



**Talent Economic Development Commission  
REGULAR MEETING AGENDA  
Town Hall  
October 10, 2019 — 6:30 p.m.**

**REGULAR MEETING — 6:30 p.m.**

- 1. Call to Order/Roll Call**
- 2. Approval of Minutes**
- 3. Regular Agenda**
  - 3.1 Business Surveys Analysis ..... 5-6**
  - 3.2 Plan for November Council Presentation ..... N/A**
- 4. Discuss Agenda Items for the Next Meeting**
- 5. 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](http://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.*



**Economic Development Commission**  
Talent, Oregon Town Hall  
**September 12, 2019 – 6:30 PM**

**MEETING MINUTES**

**1. Call to Order and Roll Call**

- a. Meeting called to order at 6:31 pm
- b. Roll Call:

Members Present:	Members Absent:
Commissioner Buono Commissioner Chavez Commissioner Gioia Commissioner Chair Wilcoxson	Commissioner Hauser Commissioner Locke Commissioner Mallory
Also Present:	
Mr. Kurt Sexton Ms. Stephanie Dolan	

**2. Call to Order and Roll Call**

**3. Approval of Minutes**

Motion to approve minutes by Commissioner Buono, seconded by Commissioner Chavez. All approved minutes.

**4. Regular Agenda**

**3.1 Business Survey Update**

An announcement was placed in the local publication, The Flash, about the EDC’s efforts to survey businesses about their experience in Talent. Commissioner Wilcoxson stated that no emails came in. Buono and Dolan will prepare a script that we are to use and send to the group.

**3.2 Talent Business Direct Engagement Plan**

Commissioner Wilcoxson thanked Commissioner Chavez for her efforts in summarizing the plan prepared by the City. Members discussed how the businesses could be divvied up amongst commissioners. Commissioner Buono suggested it should take no more than 10 minutes per phone call and that Google Docs/Spreadsheet could be used by all. Commissioner Wilcoxson reminded us the form accessible to the commissioners is an online fillable form and offered to create the Google Doc/Spreadsheet for our use.

Councilwoman Dolan suggested a “Notes” column so as to prevent repeat calls to business owners. Commissioner Wilcoxson will make the necessary changes to the existing documents. Commissioner Chavez suggested a table at the upcoming Harvest Festival to survey business owners in attendance. Commissioner Buono suggested the target date for the completion of surveys by next meeting

### **3.3 EDC Recommendations to City Council**

A discussion about when to approach the City with our recommendations. Council woman Dolan stated that no recommendations can be made without data to back up our findings. Buono commented that by next meeting date we should have data from the surveys and that we could also use the data from our very first survey. Wilcoxson brought up City of Talent website recommendations and that we wish to be involved in that process. Further discussion suggested getting on the November 20<sup>th</sup> agenda and how to go about preparing for that date. We may have to move our November meeting date up in order to prepare for the presentation. The Commissioners will vote on this at the October meeting. Commissioners Wilcoxson and Buono will do the presentation before City Council.

### **3.4 Other Business**

- A revisit of the goals we created at a previous meeting and update on how we have progressed.
- At this time there has been no progress made on updating/revamping the City’s website. Short discussion on the “branding” of the city of Talent.
- Discussed Phoenix and how they have approached this. The idea of a mixer was also brought up, another item we have discussed at previous meetings.
- The EDC would like to establish contact and network with the Talent Business Alliance

### **5. Agenda Items for next meeting on Thursday, October 12, 2019 at 6:30 pm**

1. Results of our contact and survey of Talent businesses
2. Discuss if we are ready to present to Council our recommendations in November
3. Vote on our November meeting date
4. Send any items we wish to have on the next agenda to Wilcoxson

Meeting adjourned at 7:26 pm

Respectfully submitted by:

Lisa Gioia, Secretary

Attest:

\_\_\_\_\_  
(name), Chair

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*Note: These minutes and the entire agenda packet, including staff report and referenced documents, are posted*

*on the City of Talent website ([www.cityoftalent.org](http://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.*

Name of business	Antczak Motors- Owner Sebastian Antczak	Ben the Builder- Ben Treiger	Bradshaw Physical Therapy	Flywheel Bicycle Solutions, LLC	Crown Market- Emrik Bagri	Crown Market- Emrik Bagri	Dawsons Home Specialties- South Valley Pool and Spa	Debi Rappaport LMT	Glenn Freese String Instrument	Butterfly house preschool and kindergarten	Economy landscape and Maintenance	Best Friends Animal Hospital	Chai Kitchen
Type of business	Automotive dealership- online, home based	Builder/ Refinisher	Physical Therapy	Bicycle Shop	Store- Convenience		Pool and Supply store	Massage Therapy/ Acupressure	String instrument repair	school	Landscaping	Vet	Food Processor and sells online
Business location	291 Autumn Ridge Dr Talent		223 Wintersage Cir Talent	550 South Pacific Hwy	2 Locations in Talent		401 S. Pacific Hwy Talent	Talent	Home. City of Talent. Residential. Frost Lane	Talent	Talent	107 N. Pacific Hwy Talent	Rent-a kitchen in Talent
Why did you choose Talent for your business?	Ashland wouldn't allow the business, so they came here.	I live here.	Moved here.	Too many bike shops in Ashland	Opportunity came and you saw the need		Lived in Talent, central location	Live here	Lives here. Big factor in buying house here	The school was already here and they quit it a year ago	Live here	Where it was previously at.	Live here
When did you open your business?	2005		November 19, 2018 in Talent since 2003 in Ashland		2014		May-17	2008	2012 in Talent, been in business outside of Talent since 2005	2018	2002	Aug 2019 Only a month in.	Jul-17
What, if any, challenges did you face when starting your business in Talent?	"None, Talent has been awesome"	Permitting	None	Dealing with sign ordinances; moved to new location; parking rules; zoning for food truck on site; approval for liquor license	None		Permitting process was lengthy, frustrating to be dictated to in regard to standards that needed to be met that was onerous through codes and restrictions. It would be intimidating for a newcomer.	Renting a room from business	Found City was cooperative; zoning laws made it easy; my business complies with restrictions put in place for a home-operated business. Forms filled, approved	We thought there would be more demand for early child care but are finding otherwise.	None	No	Gathering and operating capital
What, if any, challenges does your Talent business face now?	None as far as the city is concerned.	Still permits.	None	Nothing with City currently; internet sales is problem and China Trade war	Yes- Transition from two lanes from single lane on 99. Ban on foam containers only paper which is more expensive.		Working on signage side walk improvement phase, working on. Was told to fix, and then go through the plan. Lot of restrictions on signage but most of the signs on 99 were grandfathered in and now they are not in compliance with code They need to go through the internal process of budgeting time and approve.	No problems	No, don't think so. Perfect place. Couldn't do better	Demand for preschool. Assess the demographic.	None	No	promotion/marketing
How did you determine which City requirements applied to you? (Ex: permits, planning)	Went in to Talent. The only stipulation was that they required one space off city streets for parking a vehicle.		We went into City Hall - similar to Ashlands.	City Planner at the time said needed sign permit and business license permit. For a novice business owner, website is clear enough to be confusing	All cities are kind of the same in to city hall, they were nice there		Zach was fine to work with, inspectors come out from county. Billing counter at City hall is not to ADA counterparts.	Home business on Talent website	Internet search for Codes, Zoning restrictions, etc. Seemed to fit for my business; did all this before setting up. Looked up codes on my own	Called city of Talent and talked to Zach and Jeff	Too long ago to remember	n/a	Online and in person
Was it easy to find information on those requirements?	5		5	2	1		1	5	1	1	5	4	
How long did it take to complete the City's requirements?	Quickly		It took longer than normal because the builder errors. Delayed by 2-3 months due to a non compliant ADA wheel chair ramp	The one issue that went fast was when changing zoning for food and/or liquor would be long, but only took a few weeks	not out of the ordinary		He doesn't think the permitting process was slow.	Was prepared,	No, just realized my limitations. Sign Code was the most worrisome. I didn't need a sign but would have had to follow restrictions. It was no issue for me.	The business was already in existence so it kind of curtailed on time	Don't remember		business license was short wait time
How would you characterize the process of working with the City to open your business?	Good		Good	For last fifteen years have had very little interaction with the City. Feel like started two different businesses; was small then. New location (2012), which is bigger and offer more things, more fees involved. Parking lot for new location required more fees and jumping through hoops. Removing trash cage to add one parking spot, City Planner w	Good		Fair experience	Good experience	Fairly easy. City staff friendly and easy to work with.	Good	Fine		Fine- no store front, was easy
On the scale below, indicate how you feel about the City fees associated with opening your business?	1		1	8	1		6	1	1	1	2	5	2
What can the City do to help "new" Talent businesses thrive?	No comment-He says he isn't on top of those kinds of things.		No comment	City Planning department needs to be more available to walk people through what is required; always too busy, be sensitive to need to charge fees, businesses are "not made of money" and City needs to understand that these need to be reasonable. This may keep businesses from expanding or even coming to Talent. This comes from talking with other potential businesses	No comment		More cost effective way to deal with business license from previous to current	Fix the parking issue down town. 115 Lapree/gibson 2 story house with businesses below are vacant and was a bad idea. Don't make buildings without adequate parking.	Businesses are all different. Small business; home operated. I fell in guideline. Handout/leaflet to identify each of the categories. I.E., owner operated v other	no comment			Directory online, promote local businesses
What can the City do to help "existing" Talent businesses thrive?	No comment		No comment	No comment	No comment		No comment	More parking.	No. Satisfied with how I am operating now. Rules are easy to follow; can't think of anything I need help with.	Harvest festival was coming up it would be been nice for someone from the city to ask business owners if they wanted to be sponsors. The online flyer only says 10-4 more detail would be nice.	no comment	Directory, major industries	same as above, highlight.
What can the City do to help "your" business? (Ex: resources, support)	No comment		Nothing.	This survey and questions is very helpful	No comment		Wish we can do a re occurring theme buying locally competition with the internet.	See comments.	See above	Referral service for businesses at the city of Talent for incoming families.	Business directory	touristy things to create foot traffic, things like Harvest festival is nice.	buy local.
How frequently do you interact with the City on business matters?	Rarely		Rarely	Rarely	Rarely		Rarely	Rarely	Once per month to pay utilities and interact with City staff then	Rarely	Rarely	Rarely	Rarely
Please describe those interactions with the City.	-		No comment	Good	Good		pleasant	See above	See above	n/a	Pleasant	Very little.	Fine
What are a few things you would do to improve Talent's business climate?	No comment		No comment	No comment	No comment		Buy local campaign/involve local business people	Have not really heard from other home-based business owners that have any issues at this time	Supporting and promoting local	no comment			Buy local, and directory online, facebook page City of Talent
Do you have plans to scale your business in Talent?	No		No	Maybe	They have two stores one at each end.		No	No	No	They will now be year round open during school vacations.	Plan to stay the same	Just acquired patients from previous owner, scale out of town.	No
Did you receive resources/support from regional organizations, like SCORE, SBOC, or SBA, when you started your business?	No		No	Nope	No		No	No.	On my own.	No	No	No	No

<p>Anything else to add?</p>	<p>He said, good luck with the surveys. He said he had no complaints at all.</p>	<p>This owner was reluctant to do the survey and said in fact I don't like them but he did say, "My business is building, which require permits and they are reviewed by the county and not the city. Remodels are the bulk of my work, permit approvals go through Jackson county and I understand as there isn't the volume to do plan review and permitting here, but in Ashland and Medford you can walk in and out with a permit in a day. Here it is lengthy since Talent uses Jackson County as a sub contractor to do them."</p>	<p>We were established in Ashland in 2003 and came in successful and established as our patients followed us. The problem we had was the Builder was not listening to the city inspector re the ADA req's and the move was delayed by months because he was not used to ADA compliant buildings. The Builder was Talent based and has built homes here but, apparently was a problem with the railing as he made it decorative instead of ADA compliant.</p>	<p>Other things that would help would be getting funds that the City has available and tell existing businesses about these resources. Only heard about it from someone else. Get the word out about what resources is available.</p>	<p>If they see more demand then they are open to growth. This business owner expressed all positive interactions with the City of Talent.</p>	<p>He had two businesses and spoke to both, wasn't sure if you needed another one of these so it correlates with the number of shown as surveyed on the Google doc contact list.</p>	<p>"Not a mom and pop friendly feel here. It feels like the city wants to become like Ashland and the 20k expense in sewer services was very high instead of individual property owners paying for directing that water in the ground, he wishes there was a municipality for it as it loads a big expense. The city will put it off on Rogue valley storm sewer and say, don't be mad at us, be mad at them, but Talent had to sign off on that at some point, so they are not innocent bystanders in this".</p>	<p>Parking is an issue. Talent can be a friendlier place if the city was more communicative in regards to community events, there wasn't a lot of that for the Harvest festival, emails to business owners would have been nice. The ball seems to be dropping often with city communications. Why do they rent by the hour instead of a daily rent at the community center 20/hr. They finally did do a daily price for her. She contacted the City manager to discuss ways to market the community center and asked to take her to lunch and was told to send her an email. When they rented the community center they could not lock the main entrance doors but were only able to lock their room and a homeless person went in and pooped in and on the floors of the bathroom. She heard of another person who asked to rent it and was told it can't be done because that person "wasn't in that day". This was a 20 minute phone call, she wishes to stay anonymous, though she says people will probably know who she is as she goes to some council meetings and "is quoted 9 times in the paper".</p>	<p>Can't think of anything for me. Know commercial business buildings are having some issues, but they don't apply to me.</p>	<p>18 minute phone call. Great business in town who just expanded their hours to accommodate more children. They are happy and love Talent, but wish Talent was more communicative and wishes there was a business owners informational letter sent out quarterly or something so she can be aware in advance of events.</p>	<p>No</p>	<p>Tyler states: "Trails through the city, public art features to bring in, murals on buildings would be a great way to bring people in". (They tried to move here 2 years ago and finally got in) "As long as the City does community outreach things I would be more than happy to contribute and pay into (fees) it because community outreach is so important."</p>	<p>N/A</p>
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