



Proposed Urban Renewal Measure

FREQUENTLY ASKED QUESTIONS

MAY 16, 2023 BALLOT

WHAT IS URBAN RENEWAL?

Urban renewal is an economic development tool that has been used in over 100 urban renewal areas in Oregon that allows a community to focus on upgrades in an identified area. It is often used to provide infrastructure and civic facilities to support economic development. This urban renewal plan is a little different - rather than focusing solely on economic development, it also focuses on rebuilding after the Almeda Fire.

WHAT HAS URBAN RENEWAL FUNDED IN TALENT?

The City of Talent first adopted an urban renewal plan in 1991. These are some of the major projects urban renewal has funded since then:

MAIN STREET: Funded the sidewalks, curbs, gutter, planter beds, and historic lighting that you see in our core downtown.

GATEWAY: Purchased the properties known as the "Gateway Site" and performed environmental clean-up to remove an oil tank that was buried underground and clean-up the contaminated soil.

CITY HALL & COMMONS PARK: Helped fund the building of Talent's City Hall and the library park (Talent Commons).

ENTRY TO TALENT: Funded the roundabout and the Main Street extension as part of Talent's long-term plan to route traffic through our downtown core.

WHY HAS THE CITY REFERRED THIS MEASURE TO THE BALLOT?

The plan is focused rebuilding after the Almeda Fire. It names projects in four key areas that are not recovering or rebuilding as well on their own.

#1 Recover Affordable Housing

#2 Revitalize Commercial Areas

#3 Upgrade City Infrastructure

#4 Decrease our Risk of and Increase our Resiliency to a future disaster

IF PASSED, WOULD THE MEASURE INCREASE PROPERTY TAXES?

If passed, the Measure would not directly increase property taxes. However, urban renewal may result in higher assessed property values and therefore higher property taxes in the future. Urban renewal would change how the existing taxes paid on a property are divided out amongst different taxing districts like the city and county. As the value of properties in the urban renewal district increases, the additional tax revenue be used on the projects described above. If the Measure is passed by voters, every property owner in Talent would see a line item on their property tax bill for urban renewal. This would not represent a new tax, just a new way to distribute the taxes they would already pay.

More Information: www.talenturbanrenewal.com/proposedplan

This information was reviewed by the Oregon Elections Division for compliance with ORS 260.432.

Para obtener información en español, consulte www.talenturbanrenewal.com/proposedplan



Above: Bird's eye-view of Main Street, an urban renewal funded project. **Right:** A home re-purposed into offices in the commercial district with urban renewal funds.



Above: City Hall, partially funded by urban renewal. **Right:** A snapshot of a design concept for the Gateway Site development, funded by urban renewal.



IF PASSED, HOW WOULD SCHOOLS BE IMPACTED?

Schools are funded on a per-student basis from the State School Fund as determined by the Oregon Legislature. That funding formula would not be changed due to the adoption of the proposed urban renewal extension plan by the city. Schools are not directly impacted by urban renewal. The State School Fund has other resources in addition to property tax revenues.

IF PASSED, HOW WOULD EMERGENCY SERVICES BE IMPACTED?

Emergency services in Talent are supplied by the City Police Department and Jackson County Fire District #5. Both the City and the Fire District would continue to receive their current levels of property tax revenue from within the designated area, but any increases in property tax revenues from within that area would be placed in a separate account for urban renewal.

Because the rebuild from the Almeda Fire is increasing property values in the proposed area quickly, the proposed urban renewal plan would wait to go into effect until the fall of 2023. That is,

the property tax revenues will be “frozen” for the City, Fire District, and other districts at January 2023 assessed values, rather than 2022. Throughout the 20-year life of the proposed urban renewal plan, all districts would continue to receive their full property tax revenue from all properties outside of the designated area.

IF PASSED, WHAT IS THE PROCESS FOR ADOPTING THE URBAN RENEWAL PLAN?

If the Measure passes, the City Council would move forward with considering an ordinance to formally establish and adopt the urban renewal plan.

WHAT HAPPENS IF THE MEASURE DOES NOT PASS?

If the Measure does not pass, the City Council would not consider adopting the urban renewal plan. The projects named in the plan would still be a priority for the City, however. City staff will look for other funding tools, such as grants, to accomplish the projects in the plan. This may slow the timeline for getting the projects done, and/or the city may choose not to complete some projects.

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