential bidders to gauge interest and identify suitable parties to market the RFP to.

7. Written Correspondence (00:34:09)

No items were submitted.

8. Adjournment at 6:35 PM (00:34:30)

Respectfully submitted by:

Hector Flores, City of Talent, City Recorder

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.



REGULAR MEETING

MINUTES

July 11, 2023 — 6:00 PM

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website.

1. Call to Order/Roll Call at 6:09 PM (00:14:56)

Members Present:	Members Absent:
Chair Ayers-Flood Member Paré-Miller Member Byers Member Greider Member Ponomareff	Member Pastizzo Member Clark
Also Present:	
Jordan Rooklyn, TURA Executive Director, City Manager Hector Flores, City of Talent – Community Engagement Director	

2. Speakers Heard on Non-Agenda Items (00:15:28)

No speaker request submitted.

3. Consent Calendar (00:15:39)

No items submitted.

4. Items from Executive Director (00:15:50)

4.1 General Updates

Executive Director Jordan Rooklyn provided the Board with updates on several key accomplishments over the past month:

Travel Trailer Reimbursement: Rooklyn reported that the agency submitted a reimbursement request for the purchase of travel trailers and expects to receive about \$40,000 from OHCS.

Main Street Grant: With the assistance of Bonnie Morgan and her team, a reimbursement request was submitted through the Main Street Grant, aimed at helping the historic Malmgren Garage restoration. The agency hopes to receive \$180,000 soon to support continued rebuilding efforts.

Budget and Appropriations: The agency officially filed its budget and appropriations resolution with the Department of Revenue. Additionally, they are completing the final documentation for the audit, with the final draft expected by August or September.

Historical Projects and Maintenance: Rooklyn spent time with former TURA Executive Director Marla Cates to better understand past projects and ongoing maintenance needs. Key points included:

Time Capsule: There is a time capsule buried next to the centennial clock that needs a plaque to mark when it should be unearthed.

Town Hall Plaque: Efforts are being made to place a plaque at Town Hall, which is part of the National Historic Register.

Planter Beds: Discussions covered the maintenance of planter beds downtown and along Front Street, emphasizing the need to return to the original low-maintenance design, particularly with native grasses and roses downtown, and eco-friendly plants along the wilderness walking path.

Semaphore: The semaphore signal tool, donated by the Railroad Corporation as a historic landmark, was installed backwards. Rooklyn highlighted the importance of maintaining this and other historical elements.

Irrigation Systems: The current sprinkler system in the planter beds has been causing weed problems. The plan is to convert to a drip irrigation system to reduce weed growth and improve maintenance efficiency.

Executive Director Jordan Rooklyn updated the Board on the Revitalization Grant applications. So far, only Gather Café and Bistro has received a grant, but two more businesses have expressed interest. The grant offers up to \$15,000 for property improvements, and the Talent Business Alliance is assisting with marketing and technical support.

Speakers on agenda item:

- Bonnie Morgan, no address given, provided public testimony.

Executive Director Jordan Rooklyn also updated the Board on the work being done by Tom Humphrey. Mr. Humphrey had reached out to the Jackson County Housing Authority to initiate a dialogue, which was in progress. A staff report from Mr. Humphrey was scheduled for a future TURA agenda meeting.

5. Items from Chair or Board Members (00:27:55)

Chair Ayers-Flood requested an update on occupancy at the Gateway Transitional Housing site. Executive Director Rooklyn informed the Board that as of the last check in, 50 of the 53 trailers were occupied with a waiting list of 30 families.

Member Greider asked the executive director the possibility of giving the trailers to the families and if possible, what process would be used to select families, current and prior, to receive ownership of the trailers. Executive Director Rooklyn informed the board that this is an ongoing topic of discussion with ACCESS.

6. Written Correspondence (00:36:55)

No items were submitted.

7. Adjournment at 6:31 PM (00:37:00)

Respectfully submitted by:

Hector Flores, City of Talent, City Recorder

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.



REGULAR MEETING

MINUTES

August 8, 2023 — 6:00 PM

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website.

1. Call to Order/Roll Call at 6:11 PM (00:08:03)

Members Present:	Members Absent:
Member Paré-Miller Member Byers Member Greider Member Ponomareff	Chair Ayers-Flood Member Pastizzo Member Clark
Also Present:	
Jordan Rooklyn, TURA Executive Director, City Manager Hector Rocha, City of Talent – Community Development Technician	

Vice Chair Paré-Miller served as presiding officer.

2. Speakers Heard on Non-Agenda Items (00:08:42)

No speaker requests submitted.

3. Consent Calendar (00:9:09)

3.1 – May 2023 Financials

3.2 – June 2023 Financials

Items 3.1 and 3.2 were inadvertently left off the agenda and agenda packet but delivered to the Board via email. Chair received consent from Board to moved items to the September TURA meeting.

4. Items from Executive Director (00:09:41)

4.1 Revitalization Grant Applications

Executive Director Jordan Rooklyn updated the Board on the Urban Renewal Agency’s Revitalization Grant. She explained that the grant offers up to \$15,000 per property for local businesses and commercial property owners. The intent of the grant is to help businesses improve their visibility, increase access, and recover from the impacts of the Almeda Fire. Currently, \$85,000 is available for disbursement through this program, and five applications have been received.

The applications include:

Osteopathic Healthcare: Seeking funds for landscaping destroyed in the Almeda Fire.

Talent Club: Planning to install a new patio, fence, and shade sails to enhance outdoor space.

Art Bop Beer Company: Looking to create an art mural along fence, refresh patio, and replace a sign that was recently damaged.

Biscuits and Vinyl: Aiming to put up a permanent sign to replace the temporary one being using since the losing building in Alameda Fire.

Sweet Beet Station: Proposing improvements to the exterior of building to make it more accessible, shady, and bike-friendly.

Rooklyn mentioned that representatives from these businesses were present and available for questions. She highlighted that the requested amount column in the provided chart reflects what the businesses are asking for, while the staff recommendation column includes potential additional costs like permits.

Specifically, for Osteopathic Healthcare, Rooklyn noted that the project involves two separate tax lots, with a total landscaping bill around \$40,000. They are requesting a \$30,000 grant to support this project. She invited Ken and Dr. Karen to elaborate on their plans, supported by a schematic drawing they provided to show their intended use of the revitalization grant funds.

Speakers on agenda item:

- Elizabeth Caron, no address given, provided public testimony.
- Gregory Yesensky, no address given, provided public testimony.

Motion to award Revitalization Grant funds to Osteopathic Health Care.

Motion (00:45:20): Member Ponomareff moved to award Osteopathic Health Care \$15,000 in Revitalization Grant funds. Member Byers seconded motion.

Discussion:

Vote: 4 ayes (Ponomareff, Greider, Byers, Paré-Miller) 0 nays. Motion carried.

Motion to award Revitalization Grant funds to the Talent Club.

Motion (00:50:12): Member Ponomareff moved to award the Talent Club \$15,000 in Revitalization Grant funds. Member Byers seconded motion.

Discussion:

Vote: 4 ayes (Ponomareff, Greider, Byers, Paré-Miller) 0 nays. Motion carried.

Speakers on agenda item:

- Kimber Paris, Talent, Oregon, provided public testimony.

Motion to award Revitalization Grant funds to Art Bop Brewery.

Motion (01:03:51): Member Ponomareff moved to award Art Bop Brewery \$10,000 in Revitalization Grant funds. Member Byers seconded motion.

Discussion:

Vote: 4 ayes (Ponomareff, Greider, Byers, Paré-Miller) 0 nays. Motion carried.

Speakers on agenda item:

- Matthew Farrington, Talent, Oregon, provided public testimony.

Motion to award Revitalization Grant funds to Biscuits and Vinyl Record Shop.

Motion (01:06:05): Member Byers moved to award Biscuits and Vinyl \$2,000 in Revitalization Grant funds. Member Ponomareff seconded motion.

Discussion:

Vote: 4 ayes (Ponomareff, Greider, Byers, Paré-Miller) 0 nays. Motion carried.

Motion to award Revitalization Grant funds to Sweet Beet Station.

Motion (01:14:25): Member Ponomareff moved to award Sweet Beet Station \$15,000 in Revitalization Grant funds. Member Byers seconded motion.

Discussion:

Vote: 4 ayes (Ponomareff, Greider, Byers, Paré-Miller) 0 nays. Motion carried.

4.2 Discussion on Meeting Time Change

Executive Director Jordan Rooklyn updated the Board on a proposed change to the agency's meeting time. The current meeting time is Tuesdays at 6:00 PM. She explained that this schedule was initially set due to the significant workload for both the City Council and the Urban Renewal Agency, which has since decreased. Additionally, since a new executive director will be taking over, it would be more convenient for them if the Urban Renewal meetings were moved to an hour before the City Council meetings. Rooklyn noted that a few board members mentioned this change would better fit their schedules and enable them to attend in person. Therefore, she recommended shifting the meeting time to the third Wednesday of the month at 5:45 PM, starting in September.

Motion (01:17:54): Member Byers moved to schedule regular TURA board meetings to the second Wednesday of the month at 5:45PM. Member Greider seconded motion.

Discussion:

Vote: 4 ayes (Ponomareff, Greider, Byers, Paré-Miller) 0 nays. Motion carried.

4.3 Discussion on Interim Executive Director

Executive Director Jordan Rooklyn updated the Board on the discussion about identifying an interim Executive Director for the agency. She reminded the Board that her last day would be September 7, both as the City Manager and as the Executive Director of Urban Renewal. Rooklyn expressed the need for a formal decision on how to proceed after her departure. She recommended that the interim City Manager also assume the role of Interim Executive Director for Urban Renewal. Additionally, she suggested considering the hiring of a separate Executive Director in January, especially if the Gateway project ramps up, as managing the RFP would be a significant endeavor and it would be beneficial for the new City Manager to have someone else focus on it. For now, she recommended assigning the interim role to the City Manager. Rooklyn noted that the agency already has an IGA with the city that allows the City Manager to act as the Urban Renewal Director, unless the TURA board designates otherwise, so no City Council approval is needed. She also mentioned that the City Council had just approved the job description for the City Manager, which included Executive Director services for Urban Renewal. Rooklyn sought a formal motion from the Board to continue having the City Manager provide Executive Director services.

Motion (01:21:47): Member Byers moved to appoint the City of Talent interim City Manager as the Talent Urban Renewal Agency Executive Director. Member Ponomareff seconded motion.

Discussion:

Vote: 4 ayes (Ponomareff, Greider, Byers, Paré-Miller) 0 nays. Motion carried.

4.4 General Updates

Executive Director Jordan Rooklyn provided the Board with general updates on two items. Firstly, she mentioned that the Board had requested regular monthly reports from Tom Humphrey, who is working on the RFP. Discussions about continuing the reports will resume once he returns. Secondly, Rooklyn informed the Board that the agency had officially received all the titles and license plates for the travel trailers, which was a significant step they had been working on for some time.

5. Items from Chair or Board Members (01:23:12)

Member Ponomareff informed the Board about attending a board meeting for the Fair Housing where a productive training session was given inquired if this training could be delivered to the board.

Member Byers asked if there is anything that the Agency could be doing to support the City of Talent application for Safe Routes to School funding.

Member Ponomareff reminded the Board about a grant the city received from AARP and an upcoming workshop.

Member Byers asked the Executive Director if the Agency had considered applying for Travel Oregon Competitive Grant Program. Executive Director Rooklyn informed the board that this item would be something the interim director would address.

Executive Director Rooklyn informed the board that there would be a transition period to onboard the interim Executive Director.

6. Written Correspondence (01:32:39)

No items were submitted.

7. Adjournment at 7:36 PM (01:32:48)

Respectfully submitted by:

Hector Flores, City of Talent, City Recorder

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.



REGULAR MEETING

MINUTES

October 10, 2023 — 6:00 PM

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website.

1. Call to Order/Roll Call at 6:02 PM (00:01:00)

Members Present:	Members Absent:
Member Paré-Miller Member Byers Member Greider Member Ponomareff Member Clark	Chair Ayers-Flood Member Pastizzo
Also Present:	
Tom Humphrey, Interim TURA Executive Director, Interim City Manager Hector Flores, City of Talent – Community Engagement Director	

Vice Chair Paré-Miller served as presiding officer.

2. Speakers Heard on Non-Agenda Items (00:01:50)

Speaker Requests:

- Craig Roden, resident of Talent, Oregon

3. Consent Calendar (00:06:39)

3.1 Financial Packet for July 2023

3.2 Financial Packet for August 2023

3.3 Resolution No. 2023-003-R Updating Signers on TURA Bank Accounts

Motion (00:11:30): Member Ponomareff moved pull items 3.1 and 3.2 from Consent Calendar and postpone them to the next TURA regular meeting. Member Byers seconded motion.

Discussion:

Vote: 4 ayes (Clark, Ponomareff, Greider, and Byers) 0 nays. Motion carried.

Motion (00:14:48): Member Clark moved to approve resolution 2023-003-R, a resolution of the Urban Renewal Agency of the City of Talent, authorizing bank depositories and signatures as amended. Member Byers seconded motion.

Discussion:

Vote: 4 ayes (Clark, Ponomareff, Greider, and Byers) 0 nays. Motion carried.

4 Items from Executive Director (00:15:57)

4.1 Update on Gateway Transitional Housing Program (ACCESS)

Interim Executive Director Humphrey updated the board on the Gateway Transitional Housing Program, noting that 51 of 53 travel trailers were occupied by fire survivor families, with a waiting list of 50 households. The Center for Community Resilience, under ACCESS, manages the list and aims to transition families into permanent housing, including options like the New Spirit Project in Medford, Talent Mobile Estates, and the future Renaissance Flats.

Trailer improvements, such as vapor barriers and skirting, were underway to reduce moisture and utility costs. Humphrey discussed the potential removal of vacant trailers for auction, though ACCESS confirmed they don't fit in manufactured home parks. The trailers are expected to remain occupied while efforts to transition families into permanent housing and develop the Gateway property continue.

4.2 Status of Revitalization Grant Applications

Interim Executive Director Humphrey updated the board on the status of the TURA Revitalization Grant applications. Former TURA Executive Director Jordan Rooklyn had provided a summary report detailing ongoing projects and the necessary documentation for reimbursement.

Humphrey highlighted the following key points:

Budget Considerations: They budgeted \$100,000 for the grant process. With seven applicants requesting \$15,000 each, they are nearing their budget limit. Some applicants have requested less, keeping them within budget, but they need to remain mindful of potential constraints.

Gather Cafe: Completed exterior painting, landscaping, irrigation, and other improvements. They submitted invoices totaling \$6,500. Pending the submission of a W-9 form, Humphrey recommended reimbursement.

Talent Club: Requested \$13,500 for improvements. Documentation and agreements have been received, and they can begin reimbursement upon incurring costs.

Osteopathic Health Care: Authorized for a prepayment of \$4,500 for landscaping and irrigation. No invoices have been received yet.

Sweet Beet Station: Installed a storage shed, fence, and planter boxes. Received a prepayment. Pending W-9 and insurance documentation, they can start receiving reimbursements.

Art Bop Brewery: Requested an amendment to increase their grant to \$2,500. Initial prepayment of \$3,000 provided, and they can proceed with their project upon submitting invoices.

Biscuits and Vinyl: Requested \$2,000 for signage. They need to submit a grant agreement and W-9 to proceed with reimbursement.

Other Projects: Included Malmgren Garage and Siebers Corner, with ongoing efforts to ensure compliance and approval from the Architectural Review Committee for historic properties.

Humphrey emphasized the need to manage the budget carefully and ensure all necessary documentation is submitted to process reimbursements efficiently.

Interim Executive Director Humphrey updated the Board on the status of the historic Malmgren Garage. He informed them that an award had been made to help restore the building by reinforcing the front facade with a polymer to meet seismic standards. Additionally, another award was granted to add trees to the property.

Speaker on agenda item

- Bonnie Morgan, no address given, provided public testimony.

Motion (01:09:04): Member Ponomareff moved to sunset the Revitalization Grant Program of the Talent Urban Renewal Agency and to have the city notify future applicants of that sunset. Member Byers seconded motion.

Discussion:

Vote: 4 ayes (Clark, Ponomareff, Greider, and Byers) 0 nays. Motion carried.

4.3 General Updates – Malmgren Garage

Interim Executive Director Tom Humphrey's informed the Board that this item was covered on agenda item 4.2.

5 Items from Chair or Board Members (01:13:43)

Member Ponomareff informed the board that she participated in a tour organized by RVTD and Firebrand Collective that took attendees on site visits of local developments including Age Plus in Talent and Spirit Village in Medford.

6 Written Correspondence (01:17:00)

No items were submitted.

7 Adjournment at 7:26 PM (01:24:58)

Respectfully submitted by:

Hector Flores, City of Talent, City Recorder

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.



REGULAR MEETING

MINUTES

December 6, 2023 — 6:00 PM

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website.

1. Call to Order/Roll Call at 6:03 PM (00:04:45)

Members Present:	Members Absent:
Chair Ayers-Flood (<i>arrived at 6:13pm</i>) Member Paré-Miller Member Greider Member Ponomareff Member Clark	Member Byers Member Pastizzo
Also Present:	
Tom Humphrey, Interim TURA Executive Director, Interim City Manager Lucero Martinez, City of Talent, City Recorder Hector Flores, City of Talent – Community Engagement Director Tessa DeLine, City of Talent – Finance Director	

Vice Chair Paré-Miller served as presiding officer.

2. Speakers Heard on Non-Agenda Items (00:05:21)

No speaker requests submitted.

3. Consent Calendar (00:05:41)

3.1 Financial Statement for September 2023

3.2 Financial Statement for October 2023

Chair Ayers-Flood arrived at the meeting and assumed presiding officer duties. **(00:10:35)**

Motion (00:19:53): Member Ponomareff moved to approve the Consent Calendar. Member Paré-Miller seconded motion.

Discussion:

Vote: 4 ayes (Clark, Ponomareff, Greider, and Paré-Miller) 0 nays. Motion carried.

4. Items from Executive Director (00:20:35)

4.1 Update on Revitalization Grant Applications and Disbursements

Interim Executive Director Humphrey updated the board on the Revitalization Grant program, which aimed to enhance business appearance, access, and marketability. Eight businesses had been awarded funds, with recent disbursements made to the Talent Club, who were pleased with the support. Other businesses also expressed satisfaction. A commitment was made to Mr. Lawrence, whose building was under review by the Architectural Review Committee. Completed disbursements included Gather restaurant, a cafe and bistro, Biscuits and Vinyl record shop, Art Bop Brewery, and

Malmgren Garage. The program awaited the start or completion of a few more projects, invoice submissions, and final inspections.

4.2 Discussion about Agency Financial Direction

Interim Executive Director Humphrey informed the board that the agenda item was to receive direction on the Agency's financial direction. Member Ponomareff had mentioned the need for an Request for Proposals (RFP) to attract development to the Gateway site as it transitions away from its current housing mission. Humphrey noted increased community requests to use the Town Hall building and the community center, which raised concerns about the Town Hall's structural integrity due to its historic nature. An initial analysis advised against using the building during snow or severe wind events due to structural issues, including foundation deterioration. Humphrey suggested considering addressing the structural elements of Town Hall and exploring charitable donations associated with the Historical Society, which may be worth the board's consideration.

City of Talent Finance Director Tessa DeLine informed the board that she had recently learned about a building assessment report for Town Hall, written in 2019 by historic buildings preservationist George Kramer. Although she had not yet had an opportunity to thoroughly review the report, she had glanced through it and noted that it outlined several items in need of repair within Town Hall. However, the report did not address the structural elements of the building.

4.3 Discussion about Gateway RV Transitional Park Re-Occupancy

Interim Executive Director Humphrey discussed the Gateway RV Transitional Park with the Board. The agreement with ACCESS, set to conclude in January 2025, states that trailers should house Phoenix and Talent fire survivors, with other low-income candidates considered after notification.

Humphrey suggested developing a strategy to relocate trailer occupants by the end of next year, emphasizing that trailers are not a long-term solution. ACCESS must monitor trailer conditions and notify the city of any significant issues.

Humphrey mentioned a conversation with Steve Lambert from the county about transitioning occupants from similar setups. Lambert could provide further insights to the board.

Currently, 51 of the 53 trailers are occupied, and there is a waiting list of candidates in the long-term recovery program seeking placement.

5. Items from Chair or Board Members (00:50:45)

Member Ponomareff informed the board that she & the Mayor attended the opening of a new housing development in Talent called Renaissance Flatts which would provide an opportunity to bring our families home.

6. Written Correspondence (00:51:30)

No items were submitted.

7. Adjournment at 6:50 PM (00:51:34)

Respectfully submitted by:

Hector Flores, City of Talent, City Recorder

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.



REGULAR MEETING

MINUTES

January 17, 2024 — 6:00 PM

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website.

1. Call to Order/Roll Call at 6:07 PM (00:10:43)

Members Present:	Members Absent:
Chair Ayers-Flood Member Paré-Miller Member Pastizzo Member Greider Member Ponomareff	Member Clark Member Byers
Also Present:	
Gary Milliman, TURA Executive Director, City Manager Hector Flores, City of Talent – Community Engagement Director Tessa DeLine, City of Talent – Finance Director	

2. Speakers Heard on Non-Agenda Items (00:11:07)

Speaker Requests:

- David Hoyle, resident of Talent, Oregon

3. Consent Calendar (00:12:55)

3.1 Financial Statement for November 2023

3.2 Financial Statement for December 2023

Chair Ayers-Flood requested to take out the financial statements for discussion. Questions centered on a \$700,000 loan to the agency and when it would be paid back. Answered by City of Talent Finance Director Tessa DeLine.

Motion (00:18:10): Member Paré-Miller moved to approve the consent calendar. Member Pastizzo seconded motion.

Discussion:

Vote: 4 ayes (Ponomareff, Greider, Pastizzo, and Paré-Miller) 0 nays. Motion carried.

4. Items from Executive Director (00:18:49)

4.1 Appointment of Board Chair and Vice-Chair

Executive Director Milliman provided a staff report that outlined the appointment of the Board Chair and Vice-Chair at the first meeting of the year, according to the agency bylaws.

Motion (00:20:10): Member Ponomareff moved to elect member Paré-Miller as Vice-Chair of TURA. Member Pastizzo seconded motion.

Discussion:

Vote: 4 ayes (Ponomareff, Greider, Pastizzo, and Paré-Miller) 0 nays. Motion carried.

Motion (00:20:43): Member Ponomareff moved to re-appoint Chair Ayers-Flood to the Officer Chair. Member Paré-Miller seconded motion.

Discussion:

Vote: 4 ayes (Ponomareff, Greider, Pastizzo, and Paré-Miller) 0 nays. Motion carried.

Chair Ayers-Flood commented that they would like to revisit the TURA bylaws and the role of the Mayor on the Board.

4.2 Resolution Authorizing Bank Depositories and Signatories

Executive Director Milliman informed the Board that proposed resolution 2024-001-R provided for the designation of signatories on bank depositories for the Urban Renewal Agency. Typically, two staff members and two board members are listed as authorized signatories. The proposed resolution listed the executive director and the finance director of the City of Talent as the staff signatories. Milliman noted that they now needed to designate two board members to be added to the resolution before taking action to approve it.

Motion (00:28:33): Member Ponomareff moved to adopt resolution number 2024-001, a resolution of the Urban Renewal Agency of the City of Talent, authorizing bank depositories and signatories. Member Paré-Miller seconded motion.

Discussion:

Vote: 4 ayes (Ponomareff, Greider, Pastizzo, and Paré-Miller) 0 nays. Motion carried.

4.3 Update on PIER Grant Application

Executive Director Milliman informed the Board that a staff report had been prepared by former Urban Renewal Agency Interim Executive Director Tom Humphrey. The agency's primary focus and activity in the past month had been the preparation of the PIER grant application, which had been completed and submitted by the deadline. Milliman noted that a meeting was scheduled for February 1 to hear a presentation on the application. He offered to provide board members with either a hard copy or an electronic copy of the application upon request. The application amount had increased by about \$200,000 from the time the staff report was prepared to its submission, based on updated engineering cost estimates. Milliman also mentioned that more details on the application were discussed in the board agenda packet.

4.3 Professional Services Contract for Tom Humphrey

Executive Director Milliman informed the Board that the agenda item concerned a professional services agreement with Tom Humphrey. The agreement authorized Humphrey to continue his work on the PIER grant application and a couple of other projects, on which he was about 80% involved. The hourly rate for Humphrey's services was set at \$125, consistent with a similar agreement he had with the city. The maximum contract value was \$5,000, though Milliman expressed doubt that this amount would be reached. The agreement allowed the agency to continue leveraging Humphrey's services and institutional knowledge for these projects.

Motion (00:30:36): Member Paré-Miller moved to authorize the mayor to execute a professional services agreement with Tom Humphrey. Member Greider seconded motion.

Discussion:

Vote: 4 ayes (Ponomareff, Greider, Pastizzo, and Paré-Miller) 0 nays. Motion carried

5. Items from Chair or Board Members (00:31:28)

Chair Ayers-Flood requested to have a resettlement plan available and analyzing housing availability options.

6. Written Correspondence (00:33:18)

No items were submitted.

7. Adjournment at 6:31 PM (00:33:30)

Respectfully submitted by:

Hector Flores, City of Talent, City Recorder

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.

DRAFT



REGULAR MEETING

MINUTES

February 21, 2024 — 6:00 PM

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website.

1. Call to Order/Roll Call at 6:06 PM (00:11:07)

Members Present:	Members Absent:
Chair Ayers-Flood Member Paré-Miller Member Byers Member Pastizzo Member Greider Member Ponomareff	Member seat 6 vacant
Also Present:	
Gary Milliman, TURA Executive Director, City Manager Hector Flores, City of Talent – City Recorder	

2. Speakers Heard on Non-Agenda Items (00:11:26)

No requests made.

3. Consent Calendar (00:11:41)

No items were presented.

4. Items from Executive Director (00:11:45)

4.1 Support Letters for Grant Applications

Executive Director Milliman provided an update on the agency's support letters for grant applications. He discussed three proposed support letters for grants:

1. Discretionary Funding Program: A request for \$2 million through Senator Wyden and Senator Merkley's office to replace Talent's asbestos cement water pipe system, which is old and prone to breaks. This project, estimated to cost \$2.3 million, would improve public safety and potentially ease future water rate increases. Support letters have been received from the Oregon Health Authority and Fire District 5, with an additional letter from the Urban Renewal Agency needed.

2. Town Hall Improvements: A \$600,000 request for rehabilitating the Town Hall, which serves multiple community purposes but is currently limited in use due to its poor condition. A structural engineering report has recommended limited use during snowstorms and high winds. Support letters from George Kramer and others are being secured to meet the minimum requirement of three.

3. Community Disaster Loan Program: A proposal for a loan to address the city's \$4.3 million water fund debt, with the possibility of loan forgiveness in the future. An additional \$2 million standby line of credit is also being requested as a precautionary measure against potential revenue shortfalls.

Milliman asked for authorization to sign letters of support for all three grant applications.

Motion (00:25:17): Member Byers moved to authorize the executive director to sign letters of support for the grants outlined on behalf of TURA board. Member Pastizzo seconded motion.

Discussion:

Vote: 5 ayes (Ponomareff, Greider, Pastizzo, Byers and Paré-Miller) 0 nays. Motion carried.

4.1 PIER Grant Application Update (00:26:01)

Executive Director Milliman delivered an update on the PIER grant application. He informed the Board that the application was currently being reviewed by the committee and would be discussed in the next meeting on March 7. So far, they had received one public comment, which highlighted the need to address climate change issues and the transition of the current residents from the site. Milliman mentioned that he would be working with Tom Humphrey to prepare a response to those comments. He clarified that the mention of residents in the comment might be misinterpreted as referring to permanent residents, which was not the case.

5. Items from Chair or Board Members (00:31:19)

Member Byers informed the Board that the housing at Royal Oaks in Phoenix would not be coming online and that is a setback for any Gateway residents hoping to move there.

Members discussed how Renaissance Flatts would help alleviate housing demand in Talent.

6. Written Correspondence (00:36:26)

No items were submitted.

7. Adjournment at 6:45 PM (00:36:30)

Respectfully submitted by:

Hector Flores, City of Talent, City Recorder

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.



REGULAR MEETING

MINUTES

March 20, 2024 — 6:00 PM

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website.

1. Call to Order/Roll Call at 6:05 PM (00:08:55)

Members Present:	Members Absent:
Chair Ayers-Flood Member Greider Member Byers Member Ponomareff	Member Paré-Miller Member Pastizzo Member seat 6 vacant
Also Present:	
Gary Milliman, TURA Executive Director, City Manager Hector Flores, City of Talent – City Recorder	

2. Speakers Heard on Non-Agenda Items (00:10:03)

No requests made.

3. Consent Calendar (00:10:37)

No items were presented.

4. Items from Executive Director (00:11:00)

4.1 Update on PIER Funding

Executive Director Milliman updated on the PIER funding application. The City of Talent and the Urban Renewal Agency requested \$4.2 million for the Gateway project but were allocated \$2,337,000 by the Jackson County PIER review committee, falling short of the needed amount. The committee had previously approved larger funds for the City of Phoenix, leaving less for Talent. There was no discussion on the impact of reduced funding or necessary project modifications.

Concerns were raised about the lack of interaction with the committee and the equitable distribution of funds, as most current Gateway site residents are from Medford, not Talent. Discussions with OHCS staff are ongoing to develop a relocation strategy and explore options to secure additional funding. The city awaits further direction on these issues.

5. Items from Chair or Board Members (00:35:42)

No items discussed.

6. Written Correspondence (00:36:02)

No items were submitted.

7. Adjournment at 6:32 PM (00:36:04)

Respectfully submitted by:

Hector Flores, City of Talent, City Recorder

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.

DRAFT



BUDGET COMMITTEE MEETING

MINUTES

May 8, 2024 — 5:30 PM

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website.

1. Call to Order/Roll Call at 5:40 PM (00:00:08)

Members Present:	Members Absent:
Member Paré-Miller Member Byers Member Pastizzo Member Ponomareff Member Collay Member Hazel Member Pederson	Member Greider Member Zegzdryn Member Riley Member D’Amato Member Leigh
Also Present:	
Gary Milliman, TURA Executive Director Tessa DeLine, City of Talent – Finance Director Hector Flores, City of Talent – City Recorder	

2. Election of Chair and Vice-Chair (00:00:56)

Motion (01:01:06): Member Ponomareff moved to nominate member Daniel Collay for committee Chair. Member Paré-Miller seconded motion.

Discussion: none

Vote: 7 ayes (Collay, Ponomareff, Pastizzo, Byers, Paré-Miller, Pederson, Hazel) 0 nays. Motion carried.

Motion (00:01:32): Member Byers moved to nominate member Eleanor Ponomareff for committee Vice-Chair. Member Collay seconded motion.

Discussion: none

Vote: 7 ayes (Collay, Ponomareff, Pastizzo, Byers, Paré-Miller, Pederson, Hazel) 0 nays. Motion carried.

3. Budget Officer Presentation of FY 2024-2025 Proposed Budget & Budget Message (00:02:03)

Budget Officer Milliman delivered the budget message to the committee. Executive Director Milliman presented the budget message, highlighting that the urban renewal agency has a modest budget due to low revenue generation. The agency has a beginning fund balance of \$1.7 million, with an additional \$2,000 expected from delinquent taxes and \$40,000 from interest income.

The budget includes \$11,000 for a joint venture with the Talent Business Alliance and funding for a RARE program participant. It also allocates \$375,000 for the Gateway site development and \$250,000 for renovating the historic Town Hall.

Milliman noted that the agency does not plan to repay the \$700,000 Oregon Housing and Community Services loan this year, as the 1% interest rate makes it beneficial to retain. Repayment will occur when the Gateway property is sold or developed, no later than 2031.

Member Paré-Miller declared a conflict of interest for agenda because of their employment with the Talent Business Alliance which is an organization that has proposed within this budget for a AmeriCorps participant.

4. Questions for Staff on the FY 2024-2025 Proposed Budget (00:15:00)

No questions from committee members.

5. Public Hearing on FY 2024-2025 Proposed Budget (00:15:17)

Chair Collay opens the public hearing and asked for public comment. **(00:17:02)**

Speaker Requests:

- Dary Ayers-Flood, resident of Talent.

Chair Collay closed the public hearing. **(00:21:14)**

6. Committee Deliberation & Possible Decision (00:21:20)

Motion (00:21:41): Member Byers moved to approve Fiscal Year 2024-2025 TURA proposed budget for the Talent Urban Renewal Agency. Member Hazel seconded motion.

Discussion: none

Vote: 7 ayes (Collay, Ponomareff, Pastizzo, Byers, Paré-Miller, Pederson, Hazel) 0 nays. Motion carried.

7. Adjournment at 6:03 PM (00:22:45)

Respectfully submitted by:

Hector Flores, City of Talent, City Recorder

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.



REGULAR MEETING

MINUTES

June 18, 2024 — 6:00 PM

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website.

1. Call to Order/Roll Call at 6:04 PM (00:02:20)

Members Present:	Members Absent:
Chair Ayers-Flood Member Paré-Miller Member Byers Member Pastizzo Member Ponomareff Member Collay	Member Greider
Also Present:	
Gary Milliman, TURA Executive Director Dave Lohman, City of Talent – City Attorney Hector Flores, City of Talent – City Recorder	

2. Speakers Heard on Non-Agenda Items (00:04:25)

No requests made.

Member Ponomareff suggested moving agenda item 5.2 to before the Public Hearing to accommodate attendees who came to speak on that agenda item. Chair Ayers-Flood received consent from the board members for the change.

3. Consent Calendar (00:05:38)

No items were presented.

5.2 – Approval of Trailor Disposition Plan (00:05:51)

Executive Director Milliman reported on agenda item 5.2, regarding the approval of the Trailer Disposition Plan. The plan is part of the Intermediate Housing Solution Program, established to assist Labor Day 2020 wildfire survivors. The 53 travel trailers at the Gateway Site were bought by the State and managed by the non-profit Rogue Retreat.

In February 2023, TURA took ownership of these trailers via an agreement with the State, requiring an approved disposition plan. Although a plan was drafted in 2021, it was never approved. Recently, staff collaborated with OHCS and ACCESS to update it. ACCESS is now contacting residents about relocating with their trailers, and an administrative document detailing the conveyance process is being developed.

Speakers on agenda item 5.2

- Kimberly McWain, resident of Talent, Oregon
- Timothy Shotswell, resident of Talent, Oregon
- Jonny Azdana Ramirez, resident of Talent, Oregon

Motion (01:08:27): Member Ponomareff moved to adopt the policy as written with the modification of inserting priority 2 to be former transitional housing residents of gateway and priority three to be applicants in the queue for Gateway. Member Paré-Miller seconded motion.

Discussion:

Amended Motion (01:10:27): Member Ponomareff moved to amend motion to remove option 3. Member Pastizzo seconded motion.

Discussion:

Vote: 5 ayes (Collay, Ponomareff, Pastizzo, Byers and Paré-Miller) 0 nays. Motion carried.

Vote: 5 ayes (Collay, Ponomareff, Pastizzo, Byers and Paré-Miller) 0 nays. Motion carried.

4. Public Hearing (01:12:02)

4.1 – Budget Hearing for Fiscal Year 2024-2025 Budget

Member Paré-Miller declared a conflict of interest for agenda item 4.1 because of their employment with the Talent Business Alliance which is an organization that has proposed within this budget for a AmeriCorps participant.

Executive Director Milliman informed the Board that the Urban Renewal Agency Budget Committee had approved the budget document at their May 15, 2024 meeting. The Budget Hearing is part of the adoption process.

Chair Ayers-Flood read the public hearing script and opened the public hearing. (01:15:00)

No speaker requests for public testimony.

Chair Ayers-Flood closed the public hearing. (01:16:10)

5. Items from Executive Director (01:17:50)

5.1 Consideration of Fiscal Year 2024-2025 Budget (Resolution 2024-002-R)

Motion (01:16:28): Member Byers moved to adopt the 2024-2025 TURA Budget. Member Pastizzo seconded motion.

Discussion:

Amended Motion (01:18:15): Member Byers moved to approve resolution 2024-002-R, a resolution of the Urban Renewal Agency of the City of Talent adopting the Fiscal Year 2024-2025 Budget. Member Pastizzo seconded motion.

Vote: 4 ayes (Collay, Ponomareff, Pastizzo, Byers) 0 nays. Motion carried

Vote: 4 ayes (Collay, Ponomareff, Pastizzo, Byers) 0 nays. Motion carried.

6. Items from Chair or Board Members (01:18:55)

No items discussed.

7. Written Correspondence (01:19:22)

No items were submitted.

8. Adjournment at 7:21 PM (01:19:25)

Respectfully submitted by:

Hector Flores, City of Talent, City Recorder

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.

DRAFT



REGULAR MEETING

MINUTES

July 17, 2024 — 6:00 PM

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website.

1. Call to Order/Roll Call at 6:10 PM (00:01:52)

Members Present:	Members Absent:
Chair Ayers-Flood Member Paré-Miller Member Byers Member Greider Member Collay	Member Pastizzo Member Ponomareff
Also Present:	
Gary Milliman, TURA Executive Director, City Manager Dave Lohman, City of Talent – City Attorney Hector Flores, City of Talent – City Recorder Gaoying Vigoa, City of Talent – City Engineer, Public Works Administrator	

2. Speakers Heard on Non-Agenda Items (00:02:31)

No requests made.

3. Consent Calendar (00:04:10)

No items were presented.

4. Items from Executive Director (00:04:25)

Member Greider declared an actual conflict of interest for agenda items 4.1 and 4.2 due to their employment with Rogue Action Center which currently rents agency property at 102 Home St.

4.1 Disposition of TURA Owned Properties

Executive Director Milliman informed the Board about several properties owned by the Talent Urban Renewal Agency (TURA). These included remnants from the Main Street project, a leased property at 102 Home Street, a vacant parcel for the Wagner Street extension, and a landscaped remnant on Main Street.

One property owner requested TURA convey a 24-foot remnant for a food cart park, and Milliman suggested a license agreement contingent on city development approval. For 102 Home Street, currently leased to a nonprofit, a private party showed interest in buying it for a cafe. Milliman recommended either selling it or continuing to lease it for revenue.

Lastly, the Executive Director proposed conveying the landscaped remnant to the city as public street right-of-way.

Motion (00:48:37): Member Byers moved to initiate the process of conveying the remnant parcel on NE Main Street to the City as public right-of-way. Member Collay seconded motion.

Discussion: None.

Vote: 3 ayes (Collay, Byers and Paré-Miller) 0 nays. Motion carried.

4.2 Adoption of Resolution 2024-003-R, Establishing Rental Rates on TURA Owned Property Staff Report

Executive Director Milliman delivered a staff report on agenda item 4.2, informing the Board that the Talent Urban Renewal Agency Board and the City Council had approved a new rate schedule for city and TURA-owned properties. However, formal adoption by resolution was still required. The proposed resolution set the rate for nonprofit use at 75% of market value, equating to \$1.10 per square foot. For non-office spaces, the rate would be determined on a case-by-case basis. The same policy was included in both resolutions.

Motion (00:51:09): Member Byers moved to adopt resolution 2024-003-R, a resolution that establishes lease rates for the Talent Urban Renewal Agency properties. Member Collay seconded motion.

Discussion: None.

Vote: 3 ayes (Collay, Byers and Paré-Miller) 0 nays. Motion carried.

5. Items from Chair or Board Members (00:51:52)

No items discussed.

6. Written Correspondence (00:52:06)

No items were submitted.

Items from Chair or Board Members (00:52:16)

Member Paré-Miller asked if it was possible to add “additions and corrections” to the TURA agenda as it appears on the Council agenda. Chair Ayers-Flood suggested it could be addressed by revisiting the agency bylaws.

7. Adjournment at 6:59 PM (00:53:07)

Respectfully submitted by:

Hector Flores, City of Talent, City Recorder

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.



AGENDA REPORT

Meeting Date: August 21, 2024
Staff Recommendation: *see below*

Primary Staff Contact: Gary Milliman
Estimated Time: 10 minutes

ISSUE BEFORE THE BOARD

Repayment of Loan from Oregon Housing a Community Services

BACKGROUND

In July 2021, TURA entered into a loan agreement with the State of Oregon, Housing and Community Services Department. The purpose of the \$700,000 loan was to pay costs associated with expenses in developing the Gateway Transitional Housing Project. The interest rate is 1.0 per cent and payments were deferred ...with interest added to the principal, until September 2024 when payments of \$1,940 per month are scheduled to begin. The current principal balance is \$721,000 as the TURA never used any of the loan proceeds. Staff has contacted the OHCS in an effort to recast the loan for use in other aspects of the Gateway Transitional Housing Project. According to OHCS, the loan funding was provided through the Affordable Rental Housing, Disaster Recovery and Resiliency ,Revolving Loan Fund.

This loan has now been identified by the CDBG-PIER project consultant as a potential source of duplication of benefits. In an effort to clear this matter and avoid making monthly payments on a loan that, seemingly, has no project for which it can be used, staff is recommending repayment of the current balance of \$721,000 by the end of August, 2024.

POTENTIAL MOTION

Motion to authorize payment of \$721,000 to terminate the loan agreement entered into on July 7, 2021, with the State of Oregon Housing and Community Services Department for the development of the Gateway Transitional Housing Project.

ATTACHMENTS

- TURA – Cash, Investments, and Loan Recap (December 2023)



AGENDA REPORT

Meeting Date: August 21, 2024
Staff Recommendation: *see below*

Primary Staff Contact: Gary Milliman
Estimated Time: 10 minutes

ISSUE BEFORE THE BOARD

Update to the Gateway Transitional Housing Project Trailer Disposition Plan

BACKGROUND

To resolve a question as to whether occupants at the Gateway Transitional Housing Project would be eligible to receive a “free” trailer, staff has held several meetings with OHCS staff to discuss eligibility, as the original funding source for the trailer purchases was funding for survivors of the Alameda Fire.

Following those consultations, staff has added a new Priority 3, which provides that trailers can be sold to current non-fire survivor residents at 50 per cent of the appraised value, or at a lower amount depending upon the resident’s ability to pay. There are now only two such residents at the Gateway.

POTENTIAL MOTION

Motion to adopt the revised Disposition Policy for the trailers at the Gateway Transitional Housing Site, adding a new Priority 3.

ATTACHMENTS

- TURA Disposition Policy



DISPOSITION POLICY

Travel Trailers at the Gateway Transitional Housing Site

July 29, 2024

BACKGROUND

DISPOSITION POLICY

This is a policy document. Administrative details with respect to implementing this policy will be adopted in a separate, complementary document.

A trailer will be deemed ready for disposition when (a) the trailer remains vacant for more than 10 days, or (b) the trailer is deemed uninhabitable by the transitional housing provider due to safety or sanitary conditions. On March 8, 2024, TURA expressed its desire that trailers that are vacated not be reoccupied. The project site manager will notify TURA as trailers become vacant. When a trailer is ready for disposition, it will be disposed of in the following priority order.

For trailers that are habitable:

- **Priority 1: Donation to fire survivor transitional housing residents.**
Trailer(s) will be donated to residents currently occupying the trailer as participants of the Gateway Transitional Housing Program. A trailer tenant is not subject to the 10-day vacant policy as referenced above. Residents receiving a trailer must first demonstrate that they have secured a location for relocation of the trailer, and that they will occupy the trailer as their principal residence. Trailers must be removed from the Gateway Transitional Housing site within 30 days of receiving title; said time may be extended at the discretion of the Executive Director.
 - **Priority 2: Donation to fire survivors who are past transitional housing residents.** Trailers will be donated to persons who resided at the Gateway Transitional Housing Site prior to June 30, 2024, for a period of at least 30 days. To qualify for receiving a trailer, the prior resident must demonstrate that they continue to need transitional housing, will occupy the trailer, and have a site ready to receive the trailer within 15 days.
 - **Priority 3: Sale to transitional housing residents who are not fire survivors.** Trailers(s) may be sold to residents currently occupying the trailer for 50 per cent of the appraised value of the trailer, or in such other amount that may be approved by the Executive Director. The same relocation terms apply as stated in Priority 1 above.
 - **Priority 4: Donation to non-profit that provides transitional housing services.** Trailer(s) will be donated to a non-profit organization that provides transitional housing services in Jackson County.
 - **Priority 5: Donation to Jackson County Fire District 5.**
Up to three trailer(s) may be conveyed to Jackson County Fire District 5 for use in providing temporary housing for firefighters.
 - **Priority 6: Up to five trailers may be conveyed to the City of Talent for municipal use.**
-

- Priority 7: Sale to the public, with proceeds used to cover costs associated with this Disposition Plan and expenses for maintenance and operating the units at the Gateway Pro

For trailers that are not habitable and/or are not accepted as a donation:

- Priority 1: Donation to educational institution.
Trailer(s) will be donated to an educational institution with a shop or similar program where students can gain educational benefit by renovating the trailer(s).
- Priority 2: Disposal.
A contractor will be hired to decommission and dispose of the trailer(s).

Approved:

Talent Urban Renewal Agency

Date:

Oregon Housing and Community Development

Date:

Gateway Transitional Housing Project

Agency Roles and Responsibilities

July 22, 2024

CITY of TALENT/TURA

Provide a site for the Gateway Transitional Housing Project.

Prepare Trailer Disposition Plan.

Prepare trailer conveyance documents; including application form.

Convey trailers in accordance with disposition plan and provide a deadline for conveyed trailers to be relocated.

Arrange for removal of trailers that are not occupied and that will not be conveyed to a current or past resident.

Secure appraisals of the trailers.

TURA will maintain commercial property insurance on the RVs

Determine whether to improve, repair or dispose of an inhabitable RV.

Provide direction to ACCESS on whether to re-lease trailers at turnover or leave trailers unoccupied.

Create a communication plan that includes projected project end data and identified communication content and recipients of the plan.

ACCESS

Manage trailer park.

Provide case management to assist fire survivor residents in locating new housing.

Update City concerning vacated units.

Refer residents who wish to explore trailer ownership to City.

Point of contact with residents.

Consistent with the Lease Agreement between TURA and ACCESS, responsibilities of ACCESS are as follows:

- Implementing the Gateway Transitional RV Park with the specific purpose of providing temporary shelter to Program Participants.

Note: "Program Participant is defined as "survivors of the Alameda Fire and their families."

- Providing case management services and assistance to find safe, affordable, permanent housing for Program Participants.
- Maintain full control of the RV Park.
- Collecting a reasonable program participation fee from Program Participants. Such fees shall be used to pay for ACCESS's costs and expenses in running the RV Park.
- Operate and maintain the RV park in a safe and sanitary condition, and will pay all maintenance and repair costs, including regular, scheduled preventative maintenance.
 - During project transition, ACCESS will only be responsible for maintenance and repair costs of grounds and occupied trailers. ACCESS will not be responsible for maintenance or repair costs of vacant trailers to remain unoccupied by direction of CityTURA.
- Paying all property taxes associated with the RV Park.
- Regularly inspect the RVs and if determined that any RV is not fit for habitability and promptly issue a written notice to TURA.

ACCESS has no obligation to repair or replace any RV that suffers any casualty or other damage.

If the participation fee from occupied trailers does not cover the cost of managing the park, OHCS will be responsible for providing financial support to cover these additional expenses

OHCS

Support agency for relocation of residents.

Provide eligibility criteria for conveyance of trailers in accordance with disposition plan. eligibility of residents to receive trailer.

Provide financial support to ACCESS when population falls below 45 trailers.

Provides policy and legal guidance on relocation.

Provide funding for relocation of residents and their trailers.

NONE OF THE PARTIES HAVE RESPONSIBILITY FOR THE FOLLOWING:

- Advising residents on the ramifications of accepting ownership of the RV in which they reside.
 - Tax ramifications.
 - Impact on state and federal benefits.
 - Legal assistance with the trailer conveyance process.