TALENT URBAN RENEWAL AGENCY
REGULAR MEETING
TOWN HALL
MAY 17, 2017 – 6:00 PM

TURA meetings are being digitally recorded and will be available on the City website

The Talent Urban Renewal Agency of the City of Talent will meet on Wednesday, May 17th, 2017 at 6:00 PM in the Town Hall, 206 E. Main Street. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the City Recorder at 541-535-1566, ext. 1012.
TURA reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the study session and/or meeting.

REGULAR MEETING- 6:00 PM
Anyone wishing to speak on an agenda item should complete a Public Comment Form and give it to the City Recorder. Public Comment Forms are located at the entrance to the meeting place. Anyone commenting on a subject not on the agenda will be called upon during the “Citizens Heard on Non-agenda Items” section of the agenda. Comments pertaining to specific agenda items will be taken at the time the matter is discussed by the Talent Urban Renewal Agency.

1. Call to Order/Roll Call
2. Adjourn to Executive Session
Per the Board consensus an executive session will be held pursuant to ORS 192.660(2)(e) the board will conduct a closed Executive Session to discuss real estate negotiations.

3. Consent Calendar
   3.1 Approval of Minutes for May 3, 2017........................................................................PAGE 2-3
   3.2 Acknowledge receipt of the check register.................................................................PAGE 4-5

4. Gateway Project
   • Gateway Project Banner............................................................................................PAGE 6

5. Quick Response Grant...................................................................................................PAGE 7-12

6. Items from Executive Director

7. Discuss Agenda items for the June 7th Special Meeting

8. Adjournment

The City of Talent is an Equal Opportunity Provider

Note: This agenda and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) in advance of each meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.
The Talent Urban Renewal Agency of the City of Talent will meet on Wednesday, May 3rd, 2017 at 6:00 PM in the Town Hall, 206 E. Main Street. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the City Recorder at 541-535-1566, ext. 1012.

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SPECIAL MEETING- 6:00 PM

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1. Call to Order/Roll Call
   Members Present
   Chair Stricker
   Vice Chair Pederson
   Member Collins
   Member Berlant
   Member Baker
   Member Wise
   Member Harrison

   Members Absent

2. Consent Calendar
   2.1 Approval of Minutes for May 3, 2017

   Member Pederson moved to approve the Minutes for May 3, 2017. Member Collins seconded. Chair Stricker repeated the motion. Discussion: None. All Ayes. Motion passed unanimously.

3. Clean Energy Loan

   Mr. Corrigan gave a Staff report.

   The Board discussed options.

   Member Baker questioned what Staff is recommending. Mr. Corrigan answered that he is seeking direction for a line-item in the budget for Clean Energy.

   The Board gave consensus to earmark $20,000 in the TURA Budget for Clean Energy.

4. Gateway Project – Finalize Priorities

   Mr. Corrigan gave a Staff report.

   Member Wise moved to go into Executive Session to discuss real estate negotiations. Member Collins seconded. Chair Stricker repeated the motion. Discussion: None. All Ayes. Motion passed unanimously.

   The Board adjourned to Executive Session held pursuant to ORS 192.660(2)(e) to discuss real estate negotiations.

The Board adjourned to regular at 7:16 PM
The Board gave consensus to follow through with real estate actions as directed in Executive Session.

5. Items from Executive Director

6. Discuss Agenda items for the May 17th Regular Meeting

7. Adjournment

The TURA Meeting adjourned at 7:17 PM

Respectfully submitted by:

__________________________
City Recorder, Melissa Huhtala

Attest,

__________________________
Executive Director, Tom Corrigan

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TURA Accounts Payable Report

April 1 – April 30, 2017

Meeting Date: May 17, 2017

Department: Administration

Approval: Thomas J. Corrigan

Primary Staff Contact: Ryan Martin

Email: rmartin@cityoftalent.org

Secondary Contract:

Attached is the check register for April 1 – April 30, 2017 for your review. Notable expenditures for this period include:

- Check #6210 – John Southgate LLC ($1,155) – Urban Renewal Consultant Fees
- Check #6214 – Pumphouse LLC ($10,000) – Rehabilitation Grant for Pumphouse Restaurant
- Check #6216 – Thorndike, Daniel ($84) – Urban Renewal Attorney Services

If you see any items that you would like clarification on, please call or send me an email.
# TALENT URBAN RENEWAL AGENCY
## Check Register-Summary-Bank

**Vendor:** ALPHA001 To ZBINCO01  
**Pay Date:** 01-Apr-2017 To 30-Apr-2017  
**Bank:** 1 - GENERAL CHECKING ACCOUNT

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Total Computer Paid: 12,301.86  
Total Manually Paid: 0.00  
Total EFT PAP: 0.00  
Total EFT File: 0.00  
Total Paid: 12,301.86

8 Total No. Of Cheque(s) ...

**AP5090**  
Date: May 11, 2017  
Time: 5:00 pm  
Seq:  
Cheque No:  
Status: All  
Medium: M=Manual C=Computer E=EFT-PA
SEEKING ADDITIONAL PUBLIC INPUT:

Downtown Gateway Development

Talent Community Center
Wednesday, May 31st 6-8 p.m.
May 12, 2017

Ali Turiel, AICP, PMP
DLCD Quick Response Program Manager
635 Capitol St. NE, Suite 150
Salem, Oregon 97301-2540

Dear Ms. Turiel:

It is my pleasure to submit this request for a TGM Quick Response Grant for the Urban Renewal Board Talent Gateway Project, located on State Highway 99 in Downtown Talent.

We seek a Quick Response Grant to assist with two vital components of the project – a market feasibility assessment and concept design. As this letter seeks to demonstrate, we believe that the Talent Gateway project, in partnership with the TGM program, aligns closely with the TGM mission, i.e., to “support community efforts to expand transportation choices. By linking land use and transportation planning, TGM works in partnership with local governments to create vibrant, livable places where people can walk, bike, take transit or drive where they want to go.”

Background

The City of Talent – its elected officials, staff, and the broader community – has long supported the revitalization of our vintage downtown with new mixed use development served by a variety of transportation modes. We established TURA in 1991 as a long-term investment strategy to eliminate blight and deterioration and improve assessed values within the heart of our Downtown. TURA designs and builds streets, sidewalks, parks, and other infrastructure; assists in economic development; and acquires strategic sites for redevelopment as envisioned in the Comprehensive Plan. More recently, in 2006, the City funded the West Valley View Master Plan, with the core goals generated by the citizens of Talent, as follows:

- Create an accessible, multi-modal community that encourages pedestrians, bicycles, automobiles and some form of public and/or private transportation
- Encourage businesses that offer goods and services targeted for downtown residents; and encourage the development of local businesses through incentives and the creation of an association
- Improve the overall appearance and feel of the West Valley View area, while protecting and improving its natural quality

The West Valley View Plan calls for a new street system (see Map 1, attached) to allow for easier multi-modal circulation to and within Downtown Talent. The partially completed new system includes a round-about. The City’s long term plan is to acquire the properties necessary to complete the new grid.
Building on these earlier efforts, TURA has recently acquired two strategic properties that serve as the western gateway to our Downtown, within the boundaries of the West Valley View Plan study area (Map 2, attached). TURA intends to issue a development offering for the property in June, 2017, soliciting a team to create a phased, mixed use development on the property that catalyzes the revitalization of our Downtown. Our immediate next steps include the commissioning of a preliminary housing market study to provide a sense of the feasibility of new residential construction – apartments, townhouses, and possibly other product types. On May 31, 2017, we will convene the second in a series of community forums where we seek to gather public input regarding programming of the eventual redevelopment, access/circulation, open space, and key design features. With this information (preliminary housing market assessment and community input) we will then release the development offering in mid-June, with a response deadline of mid-July. We intend to make a developer selection in August, with a third community forum showcasing the selected developer in September.

By the time we hope to have the TGM Quick Response funding in place, we will have identified a preferred development program, or more likely several options for the program. We would then use the TGM funding for the following purposes:

- A refined market assessment of the program options (including office, housing in some variety of types and tenures and price ranges (including affordable/workforce), retail, restaurant, and other distinct uses such as a Maker Space)
- Two or three concept alternatives that address compatibility of the development with the historic character of the setting, pedestrian and vehicular circulation to and within the site, phasing options, open space and landscaping features, building placement and inter-relationships, and other issues that will likely arise in discussions with the developer and the community. These concept alternatives would not only guide the subsequent design development of the project; they would also serve to identify any development code amendments that the City may wish to pursue.

We seek State assistance in the funding of these activities for several reasons. First, the City has limited funds – the TURA expires in 2019, and the program will not be extended. We have already spent $1.2 million in acquiring these two sites, not to mention related expenses (environmental assessments, appraisals, and the services of John Southgate, LLC in the drafting of the development offering). Moreover, as already stated (and as documented further below), we believe that this project is highly consistent with the goals and criteria of the TGM program. Finally, it bears noting that there is a need to do the market analysis and concept design work – this type of mixed use, higher density development has never been done before in Talent. And while we have tentative developer interest in the Talent Gateway opportunity, we know that we need to assist in addressing market and design elements with public funding to help leverage the anticipated private development. Without such public funding at the front end of the project, there is a fair likelihood that the risks associated with this project will deter the attraction of a quality developer to implement our aspirational vision.
Program Eligibility: Compliance with Eligibility Factors

1: TGM Program Objectives: Projects will be considered only if the local government understands TGM Objectives and is willing to work towards project solutions consistent with them. Response: We thoroughly understand and support the TGM Program Objectives, attached hereto. To summarize:

- **Transportation Choices:** The Talent Gateway project is intended to capitalize on and support nearby transportation options, with an emphasis on embracing more modes than the traditional single-occupancy vehicle. There is nearby transit service, and (with TGM design assistance) the project will provide a dense network of pedestrian and bicycle connections within the site as well as connecting to downtown Talent and the upgraded, more pedestrian-friendly Highway 99 (on the eastern border of the site). The project will specifically increase mobility options for the under-served, particularly insofar as the project is intended to include housing serving a range of incomes.

- **Create Vibrant Neighborhoods and Lively Centers:** This objective gets to the heart of the Talent Gateway. Not only is the redevelopment of the property intended to create a vibrant, medium density, walkable mixed use development in its own right; the project is also intended to compliment the City’s efforts to promote a healthier downtown.

- **Support Economic Vitality:** This objective likewise is directly related to the project goals. The new development in Talent Gateway is intended to incorporate a strong entrepreneurial component, such as a maker space. As such it will contribute to the City’s economic health; while, again, also contributing to the economic vitality of Downtown Talent (by bringing more customers for area businesses).

- **Saving Public & Private Costs:** This project, by promoting more intensive development in the heart of the City, will take advantage of existing and planned infrastructure as opposed to necessitating extension of services on the urban fringe. The project also will serve as a strong regional example of an effective public-private partnership in an area where such examples are rare.

2: Transportation: The project must have a clear transportation relationship and benefits. Projects exclusively addressing land use are not eligible. Response: Transportation is a major driver in this effort. TURA acquired the Talent Gateway site in part to capitalize on pending improvements to Highway 99 as it passes through and near Downtown Talent. The redevelopment of the site is also tied closely to the West Valley View Plan street improvements, which include a new round-about intended to ease vehicular circulation to and within Downtown. Moreover, the community has consistently embraced the notion of a truly multi-modal approach to the redevelopment of our Downtown. We have regular transit service to Ashland and Medford (and other local destinations), and our intention is for the Talent Gateway site to be interconnected to the rest of the Downtown through a dense web of pedestrian walkways and open spaces.

3: Implementation Focus: Projects that do not involve near term (within three years) implementation and that are more general, proactive, or speculative in nature may be candidates for TGM grants, but are not eligible for QR project funding. Response: The Talent Gateway potential project is imminent. We intend to issue the development offering in June, 2017, with a construction start in 2018.
4: Local sponsor: A request for QR assistance must be sponsored by the government entity that will be responsible for approving or implementing the project. Examples of eligible sponsors include cities, counties, urban renewal agencies, transit districts, school districts, tribes and state agencies. In the case of special district requests, city or county coordination and participation are required. While the sponsor is not required to provide a cash match, each project will require significant involvement of local staff and support including providing public notice and meeting logistics. 

Response: The Talent City Council acting in its capacity as the Board of the Talent Urban Renewal Agency (TURA) has given support in approving this grant request. Key staff who will be spending a significant number of hours on the project in the next year include City Manager/TURA Executive Director Tom Corrigan and Community Development Director, Zac Moody. TURA has expended nearly 2 million on the project thus far, for land acquisition and consulting fees, with further fees anticipated.

5: Support from ODOT and DLCD: The project must have the support of ODOT and DLCD regional staff. QR staff will consult with the ODOT regional planner and the DLCD regional representative to assess level of support for the project. 

Response: We have been working closely with the DLCD staff for Jackson County on this QR request and believe that we enjoy his support. We welcome the opportunity to discuss our request with ODOT regional staff as well.

6: Property Owner Support: Projects must have the support of the property owner(s). For projects involving a private development proposal, the property owner(s) or developer must be supportive of TGM objectives and willing to participate in the process. 

Response: TURA owns the property.

Program Eligibility – Selection Factors

Factor A: Public benefit: The project would address important uses and connections within the community such as multimodal connections and circulation from a logical grouping of properties that might otherwise be developed in an uncoordinated way. A clear public benefit must be identified when the project will be limited to a single property ownership or control. 

Response: The Talent Gateway project is envisioned to serve as a very important mix of uses and multimodal connections on the west edge of Downtown Talent. By purchasing the properties, and with TGM assistance, entering into a public-private partnership that will result in catalytic redevelopment, the City is intentionally intervening to prevent what would otherwise occur – piecemeal, uncoordinated, auto-dominated, low-density development.

Factor B: Pending development proposal that is inconsistent with TGM Objectives: The local government request is in response to a development proposal that, though it may meet the letter of the law, does not address the community’s vision for efficient transportation linked to well-designed development. 

Response: This factor is not as directly relevant, except as noted above that TURA’s (and the State’s) failure to intervene in the development of this property would have almost certainly resulted in low density development that would not capitalize on nearby multi-modal transportation assets; nor would it have resulted in the sort of development that complements our Downtown (through mixed use, walkable, higher density development).

Factor C: Opposition to pending development proposal that is consistent with TGM Objectives: The local government request is in response to a development proposal consistent with TGM Objectives that is unable to proceed due to community opposition. 

Response: This factor is also irrelevant. We do not have community opposition to this effort, nor do we anticipate any
throughout the process. Indeed, the City’s and State’s intervention will build and be based on community support for the type of development envisioned by the City and its citizens.

Factor D: Opportunity for success: The project has a high likelihood of approval by the local sponsor and/or construction by the property owner. **Response:** The TGM funded activities will directly assist in making it likely that this site will be developed with a project supportive of TGM goals.

Factor E: Implementation of previous planning: The project offers the opportunity to leverage a concurrent Community Assistance effort and further a local plan that is consistent with TGM Objectives, including plans previously funded by TGM. However, a potential QR project that would largely duplicate work previously funded by TGM would not be eligible. **Response:** The Talent Gateway project is consistent with and supportive of other major City and State initiatives intended to promote multi-modal development in Downtown Talent. These other initiatives include the Talent Urban Renewal Plan; the West Valley View Plan; and ODOT’s Highway 99 project abutting the site.

**Other Factors**

In addition to the Eligibility Factors, Selection Factors, and TGM Objectives, the TGM website notes other considerations in the awarding of QR grants:

- **Outreach & Example:** The TURA Board and staff have already demonstrated a significant commitment to engaging the broader community in the Talent Gateway effort, through a series of community forums intended to provide citizens with the opportunity to provide substantial input into the project. The mix of uses, the type of residential development, the street and pedestrian network, and guiding urban design principles are all matters open to public discussion. We intend to establish a statewide model for multi-modal, mixed use development in a smaller Oregon downtown through substantial public input.
- **Regional Balance:** We are not aware of any recent TGM QR projects funded in Southern Oregon.
- **State Benefit:** As already noted, the Talent Gateway project will contribute to the success of the imminent Highway 99 upgrade.

**Closing**

I would welcome the opportunity to discuss this matter further. I can be reached at (541) 535-1566.

Respectfully Submitted,

Tom Corrigan, Executive Director
Talent Urban Renewal Agency
TGM Objectives

The TGM Program works in partnership with local governments and other stakeholders to accomplish the following goals and objectives:

1. **Provide transportation choices** to support communities with the balanced and interconnected transportation networks necessary for mobility, equity, and economic growth.
   1.1 A balanced, interconnected, and safe transportation system that provides a variety of transportation options and supports land uses.
   1.2 Appropriately sited, designed, and managed local, regional, and state transportation facilities and services that support the movement of goods and provide for services.
   1.3 Mobility choices for underserved communities and those with limited options.
   1.4 Safe and convenient walking, biking, and public transportation opportunities to support a healthy, active lifestyle.

2. **Create communities** composed of vibrant neighborhoods and lively centers linked by convenient transportation.
   2.1 Livable towns and cities with a mix of housing types, work places, shops, schools, and parks for people of all ages, incomes and abilities.
   2.2 Well-located activity centers, including schools and other government services, which are accessible to pedestrians, bicyclists, and transit users.
   2.3 A safe and appealing physical environment supportive of the social, cultural, and health needs of all the community residents.

3. **Support economic vitality** by planning for land uses and the movement of people and goods.
   3.1 Thriving existing neighborhoods and centers and well-planned new growth that accommodate existing and future residents, businesses, and services.
   3.2 Well-located and accessible industrial and employment centers.

4. **Save public and private costs** with compact land uses and well-connected transportation patterns.
   4.1 Urban growth accommodated within existing communities, thus minimizing, delaying, or providing an alternative to an urban growth boundary expansion.
   4.2 Future transportation needs accommodated within the existing or improved system, thus minimizing, delaying, or providing an alternative to constructing additional major infrastructure projects.