



**REGULAR MEETING MINUTES
TOWN HALL
June 17, 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 Land Member Berlant Member Dolan Member Harrison Member Ponomareff Member Clark	
Also Present:	
Jon Legarza, Executive Director	

2. Speakers Heard on Non-Agenda Items

None.

3. Consent Agenda

3.1 Approval of March 18, 2020, April 1, 2020, April 16, 2020 (Study Session), April 16, 2020 (Regular Session), May 7, 2020, May 21, 2020 (Study Session), and May 21, 2020 (Regular Session) 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 Public Hearing, Resolution 20-6, Adopting the Fiscal Year 2020-2021 Budget

Staff Report – Executive Director

Legarza recommended the Board adopts the budget for the FY 2020-21.

Public Hearing Opened at 5:07

None.

Public Hearing Closed at 5:08

Motion: Member Ponomareff move to approve Resolution 20-6, a resolution of the Urban Renewal Agency of the City of Talent adopting the Fiscal Year 2020-2021 budget in the amount of \$2,214,300. Land Seconded.

Discussion: None.

Vote: All ayes; motion carries.

4.2 Approve Contract for Conceptual Architectural, Engineering, and Cost Estimation Services provided by Walker Macy on the Gateway Project

Staff Report – Executive Director

Legarza recommended that the Board approves the proposal from Walker Macy.

Discussion:

- Vice-Chair Dolan inquired about the timing of the proposal.
 - Legarza said the work would provide a deeper dive into the site and Title 18 proposed zoning changes.
- Member Clark inquired about the two scenarios.
 - Legarza responded that Title 18 could allow different parking and height restrictions on the project. As such, the scenarios will provide different opportunities to the Board.
- Member Ponomareff inquired if Title 18 amendments would change parking requirements on the Gateway Site.
 - Legarza confirmed that the new Title 18 regulations could change the parking requirements.
- Member Ponomareff inquired about the senior housing component of the project.
 - Legarza stated that the conceptual work would provide some flexibility to the exact products on the Site.
- Chair Ayers-Flood mentioned that she believed community involvement is important when moving forward with the project.
- Member Land stated concurred with the Chair that community involvement is important on the project.

Motion: Member Land moves to approve the contract for conceptual architectural, engineering, and cost estimation services provided by Walker Macy on the Gateway Project. Harrison seconded.

Discussion: None.

Vote: All ayes; motion carries.

4.3 Approve Contract for Environmental Abatement Services Provided by Alpine Environmental Consultants on the Gateway Project

Staff Report – Executive Director

Legarza recommended that the Board approves the proposal from Alpine Environmental.

Discussion:

- Member Clark inquired about the status and steps of the environmental work on the Site.
 - Legarza responded that he believes the environmental work is close to the finish line on the Site.

Motion: Member Harrison moves to approve the contract for Environmental Supplemental Services Provided by Alpine Environmental Consultants on the Gateway Project. Clark seconded.

Discussion: None.

Vote: All ayes; motion carries.

4.4 Review 102 Home Street Appraisal

Staff Report – Executive Director

Legarza stated that staff has received the appraisal for the 102 Home Street property with fair market value and fair market rent.

Discussion:

- Member Clark asked staff to explain why staff feels the property should be listed.
 - Legarza stated that he believes the property will have additional maintenance costs moving forward. Legarza also stated that the funds could be better invested for TURA's goals.

Motion: Member Dolan moves for staff to enter into a real estate brokerage agreement, listing the property for sale at the amount of \$155,000 for TURA property located at 102 Home Street. Harrison seconded.

Discussion: Member Ponomareff asked if fair market value is best asking price. Member Dolan also asked if the listing price should be referred to a broker. Legarza stated a no less than appraised value is fine with staff.

Member Dolan withdrew her motion. Harrison withdrew his second.

Motion: Member Dolan moves for staff to enter into a real estate brokerage agreement, listing the property for sale at the amount of a minimum of \$155,000, for TURA property located at 102 Home Street. Harrison seconded.

Discussion: None. Vote: All ayes; motion carries.

Vote: All ayes; motion carries.

5. Items from Executive Director

Jon Legarza - Executive Director

Legarza stated that he is working on the upcoming Charrette study session. He also stated he was looking at grant opportunities for the Gateway Site. He also mentioned that he will be reviewing some of the existing grant programs, and he will be working on producing some recommendations for future grant programs.

- Chair Ayers-Flood inquired about the grant opportunities and the scope of the programs
 - Legarza stated that some of the grants could apply to non-Gateway TURA projects and be focused on Urban Renewal goals.
- Member Ponomareff inquired about the upcoming charette and the length of the Charette.
 - Legarza stated that an hour would probably be enough for the Charette.
 - Member Ponomareff mentioned that the fifth Wednesday could be available for a longer Charette session.

6. Adjournment at 5:31 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.