



**REGULAR MEETING MINUTES
TOWN HALL
May 4, 2021 — 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 6:04 p.m.

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

2. Speakers Heard on Non-Agenda Items

None

3. Consent Agenda

3.1 Approval of Meeting Minutes for April 6, 2021

Motion: Member Paré-Miller moves to approve the consent agenda. Ponomareff seconded.

Discussion: None.

Vote: All ayes; motion carries.

4. Regular Agenda

4.1 Gateway Project Bid Update and Contracting Timeline

Staff Report – Executive Director

Legarza provided an update to the Board of Directors on the ongoing progress for the Gateway transitional housing to permanent development project. Legarza discussed the invitation to bid along with presenting a timeline on the key upcoming milestones for the project.

Discussion:

- None

4.2 Review and Discussion on Future Urban Renewal Study Area

Staff Report – Executive Director

Legarza provided an update to the Board of Directors and presented some preliminary areas for the Urban Renewal Consultant to continue studying possible revenues from a future urban renewal area. Legarza also presented some key outcomes a new area could help achieve.

Discussion:

- Member Volkart inquired about the land outside the City boundaries but within the County
 - Legarza re-presented the ones outside the Agency boundaries
- Chair Ayers-Flood followed up that the City previously worked on bringing properties along the 99-corridor
- Member Clark followed up regarding a previous packet with the maps
 - Legarza stated that staff has worked with staff to refine the previous concepts
 - Member Clark inquired about the percentages of land in the area and relationship between the previous plan areas
- Member Volkart inquired about the restriction of grants to the boundary area
- Member Ponomareff inquired about the feasibility study and to what extent freezing the tax base will have on the City of Talent
- Chair Ayers-Flood inquired about the future contributions and the possibility to borrow from the future tax receipts
 - Legarza clarified how tax revenue works and how urban renewal agencies can invest to raise the tax bases within areas
- Member Clark inquired about the portion of revenue versus the size of the new areas
 - Legarza responded that it depends on the tax lots and the potential for them to improve
 - Chair Ayers-Flood added that it depends which areas are added and their current tax base
- Member Ponomareff inquired about potential revenue losses and the long-range support for areas that might not have enough long-range support
 - Chair Ayers-Flood thanked Member Ponomareff for her comment.
- Chair Ayers-Flood followed up inquiring about the next steps with the proposed motion
 - Legarza confirmed that the findings from the due diligence will return to the Board of Directors for future consideration

Motion: Member Ponomareff to authorize staff to continue to work with the Urban Renewal Consultant and conduct further due diligence on the plan areas presented tonight. Clark seconded.

Discussion: Member Ponomareff thanked staff for their work. Chair Ayers-Flood stated that the previous success of the Agency in the City points towards the effectiveness of the urban renewal agencies and their effectiveness of a toll to improve tax bases within cities.

Vote: All ayes; motion carries.

Discussion:

- Member Volkart inquired about the term of an Urban Renewal Agency District
 - Legarza responded that the funds could always be returned back to the city, and the Business Oregon funds received would fund their ongoing work
- Member Clark inquired about the pros and cons for excluding and including particular areas within the plan area
 - Chair Ayers-Flood followed up with stating a historical perspective would help

4.3 Talent Maker City, Steps Forward, Gateway Mural Program

Staff Report – Executive Director

Legarza presented the ongoing work that the Agency was conducting on the Gateway Mural Art program in coordination with the Phoenix – Talent School District and the Talent Public Arts Committee. Legarza stated that the motion before Board tonight would direct staff to conduct further due-diligence with Talent Maker City for a partnership on the project to lead a community-driven mural painting event.

Discussion:

- Chair Ayers-Flood thanked Member Paré-Miller for her commitment to the project.

Motion: Member Clark moves to direct staff to finalize a scope of work and contract with Talent Maker City for their participation in the community-led Gateway mural program to be approved by the Board of Directors at a later date. Paré-Miller seconded.

Discussion: None.

Vote: All ayes; motion carries.

4.4 Resolution 21-3, Adopting a Contingency Budget Transfer for FY 20-21

Staff Report – Executive Director

Legarza stated that this budget transfer is necessary for the following agenda item.

Discussion:

- None

Motion: Member Byers move to approve Resolution 21-3, Authorizing Budget Transfer for Fiscal Year 2020-2021. Paré-Miller seconded.

Discussion: None.

Vote: All ayes; motion carries.

4.5 Approval of Contract with Rise Up Media

Staff Report – Executive Director

Legarza stated that this contract with Rise Up Media will help pave the way to clearer communications with the Talent community on the Agency's previous success and ongoing projects.

Discussion:

- Chair Ayers-Flood stated that she is glad to see this outreach proposal in front of the Board to clarify the Urban Renewal Agency's achievements

Motion: Member Clark moves approve the contract and scope of work with Chela Sanchez of Rise Up Media to conduct public outreach regarding the Urban Renewal Agency's previous and ongoing achievements for the Talent community, and move to appoint Board Member Byers to oversee the project in coordination with Agency staff. Paré-Miller seconded.

Discussion: Chair Ayers-Flood thanked Member Byers.

Vote: All ayes; motion carries.

4.6 Direct Staff to Execute an IGA with the City of Talent for use of the Community Center and Transfer of Business Oregon Grant Funds

Staff Report – Executive Director

Legarza stated that this proposed IGA was requested by the City to outline the use of the Community Center and allow the transfer of Business Oregon grant funds to the Agency.

Discussion:

- Chair Ayers-Flood inquired about the use of the community center for government activities and the relationship to other IGAs the Agency has with the City
 - Legarza stated that staff could further research the agreements the Agency has with the City of Talent.

Motion: Member Clark moves to direct Agency staff to draft and fully execute an IGA with the City of Talent for the use of the community center for Agency business, as of the date of allowed use, and transfer of Business Oregon funds for the agency use. Volkart seconded.

Discussion: None

Vote: All ayes; motion carries.

5. Items from Executive Director

Legarza provided the Board Members with an update regarding ongoing projects and activities of the Agency.

Chair Ayers-Flood inquired about the structure of the funding for the Gateway Site. Legarza stated that he continues to work at OHCS on funding for the site. Chair Ayers-Flood inquired about the Business Oregon funds coming to the City and Agency.

6. Items from Chair or Agency Members

Member Ponomareff inquired about a possible presentation on the urban renewal agencies and how they work and their potentials to improve areas. Member Clark shared some thoughts regarding possible improvements within specific areas of town.

7. Adjournment at 7:18 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.