



**BUDGET COMMITTEE MEETING AGENDA
COMMUNITY CENTER (104 E. MAIN ST.)
May 8, 2024 – 5:30pm**

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours in advance of the meeting to the City Recorder at 541-535-1566, ext. 1012.

- 1. Call to Order/Roll Call**
- 2. Election of Chair and Vice-Chair**
- 3. Budget Officer Presentation of FY 2024-2025 Proposed Budget and Budget Message**
- 4. Questions for Staff on the FY 2024-2025 Proposed Budget**
- 5. Public Hearing on FY 2024-2025 Proposed Budget**
This is a time for the public to ask questions of committee members (or staff through committee) and/or to provide comments on the FY 2024-2025 proposed budget. Speaking time may be limited at the discretion of the Chair.
- 6. Committee Deliberation and Possible Decision**
- 7. Adjournment**



**Budget Message
Talent Urban Renewal Agency
FY 2024-2025**

Background

The Talent Urban Renewal Agency (TURA) is a separate municipal corporation responsible for administering and implementing the urban renewal plan in Talent's Urban Renewal District. Talent's Urban Renewal Agency Board is governed by the Mayor and City Council. The Executive Director serves as the Agency Manager of the Urban Renewal Agency (Agency). Talent Public Works, Community Development, Administration and Finance staff support the urban renewal program and projects through an agreement with the City of Talent.

The proposed TURA annual budget has been prepared pursuant to Oregon Local Budget Law and presents the recommendations of the budget officer based on the cooperative efforts of the City's management team.

Urban renewal agencies are different from taxing districts in that they do not have permanent rates, and they raise revenue primarily through Tax Increment Financing (TIF). When an urban renewal plan is created, the value of the property within its boundaries is locked in time or frozen. The agency then raises revenue in subsequent years from any value growth above the frozen amount. This value growth is referred to as the increment. The tax rate used to calculate taxes imposed for the Urban Renewal Plan is the consolidated tax rate for the taxing districts within the geographic boundaries of the Plan. These urban renewal taxes, referred to as "tax off the increment", are calculated as the consolidated tax rate times the value of the increment. The District no longer collects tax increment, but still has reserve funds available to implement urban renewal projects that benefit the entire City.

The purpose of the Talent Urban Renewal Agency is to administer the statutory tax increment revenues for funding of the goals and objectives of the Talent Urban Renewal Plan through designated projects within the Urban Renewal District. The Talent Urban Renewal Agency, composed of the Mayor and City Councilors, began operating under the Oregon Urban Renewal Laws and the adopted Talent Urban Renewal Plan on March 20, 1991. On March 26, 1998, the Talent Urban Renewal Agency completed its first substantial amendment, setting a debt limit of \$17,127, 276. The Urban Renewal Agency will be working on programs to carry out the goals and objectives of the Talent Urban Renewal Plan:

- 1) To diversify economic base and family wage jobs within the district.
- 2) To maintain effective, efficient, and safe traffic system for vehicular and pedestrian users.
- 3) To improve and retain existing businesses; and

4) To improve attractive visual amenities for customers and community members throughout the district.

Resources

The Agency will have an Estimated Beginning Fund Balance of \$1,500,000. It is estimated that there will be \$2,000 collected in delinquent taxes and \$40,000 in interest income. **Total Resources equal \$1,542,000.**

Requirements

The Agency contracts with the City to provide staff to administer programs and required materials and services. In addition, the Agency contracts with outside experts, including financial consultants, engineers, and attorneys. The Agency is expected to award the Talent Business Alliance \$11,000 for an employee from the Resource Assistance for Rural Environments (RARE) Program. Total Materials and Services equal \$156,500.

The Agency plans to spend \$375,000 to prepare the Gateway Site for future development and \$250,000 for the much-needed Historic Town Hall Renovation. Total Capital Outlay is \$625,000.

The Agency does not plan on repaying the \$700,000 Oregon Housing and Community Services Loan as was anticipated in the 2023-2024 fiscal year. It will begin to make minimum payments while leveraging the funds to ready to the Gateway Site project. There is a \$547,010 balloon payment due in 2031. Total loan payments equal \$25,402. Ending Fund Balance equals \$735,098. **Total Requirements equal \$1,542,000.**

Although the Talent Urban Renewal Agency is winding down towards its eventual sunset, it still has financial capacity to complete ongoing projects. This year's budget is designed to concentrate on the major projects that can be completed in the Agency's final few years.

Gary Milliman
TURA Executive Director

May 8th, 2024

**Talent Urban Renewal Agency
Proposed Budget
For the Fiscal Year 2024-25**

Actual 2021-22	Actual 2022-23	Budget 2023-24		Estimated 2023-24	Proposed Budget 2024-25
Revenues					
2,529,263	2,223,467	1,600,000	Beginning Fund Balance	1,537,230	1,500,000
16,883	6,035		Delinquent Property Tax and Interest	5,535	2,000
1,338,420	12,500	250,000	Donations/Grants/Reimbursements	240,478	-
-	10,530	-	Other Misc Income	358	-
700,000	-	-	Long Term Borrowing	-	-
9,797	50,190	30,000	Interest Income	71,241	40,000
\$ 4,594,363	\$ 2,302,723	1,880,000	Total Revenues	1,854,842	1,542,000
Materials & Services					
114,618	42,144	60,000	Administrative Services	36,603	38,000
46,413	144,673	50,000	Supplies, Insurance and Office	74,849	75,000
-	-	5,000	Travel and Training		-
6,650	-	10,000	Auditor	11,000	15,000
24,084	26,942	25,000	Legal	5,500	7,500
-	3,742	10,500	Miscellaneous and CPA	9,025	10,000
-	-	-	Materials & Services - 102 Home Street	184	-
32,889	532	20,000	Community Engagement	-	-
-	-	-	Grant - Talent Business Alliance	-	11,000
55,000	-	65,000	Grant Consultant	-	-
76,500	88,394	10,000	UR Consultant and Analyst	1,200	-
\$ 356,153	\$ 306,427	255,500	Total Materials & Services	138,362	156,500
Capital Outlay					
-	151,153	350,000	Land Acquisition	-	-
24,000	10,911	-	Grant - Malmgrem Garage	200,500	-
980	-	100,000	Grants	75,000	-
580	-	5,000	102 Home Street	-	-
1,937,076	42,202	25,000	Gateway Project	6,000	375,000
-	250,000	-	West Valley View Improvements	-	-
-	4,800	50,000	Historic Town Hall Renovation	-	250,000
54,750	-	300,000	Miscellaneous Improvement Projects	-	-
\$ 2,017,386	\$ 459,065	830,000	Total Capital Outlay	281,500	625,000
Debt Service					
-	-	-	Interest	-	6,816
-	-	-	Principal	-	18,586
-	-	721,000	Long Term Borrowing Reserve	-	-
\$ -	\$ -	721,000	Total Debt Service	-	25,402
Unallocated Funds					
-	-	73,500	Contingency		
2,220,824	1,537,230	-	Ending Fund Balance	1,434,980	735,098
\$ 2,220,824	\$ 1,537,230	73,500	Total Unallocated Funds	1,434,980	735,098
\$ 4,594,363	\$ 2,302,723	1,880,000	Total Capital Projects Resources	1,854,842	1,542,000
\$ 4,594,363	\$ 2,302,723	1,880,000	Total Capital Projects Requirements	1,854,842	1,542,000