



**REGULAR MEETING MINUTES
TOWN HALL
March 1, 2022 — 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 6:00 p.m.

Members Present:	Members Absent:
Chair Ayers-Flood Vice-Chair Clark Member Paré-Miller Member Ponomareff Member Pastizzo Member Greider	Member Byers
Also Present:	
Jon Legarza, Executive Director	

2. Speakers Heard on Non-Agenda Items

None.

3. Consent Agenda

3.1 Approval of Regular and Study Session Meeting Minutes for February 1st, 2022

Motion: Member Clark moved to approve the consent agenda. The motion was seconded.

Discussion: None.

Vote: All ayes; motion carries.

4. Regular Agenda

4.1 Presentation from Oregon’s Department of Land Conservation and Development, Build Back Better, Oregon Mass Timber Industry Initiative

Staff Report – Executive Director

Legarza provided an introduction to the Oregon Mas Timber Industry Initiative and to the Department of Land Conservation and Development’s Deputy Director Kirstin Greene to the meeting.

Kirstin Greene provided an overview of the Oregon mass Timber Industry initiative and the Department of Land Conservation and Development’s ongoing work to build a stronger collaboration of members dedicated to furthering the aim of using mass timber solutions within construction across the State of Oregon.

Discussion:

- Member Clark inquired about the differences between mass timber construction and more traditional construction methods.

- The guest presenter responded that the prefabrication of the product reduces construction cost and ensures cleaner manufacturing.
- Member Pastizzo inquired about the insulation of mass timber construction products
 - The guest presenter responded that there are many different techniques currently being tested, including long-term monitoring of the different types of insulation that can be used.

4.2 Presentation from Home Share Oregon on Housing Solutions within Jackson County

Staff Report – Executive Director

Legarza provided an introduction to Ivy Marchbanks from Home Share Oregon, committed to equalizing and sharing access to vacant rooms, providing a solution to the housing crisis. After the introduction, Marchbanks provided a presentation to the Board of Directors on how Home Share Oregon works, along with its mission and aims.

Discussion:

- Chair Ayers-Flood thanked Marchbanks for her presentation.

4.3 Update from UR Consultant Team on Work Plan Status

Staff Report – Executive Director

Legarza provided an overview of the blight that resulted from the Almeda Fire. Legarza provided an overview of the work plan status and previous public outreach surrounding the workplan. Legarza introduced a newly launched survey for members to complete online. Legarza then introduced the consultant team to present to the Board of Directors. The consultant team provided a presentation on Urban Renewal and the survey responses to date.

Discussion:

- Legarza stated that the survey link was shared in TNR that just went live today
- Member Clark inquired about the financial chart on borrowing and the limited borrowing that the beginning versus later into the plan
 - The UR Consultant responded that the numbers within the chart are based on general lending considerations
- Member Ponomareff inquired about the underlying assumptions behind the UR Consultant's modelling.
 - The UR consultant explained how their team arrived at the assumptions within the model, stating that the team assumed low-to-moderate growth due to the uncertainty surrounding the Almeda Fire.
- Member Ponomareff inquired about maximum indebtedness and its implications if the UR area exceeded the amount set.
 - The UR consultant responded that they generally see the opposite happen, but that it is possible to increase the maximum indebtedness.
- Member Ponomareff inquired about affordable housing and its impact on the incremental increase within the area.
 - The UR consultant responded that there are different approaches to spurring new development, both affordable and market rate within the Talent area.
- Chair Ayers-Flood stated that she is excited about how the urban renewal could help improve the 99-coordior within Talent in an area where the City hasn't seen much progress to date on.
- Member Paré-Miller inquired about the process of notifying other taxing districts.
 - The UR consultant responded with the process surrounding outreach with the other taxing districts.
- Chair Ayers-Flood reiterated the importance of transparency throughout the entire process. Chair Ayers-Flood inquired about circulating the survey with residents in Talent.

4.4 Discussion of FY 2022-2023 Budget Timeline

Staff Report – Executive Director

Legarza provided staff report on the Agency’s previous successful projects within just the FY 2021-22. Legarza then presented the proposed budget timeline for the FY 2022-23 fiscal year.

Discussion:

- Chair Ayers-Flood inquired if we could post the schedule on the UR website.

4.5 Review Draft of the Agency’s FY 2020-2021 Audit Report

Staff Report – Executive Director

Legarza provided a quick overview of the draft 2020-21 audit report with positive findings.

Discussion:

- None.

Motion: Member Paré-Miller moves to authorize Jon Legarza and Chair Ayers-Flood to sign the audit closeout letter on behalf of the Agency for the FY 2020-21 audit. The motion was seconded.

Discussion: None.

Vote: All ayes; motion carries.

5. Executive Session

The Agency’s Board of Directors will meet in executive session pursuant to ORS 192.660(2)(e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

6. Items from Executive Director

Legarza provided an overview of ongoing agency activities, including the upcoming visioning workshops, applications to the Oregon State Parks for the Malmgren Garage, Gateway move ins with 46 RVs now occupied with families and 148 individuals housed on the Gateway, along with ongoing grant applications for OCF and other funders.

7. Items from Chair or Agency Members

Member Ponomareff inquired about the visioning of the 99-coordior. Legarza stated that he believes the contract was being held up due to a technical issue. Member Ponomareff mentioned climate-friendly areas and a possible presentation the topic.

8. Adjournment at 8:23 p.m.

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.