



This meeting will be held electronically via Zoom. There are two ways to join the meeting:

- 1. You can join the meeting with your computer or smartphone using the following link
https://us02web.zoom.us/j/87285323294?pwd=L3JBUGY1OTICTUgwR0c0RHYYZDRxZz09
2. You can join the meeting by landline phone or mobile phone by dialing +1 (669) 900-6833 and using the following information:

Meeting ID: 872-8532-3294 | Password: 950270

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 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. Executive Session

The Board will meet 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

4. Speakers Heard on Non-Agenda Items

Limited to 5 minutes or less per Board discretion

5. Consent Calendar

5.1 Financial Packet for January 202303

6. Items from Executive Director

6.1 Resolution 2023-XX Appointing Budget Officer for Fiscal Year 2023-202406

6.2 Update on Gateway Transitional Housing Program07

6.3 Discussion on Gateway Site Permanent Development Approach08

7. ~~Items from Chair or Board members~~

7.1 Appointment of Board Chair and Vice Chair09

8. Written Communications

9. Adjournment

Upcoming Urban Renewal Regular Meetings

- April 11th, 2023
- May 9th, 2023
- June 13th, 2023

For complete meeting information, visit www.talenturbanrenewal.com/agenda-minutes

**Talent Urban Renewal Agency
Budget to Actual Report
As of January 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	4,934	15,000	(10,066)
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	16,250	-	16,250
-	-	-	700,000	Long Term Borrowing	-	-	-
-	-	18,343	9,797	Interest Income	25,654	9,500	16,154
\$ 498,173	\$ 40,902	\$ 2,788,837	\$ 4,594,363	Grand Total Revenues	2,282,805	2,474,500	(191,695)
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	24,674	150,000	125,326
8,300	4,298	9,209	46,413	Supplies, Insurance and Office	88,081	12,500	(75,581)
-	-	-	-	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	23,184	25,000	1,817
10,235	1,861	1,875	-	Miscellaneous and CPA	3,567	10,500	6,933
-	-	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	70,044	25,000	(45,044)
-	-	-	-	Miscellaneous City Administrative	-	-	-
\$ 158,679	\$ 118,163	\$ 143,624	\$ 356,153	Total Materials & Services	210,081	323,000	112,919
				Capital Outlay			
-	-	-	-	Land Acquisition	171,153	500,000	328,847
-	-	-	24,000	Grant Programs	8,912	100,000	91,088
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	4,252	100,000	95,748
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	-	-	-
465	-	-	-	Native Plant Pollinator Garden	-	-	-
\$ 325,870	\$ 35,288	\$ 112,950	\$ 2,017,386	Total Capital Outlay	434,316	1,025,000	590,684
				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	1,638,407	-	(1,638,407)
\$ 13,623	\$ (112,549)	\$ 2,529,263	\$ 2,220,824	Total Unallocated Funds	1,638,407	426,500	(1,211,907)
\$ 498,172	\$ 40,902	\$ 2,788,837	\$ 4,594,363	Total Capital Projects Revenues	2,282,805	2,474,500	191,695
\$ 498,172	\$ 40,902	\$ 2,785,837	\$ 4,594,363	Total Capital Projects Expenditures	2,282,805	2,474,500	191,695

Talent Urban Renewal Agency

Cash, Investments and Loan Recap - January 2023

Cash and Investments

	Balance	Interest Rate
Umpqua Bank Checking Account	\$14,183.49	0.01%
Local Government Investment Pool	\$1,624,223.81	3.37%
Total Cash and Investments	\$1,638,407.30	

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 - January 2023

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

\$14,183.49

ACH	1/3/2023				\$4,237.35		\$224,112.60
Deposit	1/3/2023	LGIP Transfer	transfer			\$25,000.00	\$249,112.60
ACH	1/3/2023	WIX	3005210	Website	\$12.00		\$249,100.60
Deposit	1/4/2023	LGIP Transfer	transfer			\$35,000.00	\$284,100.60
145	1/5/2023	Elaine Howard Consulting	3005260	TURA Consultant	\$6,695.00		\$277,405.60
146	1/5/2023	City of Talent	Various	West Valley View and Misc	\$252,634.18		\$24,771.42
147	1/5/2023	City of Talent	3005210	Water - Gateway	\$421.60		\$24,349.82
148	1/5/2023	City of Talent	3005200	Administration Services	\$8,177.11		\$16,172.71
ACH	1/17/2023	WIX	3005210	Website	\$22.00		\$16,150.71
ACH	1/18/2023	Zoom	3005210	Zoom	\$69.98		\$16,080.73
Deposit	1/25/2023	LGIP Transfer	transfer			\$25,000.00	\$41,080.73
149	1/26/2023	Candace Younghans	3005210	Gateway Trailers	\$5,150.00		\$35,930.73
150	1/26/2023	Clearview HOA	4005410	Tree Grant	\$3,500.00		\$32,430.73
151	1/26/2023	Shulamit Hoffman	4005410	Tree Grant	\$1,000.00		\$31,430.73
152	1/26/2023	Rogue Valley Sewer	3005210	Utilities - Gateway	\$1,133.74		\$30,296.99
153	1/26/2023	Bateman Seidel	3005250	Legal Services	\$414.00		\$29,882.99
154	1/26/2023	Elaine Howard Consulting	3005260	TURA Consultant	\$15,700.00		\$14,182.99
	1/31/2023	Umpqua Bank	1004310	Interest Revenue		\$0.50	\$14,183.49
							\$14,183.49
Totals							\$14,183.49

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF TALENT APPOINTING EXECUTIVE DIRECTOR AS THE BUDGET OFFICER FOR FISCAL YEAR 2023-2024

RESOLUTION NO. 23-1

WHEREAS, Article II, Section 4(c) of the Urban Renewal Agency of the City of Talent bylaws state that the Executive Director shall serve as the budget officer of the Agency;

Now, Therefore, be it Resolved by and through the Urban Renewal Agency of the City of Talent Meeting, the Agency’s Board of Directors hereby appoints the Executive Director as the Budget Officer for Fiscal Year 2023-2024.

The above resolution statement was approved and declared adopted on this 14th day of March, 2023, by the following vote:

Ayes: _____ Nays: _____ Absent: _____ Abstain: _____

Signed by me in authentication of its adoption and passage by the Urban Renewal Agency of the City of Talent this ____ day of May, 2021, to take effect immediately.

Darby Ayers-Flood, Chair

ATTEST:

Jordan Rooklyn, Executive Director



AGENDA REPORT

Meeting Date: March 15, 2023
Staff Recommendation: -

Primary Staff Contact: Jordan Rooklyn
Estimated Time: 10 minutes

ISSUE BEFORE THE BOARD

Update on Gateway Transitional Housing Program

BACKGROUND

Travel Trailers

As of February 22, 2023, the Urban Renewal Agency has taken on ownership of the fifty-three travel trailers at the Gateway Site. The Agency is submitting the Certificates of Origins to the Department of Motor Vehicles for registration and titling. The Agency is also preparing a preliminary draft plan for disposition of the travel trailers to submit to Oregon Housing and Community Services, per our grant agreement terms.

Program Management

ACCESS has taken over program management from Rogue Retreat. They are working with Rogue Retreat to help residents sign new lease agreements and have hired an on-site, bilingual manager who will begin this Spring. ACCESS, Rogue Retreat, Rogue Action Center, Rogue Food Unites, and the Agency held an open house on Saturday, March 11th, to meet residents and introduce them to ACCESS staff.

BOARD ACTIONS

None

POTENTIAL MOTIONS

None



AGENDA REPORT

Meeting Date: March 15, 2023
Staff Recommendation: -

Primary Staff Contact: Jordan Rooklyn
Estimated Time: 10 minutes

ISSUE BEFORE THE BOARD

Discussion on Gateway Site Permanent Development Approach

BACKGROUND

The Agency has contracted with Tom Humphrey to prepare and manage the Request-For-Proposal (RFP) for the permanent development of the Gateway Site.

To date, Tom has:

- Reviewed concept designs and community notes from pre-fire and post-fire community visioning efforts.
- Identified the key concepts of those designs, including affordable housing, expandable/flexible housing, successful mixed-use, and culturally specific community space.
- Researched developments in other communities that match one or more the key concepts identified for the Gateway Project.

Currently, Tom is reaching out to the developers who performed similar developments in other communities. Those developers include Bridge Housing, Bienstar, and Hacienda CDC.

The goal of this outreach is to identify developers who may be interested in responding to an RFP for the Gateway Site, and to receive feedback on how we could most effectively draft an RFP.

BOARD ACTIONS

None

POTENTIAL MOTIONS

None



AGENDA REPORT

Meeting Date: March 15, 2023

Primary Staff Contact: Jordan Rooklyn

Staff Recommendation: -

Estimated Time: 10 minutes

ISSUE BEFORE THE BOARD

Appointment of Board Chair and Vice Chair

BACKGROUND

The bylaws of the Urban Renewal Agency of the City of Talent states that the Chair and Vice Chair shall be elected by Agency Members during the first meeting of each calendar year. This administrative task was accidentally overlooked and was not included in the Agency's January meeting.

Board Chair

Article II, Section 2 states that the Chair shall preside at all meetings of the Agency. The Chair shall have a vote on all questions before the Agency, unless the Chair is also the Mayor as, pursuant to City Ordinance No. 15-879-O, the Mayor may not vote on any matter of the Urban Renewal Agency business unless there is a tie vote. In the case of a tie vote, the Mayor must vote to resolve the tie, and may not abstain. At each agency meeting, the Chair shall submit information and recommendations as the Chair may consider proper concerning the business, affairs, and policies of the Agency.

Board Vice Chair

Article II, Section 3 states that the Vice Chair/Secretary shall perform the duties of the Chair in the absence of the Chair. In the absence of the Executive Director, the Vice Chair/Secretary shall oversee the keeping of the official records of the Agency, attest signatures of the Agency, certify copies of Agency documents, and oversee other record-keeping responsibilities of the Executive Director.

BOARD ACTIONS

The Board can appoint a Chair and Vice Chair via motion.

POTENTIAL MOTIONS

Nomination/Appointment: I move to appoint *[Name]* as Chair and *[Name]* as Vice Chair.