



**REGULAR MEETING MINUTES  
TOWN HALL  
September 7, 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 6:08 p.m.**

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

**2. Speakers Heard on Non-Agenda Items**

None

**3. Consent Agenda**

**3.1 Approval of Meeting Minutes for August 3rd, 2021**

The approval of the meeting minutes for the August 3<sup>rd</sup> Regular Meeting was moved to the next Board of Directors Meeting

**4. Regular Agenda**

**4.1 Promotion Material on New Proposed Urban Renewal Plan Area and Arranging Next Steps Forward - Building Stronger Together**

Staff Report – Executive Director

Legarza provided an update on the previous activities of the Board and the progress of the facility study. Legarza discussed the possibility of future coordination with the City of Talent on the new proposed urban renewal plan.

Discussion:

- The Board and Legarza discussed the involvement of the city in the process to date in the feasibility study.
- The Chair inquired about the boundaries of the potential urban renewal plan area.
- Member Volkart inquired about the potential to add additional acreage into the urban renewal plan area.
- Member Ponomareff discussed her preferences surrounding the new urban renewal plan area and plan period.

- Chair Ayers-Flood discussed her preferences, focusing on the ability to contract in funding versus expand. Chair Ayers-Flood also discussed involving partners within the workplan creation.
- Clark stated his agreement with the previous discussion and keeping options open within the long-period. Clark also talked about the financial benefit of a new plan area
- Chair Ayers-Flood polled the Board for consensus, around 30-year plan without revenue sharing, and there was a unanimous raising of hands from the Board of Directors.
- Member Ponomareff inquired about the level of detail within the workplan.
  - Legarza stated that staff would be happy to share some workplans with the Board of Directors
- Chair Ayers-Flood inquired about working with Elaine Howard to coordinate on providing examples of workplan
- Member Ponomareff inquired about the task-force
  - Legarza provided additional context on the task-force composition and representatives from different districts / entities

**Motion:** Member Ponomareff moves to direct staff to share the completed feasibility study with the City of Talent and develop a strategic plan to adopt a new urban renewal plan and plan area. Member Paré-Miller seconded.

**Discussion:** None.

**Vote:** All ayes; motion carries.

#### **4.2 Gateway Project Temporary, Transitional Housing Lease Agreement with Rogue Retreat for the Housing of Displaced Families within the Phoenix-Talent School District**

Staff Report – Executive Director

Legarza provided an overview of the lease agreement and Rogue Retreat as a partner on the Site.

Discussion:

- Chair Ayers-Flood inquired about the partnership with Rogue Retreat and ensuring the equity and diversity is ensured within residents located to the site.
- Member Volkart inquired about FEMA qualification
  - Legarza stated that the site was targeted at non-FEMA eligible housing persons and families
- Member Ponomareff inquired about the expiration of the Lease Agreement
  - Legarza discussed how the lease is tied to the expiration to the Temporary Emergency Accommodations permit for the Gateway Site

**Motion:** Member Byers moves to authorize Jon Legarza, the Agency's Executive Director, to sign and execute the Lease Agreement with Rogue Retreat for the housing of displaced families on the Gateway Site. Clark seconded.

**Discussion:** None.

**Vote:** All ayes; motion carries.

#### **4.3 Discussion of Grant Program Targeted Distributions for the Beautification and Food Truck Grant Program**

Staff Report – Executive Director

Legarza provided an overview of the recently launched grant programs and the previous request from the Board of Directors to provide specific targets for grant program distributions.

Discussion:

- Chair Ayers-Flood inquired about the amount budgeted for the programs.
  - Legarza responded that the budget sets aside \$100,000 for grant programs.
- Member Ponomareff inquired about the food truck utility payments

- Legarza responded that the food truck utilities would be included in the grant payments. Legarza thanked Board Member Byers and Paré-Miller for their help on the programs
- Vice-Chair Clark inquired about the food truck grant program and commitment to stay on the Site.
  - Legarza responded that the questions for the grant program now include questions surrounding mobility on the website
- Member Byers discussed the development of a rubric of evaluation based on the ideal applicants for the sites.
- Member Ponomareff stated her excitement surrounding the programs and the outreach to local businesses to date.
  - Member Byers responded that she is open to promoting the grant program further
- Member Volkart inquired about the access of the site to the food truck area
  - Legarza responded that there is parking on-site for the food-truck area
- Vice-Chair Clark stated that he feels \$25,000 is sufficient for beautification grant programs. Clark inquired about the amount for food truck grants.
  - Legarza stated that \$15,000 should be sufficient.

**Motion:** Vice-Chair Clark moves to direct staff to accept grant applications for the Beautification Grant Program in an amount not to exceed \$25,000. Byers seconded.

**Discussion:** Chair Ayers-Flood inquired about the cap per application. Legarza stated that the program caps the amount to \$500 per applicant.

**Vote:** All ayes; motion carries.

**Motion:** Member Byers moves to direct staff to accept grant applications for the Food Truck Grant Program in an amount not to exceed \$15,000. Paré-Miller seconded.

**Discussion:** None.

**Vote:** All ayes; motion carries.

#### 4.4 Update on Due-Diligence Surrounding Gateway Parkrow & Talent Avenue Improvements

Staff Report – Executive Director

Legarza discussed the due-diligence he completed regarding the potential previous transfer of the properties and re-envisioning of the space.

Discussion:

- Chair Ayers-Flood stated that she found a previous motion on parking within the space on the parcels.
  - Legarza discussed the two proposed motions and improvements within the entire area and corridor
  - Chair Ayers-Flood stated that it is important to look toward the future and ensure future needs are met in the area
- Member Volkart stated that it would be useful to review the conceptual plan for the Gateway Site in relation to parking in the area

**Motion:** Member Clark moves to direct Agency staff to contact the property owner of Tax Lot 1500 and confirm that the Board's December, 2018 oral conditional counter offer to convey Tax Lot 1301 and a portion of Tax Lot 904 upon the approval of an improved site plan for lot 1500 was revoked due to the passage of time, and for lack of any action, consummation in writing, or performance in the intervening nearly 3 years. Ponomareff seconded.

**Discussion:** Member Volkart inquired about Attorney communications and the rules within the Urban Renewal Agency about sharing Attorney communications.

**Vote:** All ayes; motion carries.

Discussion:

- Member Ponomareff stated her hesitations with adding additional parking in the area and adding parking into the motion, as Legarza suggested could be added to the proposed motion.
  - Chair Ayers-Flood stated that she feels it is important to understand how parking relates to the space.
- The Board and Legarza discussed the potential motion and add how to add investigation into the parking vision in the area.

#### **Member Byers departed the meeting at 7:19 pm**

**Motion:** Member Clark moves to direct Agency Staff to solicit proposals for streetscape and walking corridor improvements on the Agency owned Park Row properties and Talent Avenue. Ponomareff seconded.

**Discussion:** None.

**Vote:** All ayes; motion carries.

#### **4.5 Access to Housing for Displaced Community Members: Gateway Project Asset Management Achievements and the Acquisition of RV Trailers for Gateway Transitional Housing**

Staff Report – Executive Director

Legarza provided an update with ongoing asset management achievements on the Gateway Site, highlighting the possibility of the acquisition of 53 new trailers for the Gateway Site.

Discussion:

- Chair Ayers-Flood inquired about Rogue Retreat’s role in the process
  - Legarza stated that, if finalized, the trailers would transfer from Rogue Retreat to the families; however, there are many moving parts and ongoing discussions.
  - Chair Ayers-Flood followed up with a question on the different entities involved in the process.
  - Legarza discussed the steps within the process and key milestones.
- Member Volkart inquired about Rogue Retreat’s ownership of the trailers.
  - Legarza provided context on Rogue Retreat’s previous trailer donation program.
- Member Ponomareff stated that this new RV trailer program is a huge improvement over used RV trailers that must be renovated for use,

**Motion:** Member Volkart moves to direct Agency Staff to continue to coordinate with State and Regional partners to obtain RV trailers for families that will be homed on the Gateway Site. Ponomareff seconded.

**Discussion:** Member Volkart stated that some members of the community have been critical about having RV trailers on the Gateway Site. Member Volkart stated that it is disappointing that no members of the community were attending the meeting tonight. Member Clark stated that he was excited about the potential for new units on the Gateway Site. Chair Ayers-Flood stated that she is excited to provide new units on the Gateway Site. Chair Ayers-Flood stated that she would like to hear more about the relation to the \$150,000 from Rogue Action Center on the trailer donations and their future participation.

**Vote:** All ayes; motion carries.

Legarza and the Board of Directors discussed the pass-through of trailers to families.

#### **5. Items from Executive Director**

Legarza discussed 102 Home Street, grant writing, lot-line adjustments, donations of gift baskets upon opening, NOLO WIFI, and the Gateway Site construction update.

Chair Ayers-Flood stated that the contributions of the trailer are a significant amount totaling over \$1 million. Legarza stated that the Board’s leadership paved the way to the possible contribution of the trailers.

Member Ponomareff inquired about the NOLO and the timeline for the launch. Legarza stated that once NOLO ships out the units, they can be placed quickly in locations.

Chair Ayers-Flood shared the Council Rule on legal advice and sharing the memo with the Council.

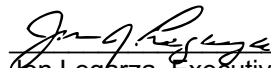
Member Ponomareff inquired about sharing the PowerPoint. Legarza stated he can share the Powerpoint.

**6. Items from Chair or Agency Members**

None.

**7. Adjournment at 7:44 p.m.**

Respectfully submitted by:

  
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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](http://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.*