



**REGULAR MEETING MINUTES
TOWN HALL
May 20, 2020 — 5:40 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 5:40 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

Paul Sheldon:

Sheldon stated that he was in the process of purchasing the property at 401 East Main Street. Sheldon stated that he was proposing a pizza restaurant and events venue for the site. Sheldon stated he was concerned about the noise ordinance Council was considering.

Chair Ayers-Flood stated that the noise permit is on the City Council agenda, and that the Council meeting will start at 6:45 p.m. in the evening with a different meeting login.

Member Clark clarified that the Council meeting will be starting upon conclusion of the Budget Committee meeting at approximately at 7:30 p.m.

3. Consent Agenda

None.

4. Regular Agenda

4.1 Resolution 20-5, Appointment of Talent Urban Renewal Agency’s Budget Officer for Fiscal Year 2020-2021

Staff Report – Executive Director

Legarza stated the Oregon Budget law requires a budget officer. Legarza stated that the resolution appoints the budget officer for the FY 2020-21. Legarza recommended that the TURA Board approve Resolution 20-5.

Motion (6:30): Member Dolan moves to approve Resolution 20-5, appointment of Talent Urban Renewal Agency’s Budget Officer for Fiscal Year 2020-2021. Ponomareff Seconded.

Discussion: None.

Vote: All ayes; motion carries.

4.2 Appointment of Talent Urban Renewal Agency's Budget Committee Members for Fiscal Year 2020-2021

Staff Report – Executive Director

Legarza stated that the appointment of the budget committee members for the FY 2020-21. Legarza stated the committee members for the year are Ken Baker, Joi Riley, Larry Chase, Anna D'Amato, Felicia Hazel.

Discussion:

- Member Land inquired if the committee members were spoken to about being on the budget committee for TURA.
 - Legarza confirmed that he has spoken to each member.

Motion (8:35): Member Land moves to confirm the appointment of the FY 2020-2021 TURA Budget Committee, being Ken Baker, Joi Riley, Larry Chase, Anna D'Amato, and Felicia Hazel. Clark seconded.

Discussion: None.

Vote: All ayes; motion carries.

4.3 Approval to Obtain Appraisal to Determine Fair Market Value and Fair Market Rent for TURA's Property at 102 Home Street

Staff Report – Executive Director

Legarza stated that the current lease at 102 Home Street is on a month-to-month basis at \$400 per month. Legarza stated that the appraisal would help the Board determine the value of the property and fair market rent.

Discussion:

- Member Land inquired if there would be any reasons to wait for the appraisal due to the impact of COVID-19 on the property market.
 - Legarza responded that he thinks it will still be helpful for the Board to have the appraisal and understand what fair rent is on the property. Legarza also stated there is a demand for housing in smaller cities, and that it would benefit the Board to have an updated understanding of the fair comparable market rent and value is on the property. Legarza stated that ultimately appraisal could help inform future decisions on the property.
- Member Dolan inquired if the ultimate goal is to sale the property rather than rent the property in the future. Dolan stated that based on her conversations with realtors, she believes there is still a big appetite for buyers and that prices are not really going down. Dolan inquired that if we want to sell it, she wondered why we would even want to look at the fair market rent.
 - Legarza responded that it would be best to come back with both the fair market rent and value, and then with both figures, staff can make a recommendation to the board on an exit strategy on the property.
- Member Dolan stated for the record that she would be in favor of bypassing looking at the long-term rental option, but that she appreciated that staff wants to bring options to the TURA Board.
- Chair Ayers-Flood stated that she appreciated that the appraisal would look at both fair market value and fair market rent. Ayers-Flood stated that she would like the information brought to the Board sooner rather than later, and then make a decision on the property. Ayers-Flood stated that the City Manager previously mentioned optimizing the rent creates a better market value for the property, and inquired if Legarza believed the same.
 - Legarza stated that he could ask the appraiser to analyze different rent figures and see the influence on the market value of the property.

Motion (14:40): Member Ponomareff move to approve staff obtain Appraisal to Determine Fair Market Value and Fair Market Rent for TURA's Property at 102 Home Street. Clark seconded.

Discussion: None.

Vote: All ayes; motion carries.

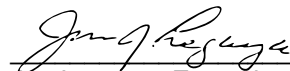
5. Items from Executive Director

Jon Legarza - Executive Director

Legarza stated that he appreciates the Board working through the earlier study session. Legarza updated the Board on the bank account transfer. Legarza stated he will be coming back to the Board with a path forward on the DEQ work on the Gateway Site. In addition, Legarza stated that he is working to finalize the scope of work for conceptual cost engineering on the Gateway Project and the charette schedule for the summer.

6. Adjournment at 5:57 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.