



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

## **TURA REGULAR MEETING**

### **Agenda**

- at Town Hall, 206 E. Main -

**February 21<sup>st</sup>, 2024 – 6:00 p.m.**

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*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](mailto: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](http://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**
- 4. Items from Executive Director**
  - 4.1. Support Letters for Grant Applications
    - Grant Support Letter – Water System Improvements
    - Grant Support Letter – Town Hall Improvements
    - Grant Support Letter – Financing
- 5. Items from Chair or Board members**
- 6. Written Communications**
- 7. Adjournment**



# AGENDA REPORT

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**Meeting Date:** February 21, 2024  
**Staff Recommendation:** Authorize

**Primary Staff Contact:** Gary Milliman  
**Estimated Time:** 10 minutes

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## ISSUE BEFORE THE BOARD

Support Letters for Grant Applications

## BACKGROUND

Staff has prepared three applications for funding under the Congressionally Directed Spending program. The applications are due February 25, 2024. The three proposals are, in short:

1. A citywide program to replace Asbestos-Cement water pipe. \$2.0 million
2. Rehabilitation of Town Hall. Budget amount still in development as of this writing.
3. Funding through the Community Disaster Loan program to pay-off existing Water Fund debt in the amount of \$4.3 million, and secure an additional \$2.0 million line of credit for general operations support if needed. The Community Disaster Loan is a “forgivable” loan and the interest rate is typically 1.0 per cent with a term of up to 50 years. The entire amount of the City’s indebtedness is in the Water Fund. Payoff and refinancing at a lower rate would benefit ratepayers. Proceeds from the additional standby letter of credit would be used if needed over the course of the next several years until the City’s property tax base recovers and stabilizes.

Staff has prepared draft support letters for each of the proposals. Three letters of support are required for each application.

## BOARD ACTIONS

Authorize the Executive Director to execute letters of support for the three Congressionally Directed Spending requests as briefly outlined in the staff report.

## POTENTIAL MOTIONS

Motion to authorize the Executive Director to execute letters of support for the three Congressionally Directed Spending requests as briefly outlined in the staff report.

## ATTACHMENTS

Draft letters of support



URBAN  
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of the City of Talent

P.O. Box 445, Talent, OR 97540

Phone: (541) 535-1566

Fax: (541) 535-7423

urbanrenewal@cityoftalent.org

February 21, 2024

To Whom it May Concern,

The purpose of this letter is to express the support of the Talent Urban Renewal Agency for the City of Talent project to replace all of the aging Asbestos Concrete (A/C) water pipe currently serving the community.

The Talent Urban Renewal Agency was formed in 1991 and has undertaken a number of projects to improve the community infrastructure in support of economic development. These efforts were impaired by the impact of the Almeda Wildfire which swept through the community...including portions of the Urban Renewal Area...in 2020.

The Almeda fire demonstrated the vulnerability of our water delivery infrastructure system, about 30 per cent of which consists of AC pipe that is over 50 years old. The City is now experiencing a significant number of A/C water line breaks, which is an indication of an unreliable system that could fail under the pressure of a major demand event, such as a conflagration or wildfire.

We understand that the City is seeking funding from the Congressionally Directed Spending program to fund these water system improvements and the Talent Urban Renewal Agency supports this proposal.

Sincerely,

Gary Milliman  
Executive Director  
Talent Urban Renewal Agency

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

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February 21, 2024

To Whom it May Concern,

The purpose of this letter is to express the support of the Talent Urban Renewal Agency for the City of Talent request for funding through the Community Initiated Project Appropriations Request for the Talent Town Hall Rehabilitation project.

The Talent Urban Renewal Agency was formed in 1991 and has undertaken a number of projects in support of economic development and improving community facilities. These efforts were impaired by the impact of the Almeda Wildfire which swept through the community...including portions of the Urban Renewal Area...in 2020.

The historic Talent Town Hall, which was constructed in 1899 is in need of rehabilitation. Town Hall is the most prominent building located in the downtown Urban Renewal Area. The original location of the City Hall, Town Hall is currently used for a variety of community purposes including local government and community planning meetings, a food pantry serving low-income residents operated by a local non-profit group, and as the operations office for the Talent Business Alliance, a nonprofit providing business assistance to small businesses. A recent structural review of the building raised concerns about its structural integrity, and the building is no longer occupied during periods of high wind or heavy snow.

The proposed project will restore the luster to this beautiful building and make it more functionally flexible and reliable for decades ahead. The Talent Urban Renewal Agency supports this proposal.

Sincerely,

Gary Milliman  
Executive Director  
Talent Urban Renewal Agency

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To Whom it May Concern,

The purpose of this letter is to express the support of the Talent Urban Renewal Agency for the City of Talent request for funding through the Community Initiated Project Appropriations Request for debt consolidation and interim general operations support funding as the community continues to recover from the 2020 Almeda Wildfire.

The Talent Urban Renewal Agency was formed in 1991 and has undertaken a number of projects to improve the community infrastructure in support of economic development. These efforts were impaired by the impact of the Almeda Wildfire which swept through the community...including portions of the Urban Renewal Area...in 2020.

The City itself has been required to reallocate funding from needed capital improvements to fund the continuation of general operations during this early recovery period due to the loss of tax base. While reconstruction is well underway, the City anticipates that it will take another 2-3 years for the tax base to fully recover, and that supplemental funding to support general operations may be needed during this period.

We understand that the City is seeking funding from the Community Initiated Project Appropriations Request program to fund debt consolidation and provide access to funding to support general operations as needed through the Community Disaster Loan Program, which is a forgivable loan program. The Talent Urban Renewal Agency supports this proposal.

Sincerely,

Gary Milliman  
Executive Director  
Talent Urban Renewal Agency

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