



**REGULAR MEETING AGENDA
TOWN HALL
November 18, 2020 – 5:00pm**

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 and password:**

Meeting ID: **884 3879 8392** | Password: **050883**

- 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: **884 3879 8392** | Password: **050883**

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearingimpaired 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. Study Sessions, Regular and Special TURA meetings are being digitally recorded and will be available on the City website.

Anyone wishing to speak on an agenda item will be given an opportunity to speak once the chair calls for speaks. 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 "Speakers 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 Board.

1. Call to Order/Roll Call

2. Speakers Heard on Non-Agenda Items

Limited to 5 minutes or less per Board discretion

3. Consent Agenda

The consent agenda consists of items of a repeating or routine nature considered under a single action. Any Board member may have an item on the consent agenda removed and considered separately on request.

3.1. Approval of October 21st and November 4th, 2020 Meeting Minutes 3 - 6

4. Regular Agenda

Speakers will be provided the opportunity to offer comments on action items after staff members have given their report and, if there is an applicant, after the applicant has had the opportunity to speak. Action items are expected to result in motions, resolutions, orders, or ordinances.

4.1. Gateway Site, Temporary Shelter, Pathways and Progress Presentation 7

5. Items from Executive Director

6. Items from Chair or Agency Members

7. Adjournment



**REGULAR MEETING MINUTES
TOWN HALL
October 21, 2020 — 5:00 p.m.**

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website.

1. Call to Order/Roll Call at 5:02 p.m.

Members Present:	Members Absent:
Chair Ayers-Flood Member Dolan Member Ponomareff Member Clark Member Harrison Member Berlant Member Land joined at 5:10pm	
Also Present:	
Jon Legarza, Executive Director	

2. Speakers Heard on Non-Agenda Items

None.

3. Consent Agenda

3.1 Approval of September 16th and October 7th, 2020 Meeting Minutes

Motion: Member Ponomareff moves to approve the consent agenda. Dolan Seconded.

Discussion: None.

Vote: All ayes; motion carries.

4. Regular Agenda

4.1 Gateway Site, Temporary Shelter, Pathways and Progress Presentation

Staff Report – Executive Director

Legarza provided a brief update regarding the proposed 53 units on the Gateway Site. Legarza discussed a possible SDC deferral for the property due to the Alameda Fire. Legarza also stated that Rogue Valley Sewer was interested in repairing a sewer line and a proposed easement on the Gateway Site. Legarza stated staff will continue to work with Rogue Valley Sewer. Legarza stated that staff is recommending land surveying and geotechnical work for the site. The professional surveying will provide a new boundary map of the site. Legarza also stated that the surveyor will provide topographical mapping of the site. Legarza stated that the site might have expansive soils, which could have implications on construction costs. Legarza stated that staff is requesting approval for geotechnical work to move forward on the site. Legarza updated the Board on his meeting with the City of Talent. Legarza stated that the Executive Order 2020-01 Addressing Temporary Emergency Accommodations is written to expire September 2021. Legarza stated that the Agency has retained a land use attorney, per the City's suggestion, on developing potential pathways forward for temporary housing project.

Nancy Buono | Talent, Oregon Resident

Nancy Buono thanked the Agency for its efforts. Buono then discussed the purpose of the Agency. Buono commented on the proposed temporary housing project on the Gateway Site. Buono discussed how it might be difficult to move temporary inhabitants off the Gateway Site. Buono also discussed the purpose and role of the Agency moving forward in providing financial support to the City. Buono also mentioned alternative pathways forward for the Gateway Site, including a request for proposals or selling the site.

Sandra Spelliscy | City of Talent, City Manager

Spelliscy stated that she wanted to follow up from her meeting with the Executive Director the previous week. Spelliscy stated that she requested that Legarza submit a narrative report to the City. Spelliscy stated that she assumed that the Agency was looking at the temporary shelter Executive Order to move forward the Site, as it was unclear in the narrative report. Spelliscy stated that she did not feel the project presented by the narrative did not fit into the scope of the Executive Order or the ORS. Spelliscy stated that she is not aware of any legal avenue to move forward with the project other than the regular land use application process.

Discussion:

- None

Motion: Member Dolan moves approve staff to continue with due-diligence with the Gateway temporary shelter site reflecting the newly presented conceptual plan tonight, and approve staff to approve contracts for surveying and geotechnical work to be completed on the Gateway Site.

Clark seconded

Discussion: None.

Vote: All ayes; motion carries.

5. Items from Executive Director

Legarza updated the Board with the receipt of additional soft cost proposals, possible funding opportunities, and working with the State and a land use attorney.

6. Items from Chair or Agency Members

Member Dolan inquired about the term of temporary housing on the Site. Legarza responded that the land use attorney can provide insight into restrictions in term.

Chair Ayers-Flood inquired if the Agency can put the transitional plan on the Site. Legarza stated that he will come back to the Board

7. Adjournment at 5:23 PM

Respectfully submitted by:

Jon Legarza, Executive Director

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (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.



**REGULAR MEETING MINUTES
TOWN HALL
November 4, 2020 — 6:00 p.m.**

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website.

1. Call to Order/Roll Call at 6:02 p.m.

Members Present:	Members Absent:
Chair Ayers-Flood Member Dolan Member Clark Member Harrison Member Berlant	Member Ponomareff Member Land
Also Present:	
Jon Legarza, Executive Director	

2. Speakers Heard on Non-Agenda Items

None.

3. Consent Agenda

None.

4. Regular Agenda

4.1 Approval of Grant Funds from People’s Bank of Commerce for Soft Costs Associated with the Transitional Shelter Project on the Gateway Site

Staff Report – Executive Director

Legarza stated that staff was notified of success regarding funding for the Gateway Site transitional shelter project soft costs total \$38,500.

Discussion:

- Member Dolan thanked Legarza for securing the grant funding, and asked Legarza to convey the gratitude to employees.
- Chair Ayers-Flood stated that she believes the whole Board echoes the gratitude.

Motion: Member Dolan moves to approve the acceptance of grant funds in the total amount of \$38,500 provided by the employees of the People’s Bank of Commerce for Soft Costs associated with the Transitional Shelter Project on the Gateway Site. Clark seconded.

Discussion: None.

Vote: All ayes; motion carries.

4.2 Gateway Site, Transitional Shelter Project, Pathways and Progress Presentation

Staff Report – Executive Director

Legarza discussed Asante's project in Medford. Legarza then updated the Board on the topographic survey competition on the Gateway Site. Legarza also updated the Board on the boundary map and survey on the Gateway Site. Legarza provided a quick update on the transitional plan, noting the relocation of the Business Recovery site. Legarza pointed out the future parcel adjustments that could be used for permanent housing. Legarza discussed the Small Project NOFA that the state will release in the future.

Nancy Buono | Talent, Oregon Resident

Nancy stated that there is a great need for transparency for the Gateway Site, and that to her knowledge the public has not been yet consulted on the project. Buono stated items number 8 and 9 in her letter previously circulated with the Board require additional clarification. For question number eight, wanted to know how the Gateway for transitional housing fits into the scope of the Agency. Buono also wanted to address question number nine, discussing the priorities, of the City and the Agency. Buono also stated that FEMA might have more capacity than the local government in achieving the housing needs.

Discussion:

- Chair Ayers-Flood asked if Legarza had a response.
 - Legarza stated that he works at the direction of the Board on these issues.
- Member Dolan inquired if there was a possibility to recover funds or financing on the Site.
 - Legarza stated that staff can come back with partners and financing examples for the Board to consider.

Motion: Member Dolan moves to approve staff to continue completing due-diligence regarding the transitional shelter project located on the Gateway Site, and approve staff to commence soft-cost contracting work, which would be funded from grant money, once a clear permitting path on the project presents. Clark seconded

Discussion: None.

Vote: All ayes; motion carries.

5. Items from Executive Director

Legarza mentioned that the staff was preparing contracts, awaiting soils work, coordinating with a land use attorney, and identifying funding opportunities for the site.

- Chair-Ayers Flood stated that she wants to share and receive additional feedback from the community the long-term implications of this work
 - Legarza stated the agreed. Legarza stated that he could have staff present the long-range plan to the community.

6. Items from Chair or Agency Members

None.

7. Adjournment at 6:29 PM

Respectfully submitted by:

Jon Legarza, Executive Director

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AGENDA REPORT

Meeting Date: November 18th, 2020
Staff Recommendation: None

Primary Staff Contact: Jon Legarza
Estimated Time: 15 minutes

ISSUE BEFORE THE BOARD

Gateway Site, Temporary Shelter, Pathways and Progress Presentation

BACKGROUND

Staff will provide the Board Members with an update with the progress on the transitional shelter project on the Gateway Site. Staff will provide an overview to the Board on soils study completed on the Gateway Site. Staff will discuss possible funding partners for the hard costs of the transitional shelter project on the Gateway Site, which will provide and deliver long-term infrastructure on the site -- helping realize the community's vision. On November 16th, staff also received a communication from the City of Talent requesting the temporary use permit application for their review. City staff has indicated that they have discussed the legal issues with the proposal with the City Attorney.

Before the Board is a proposed motion that approves staff to continue due-diligence regarding the transitional shelter project, which includes but is not limited to identifying and collaborating with future funding partners. Additionally, in the proposed motion, is approval for Agency staff to complete and submit a temporary use permit application for the City of Talent to review.

RECOMMENDATION

None

RELATED POLICIES

None

POTENTIAL MOTIONS

"I move to approve staff to continue completing due-diligence regarding the transitional shelter project located on the Gateway Site, and I approve staff to complete and submit a TEA (Temporary Use Permit Application) to the City of Talent."

ATTACHMENTS

None

Question for tonight's TURA meeting

Nancy Buono <buononancy@gmail.com>

Wed, Nov 18, 2020 at 10:43 AM

To: Jon Legarza <jon@talenturbanrenewal.com>, talentcc@cityoftalent.org

Dear TURA Board,

I've submitted questions at your past two meetings which still remain unanswered regarding your authority to make changes to the Gateway Project, specifically to allow transitional RV housing on that site during this critical time when our city will need to support businesses, expedite the building of permanent housing for our people, and increase the City's property tax revenue after this catastrophic loss. I would appreciate a response to the questions I raised at the previous meetings, which are also attached to this email.

The City of Talent held a Virtual Town Hall meeting just last week on November 12 to update our community on wildfire recovery. In that meeting, John Vial spoke on the topic of transitional housing.

He cited that FEMA is handling transitional housing for the entire fire region and listed the locations where FEMA is looking to place transitional housing. The Gateway site nor the City of Talent was not mentioned as part of any transitional housing plan. And this was an official City of Talent meeting held last week.

The job of TURA is to develop the urban area to ensure the vitality of the area, encourage business, increase property values and be responsive to the needs of ALL the people of Talent.

The TURA bylaws are copied below.

These bylaws do not grant TURA the authority to place temporary transitional housing on the Gateway site or to alter the Gateway Project with no public hearings, process or input.

The Gateway Project is clearly posted on the TURA website and has been in process through a series of committees and commissions since at least 2016. Please state how TURA's current plan to totally amend the Gateway project is legitimate and within the scope of TURA's designated process and authority.

Please include this email in the public meeting agenda packet.

Kind regards,
Nancy Buono

401. MISSION STATEMENT

The mission of the Urban Renewal Agency is to eliminate blight and, in the process, improve the safety, quality of life and economic well being of those who live, work, own property and visit the Talent Area. Further it is the mission of the Agency to improve the area's public infrastructure, to rehabilitate and redevelop the City's Core Area in a manner which respects its historic past but recognizes the need for improved buildings, a greater mix of businesses and services and the development of people-pleasing amenities.

402. GOALS AND OBJECTIVES

To accomplish its mission the Agency will develop and implement an urban renewal program - the goals and objectives of which are:

- A. To enhance opportunities for residential, civic, cultural, and business property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will ensure the vitality of the Area;
- B. To encourage the retention, expansion and development of diversified businesses that will produce jobs for the people of Talent and Jackson County; and
- C. Increase property values so that the Area will contribute its fair share to the costs of public services provided by the City, County, Schools and other Taxing Districts.
- D. To be responsive to the needs and the concerns of all people of Talent in the details of amending and implementing this Urban Renewal Plan;
- E. To encourage the maximum amount of public involvement, citizen participation in the formation and communication with other taxing districts in the implementation of the Urban Renewal Plan.
- F. To assist property and business owners in the rehabilitation, development or redevelopment redevelopment of their buildings, property and/or leased space.
- G. To improve to City standards the Area's public streets, bicycle and pedestrian ways and utilities.
- H. To provide park facilities designed to serve the recreational needs of all age levels of Talent population;
- I. To provide streetscape improvements in areas of maximum pedestrian concentration;
- J. To provide adequate off-street parking for the convenience of people who drive to the Area;
- K. To improve the public transportation capability of the Area, including bus and rail transit.
- L. To leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources

Gateway questions

Nancy Buono <buononancy@gmail.com>

Fri, Oct 30, 2020 at 6:31 PM

To: Jon Legarza <jon@talenturbanrenewal.com>, Daria Land <dariabydesign@gmail.com>

Hi Jon,

I've been gathering data and asking questions of many. Based upon this research, many questions have arisen about the use of the Gateway for transitional housing.

Our region worked so hard to be classed as a Category 1 Disaster Zone!

I apologize if all these issues have already been addressed, feel free to tell me so. These questions are in addition to the ones I raised at the last TURA meeting.

I wish we could have discussed this, but Daria said you preferred an email.
So here we go....

1) Disaster assistance

Everyone wanted Alameda to be classified as a Category 1 Disaster to get FEMA help. Now that we have that help, do we actually think we can do it better than the experts?

2) FEMA Funding

When cities do recovery on their own they get far less funding than when they do it working with the entire region. Average is 10x less according to Chief Hanley.

a. Doing our own project could cost us future FEMA funds

b. Transitional housing is not needed for one year, it takes far longer. This is why we need to use FEMA.

3) Land Use Laws

The law championed by Pam Marsh was done so at the request of Rogue Retreat. The original law was about transitional housing for low income homeless (tents). It does not allow anyone to be charged rent. So, if this law is applied to the Gateway

a. only low income could apply - not only fire victims

b. no one could be charged rent (which is also in direct opposition to the role of TURA to generate revenue)

4) FEMA criteria for transitional housing sites

FEMA looks to using undeveloped land as a last resort for transitional housing. Their priorities are

a. renting from existing landlords

b. repairing and leasing structures which could be used for multi-family - they are looking at the SOU dorms and Elks Lodge in Medford right now

c. existing large sites with services - Valley of the Rogue State Park has 300 sites

d. lowest priority is undeveloped land. For FEMA to use it, would need to do an environmental review, cultural review and more. Takes forever.

Chief Hanley said the same. In his experience, the City would want to use an already developed parcel of land which is City owned, like a park. Not an undeveloped piece.

5) FEMA/TURA/City communication

Did TURA or the City ask FEMA "What do we need to do to get transitional housing fast? What do you need from us to get FEMA trailers?" Since we know FEMA's last option is the development of vacant land, why are we pursuing that option? Why not a developed parcel?

6) Burn Zone

FEMA says no trailers within the burn zone. Isn't the Gateway within the burn zone? Does that mean it would get no FEMA funding?

7) Services

If Gateway is developed, the services put in may only apply minimally for any future uses/development. The Gateway is 3 tax lots. Cannot build water utilities across lot lines - will need municipal agreements.

8) Population in need

There are roughly 500 FEMA families in need of transitional housing for the entire region. The Gateway could only house 53, about 10%. These would not necessarily be Talent residents, but any fire victims. How is this bringing people back? Where is it cited that bringing people back is the legal role of TURA?

9) Population TURA works for

Is providing housing for 53 families a wise investment for TURA? Do the needs of 53 families come ahead of the needs of 6500 people to have a functional city which has some income base? How do we justify putting 53 families ahead of an entire city if we let the Gateway be used at a time when the city could go bankrupt?

10) Project budget viability analysis

Where is the budget analysis for income from a Gateway build out or sale vs income from transitional housing?

11) Planned expenditures

Is TURA spending any additional funds on other expenditures such as architectural design for an RV park, etc? How much is being spent or is budgeted? How does TURA account for the use of these funds to the citizens? How will they generate income for the city?

12) Legal role of TURA

TURA's role is to provide income to the city and increase its revenue. Is emergency housing even within the legal purview of TURA? Or does it fall under the remit of the Emergency Manager?

13) Potential liability/litigation

Would making a decision which costs the city revenue leave TURA/the City open to legal action?

14) Public hearings and notice

Did TURA notice the citizens of the change of use of the Gateway and hold public hearings? The Gateway was conceived after 2 + years of a housing needs analysis, the addition of Element G Housing to the Comp Plan, and multiple public input and hearings.

Thank you for your time and consideration.

Kind regards,
Nancy Buono



November 2, 2020

Re: Response to email with Subject Line: Gateway Questions, Received 10/30/2020 from Nancy Buono

Nancy Buono,

Thank you for your email. As many of your questions regard the Board of Director's direction on the temporary transitional housing on the Gateway Site, I suggest that you bring up your questions for the Board to consider during the public comment portions of the next Urban Renewal Agency of the City of Talent meeting. The Board of Directors, as a whole, sets the direction and priorities of Agency staff. The Agency's Board of Directors meet the first Wednesday of the month at 6:00pm and the third Wednesday at 5:00pm via Zoom. If you would like to speak during the meeting, you can sign up to speak on an agenda or non-agenda item on the homepage Agency's website: talenturbanrenewal.com.

With your permission, I can also publish your email communication within the agenda packet for the Board members to review before the meeting.

I hope all is well.

Sincerely,

Jon Legarza
Executive Director