



**URBAN  
RENEWAL  
AGENCY**

of the City of Talent

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**Budget Message  
Talent Urban Renewal Agency  
FY 2023-2024**

**Background**

The Talent Urban Renewal Agency (TURA) is a separate municipal corporation responsible for administering and implementing the urban renewal plan in Talent's Urban Renewal District. Talent's Urban Renewal Agency Board is governed by the Mayor and City Council. The Executive Director serves as the Agency Manager of the Urban Renewal Agency (Agency). Talent Public Works, Community Development, Administration and Finance staff support the urban renewal program and projects through an agreement with the City of Talent.

The proposed TURA annual budget has been prepared pursuant to Oregon Local Budget Law and presents the recommendations of the budget officer based on the cooperative efforts of the City's management team.

Urban renewal agencies are different from taxing districts in that they do not have permanent rates, and they raise revenue primarily through Tax Increment Financing (TIF). When an urban renewal plan is created, the value of the property within its boundaries is locked in time or frozen. The agency then raises revenue in subsequent years from any value growth above the frozen amount. This value growth is referred to as the increment. The tax rate used to calculate taxes imposed for the Urban Renewal Plan is the consolidated tax rate for the taxing districts within the geographic boundaries of the Plan. These urban renewal taxes, referred to as "tax off the increment", are calculated as the consolidated tax rate times the value of the increment. The District no longer collects tax increment, but still has reserve funds available to implement urban renewal projects that benefit the entire City.

The purpose of the Talent Urban Renewal Agency is to administer the statutory tax increment revenues for funding of the goals and objectives of the Talent Urban Renewal Plan through designated projects within the Urban Renewal District. The Talent Urban Renewal Agency, composed of the Mayor and City Councilors, began operating under the Oregon Urban Renewal Laws and the adopted Talent Urban Renewal Plan on March 20, 1991. On March 26, 1998, the Talent Urban Renewal Agency completed its first substantial amendment, setting a debt limit of \$17,127, 276. The Urban Renewal Agency will be working on programs to carry out the goals and objectives of the Talent Urban Renewal Plan:

- 1) To diversify economic base and family wage jobs within the district;
- 2) To maintain effective, efficient and safe traffic system for vehicular and pedestrian users;
- 3) To improve and retain existing businesses; and
- 4) To improve attractive visual amenities for customers and community members throughout the district.

### **Funds**

The Urban Renewal District has two separate funds; **the Urban Renewal Debt Service Fund**, which accounts for tax increment revenue and repayment of debt obligations issued to fund Agency projects, and **the Capital Projects Fund**, where administration and project implementation are accounted for. As of January 2019, the Agency no longer carries any outstanding debt obligations, so only the Capital Projects Fund is presented in this budget.

The Capital Project Fund has an estimated beginning fund balance of \$1,600,000. Approximately \$700,000 of these funds are from a short-term, low-interest loan from Oregon Housing and Community Services for the development of the Gateway Site for transitional housing.

The Agency expects to receive \$250,000 in grant monies for the rebuild of Malmgren Garage as a historic site. This grant is conducted in partnership with the property owner through Main Street Alliance and will be used to reimburse their construction costs.

The Agency contracts with the City to provide staff to administer programs and required materials and services. In addition, the Agency contracts with outside experts, including financial consultants, engineers, and attorneys. For the coming year, the budget proposes paying the city up to \$60,000 for administrative costs, materials, and overheads. Actual costs are based on time spent by staff on urban renewal projects. The proposed administrative cost is a decrease of \$90,000 from FY 2022-2023 due to cost savings from having the Agency administered by city staff, rather than separate staff.

The budget continues to propose funds for grant programs that support businesses and property owners within the district, funds for developing a Request-for-Proposal for the permanent development of the Gateway Site, and funds for implementing the recommended structural renovations to Talent's Historic Town Hall. The budget also sets aside land acquisition funds in the event that a purchase of property in the district can help accomplish urban renewal goals.

### **Proposed Projects**

**Gateway Site Request-For-Proposals:** The Agency is ready to look for a developer to permanently develop the Gateway Site aligned with the community's stated vision for the

property. This budget proposes \$25,000 for the development and administration of a Request-for-Proposal to select a developer.

**Town Hall Renovation:** Last year's budget paid for a structural assessment of Town Hall. The assessment identified renovation work that was recommended to keep Town Hall as a viable and historic meeting location for the foreseeable future. This budget proposes \$50,000 to implement a part of the recommendations in the structural assessment.

**Malmgren Garage Rebuild:** The Agency has received grants funds to support the rebuilding of Malmgren Garage after it was burned in the Alameda Fire.

### **Contingency**

The FY 2023-2024 budget proposes a small contingency of \$73,500, with no anticipated unappropriated ending fund balance. This contingency could be used if the Agency has unexpected costs that cannot be covered by what has been budgeted. The use of contingency funds requires a resolution by the Board.

### **Conclusion**

Although the Talent Urban Renewal Agency is winding down towards its eventual sunset, it still has financial capacity to complete ongoing projects. This year's budget is designed to concentrate on the major projects that can be completed in the Agency's final few years.

Jordan Rooklyn

TURA Executive Director

May 10, 2023

**TALENT URBAN RENEWAL AGENCY  
CAPITAL PROJECTS FUND  
Fiscal Year 2023-2024**

Actual FY2020-21	Actual FY2021-22	Adopted FY2022-23		Proposed FY2023-24	Approved FY2023-24	Adopted FY2023-24
<b>REVENUES</b>						
2,394,512	2,529,263	2,200,000	FUND BALANCE	1,600,000	1,600,000	
83,267	-	15,000	DELINQUENT PROPERTY TAX & INTEREST	-	-	
288,500	1,338,420	250,000	DONATIONS/GRANTS/REIMBURSEMENTS	250,000	250,000	
1,215	16,700	-	OTHER MISC INCOME	-	-	
-	-	-	TRANSFER IN FOR CONTRACT OBLIGATIONS	-	-	
-	700,000	-	SHORT TERM BORROWING	-	-	
-	-	-	LONG TERM BOND PROCEEDS	-	-	
18,343	104	9,500	INTEREST INCOME	30,000	30,000	
<b>2,785,837</b>	<b>4,584,486</b>	<b>2,474,500</b>	<b>TOTAL REVENUES &amp; OTHER RESOURCES</b>	<b>1,880,000</b>	<b>1,880,000</b>	-
<b>EXPENDITURES</b>						
<b>PERSONNEL SERVICES</b>						
-	-	-	WAGES	-	-	
-	-	-	PAYROLL TAXES	-	-	
-	-	-	BENEFITS	-	-	
-	-	-	<b>TOTAL PERSONNEL SERVICES</b>	-	-	-
<b>MATERIALS &amp; SERVICES</b>						
93,500	117,000	150,000	ADMINISTRATIVE SERVICES	60,000	60,000	
9,209	10,509	12,500	SUPPLIES INSURANCE AND OFFICE	50,000	50,000	
-	90	5,000	TRAVEL AND TRAINING	5,000	5,000	
3,750	6,650	10,000	AUDITOR	10,000	10,000	
-	-	-	ENGINEER	-	-	
23,125	24,084	25,000	LEGAL	25,000	25,000	
1,875	17,347	10,500	MISCELLANEOUS AND CPA	10,500	10,500	
825	18,081	20,000	COMMUNITY ENGAGEMENT	20,000	20,000	
-	55,000	65,000	GRANT CONSULTANT AND ANALYST	65,000	65,000	
11,340	21,325	25,000	UR CONSULTANT AND ANALYST	10,000	10,000	
<b>143,624</b>	<b>270,086</b>	<b>323,000</b>	<b>TOTAL MATERIALS &amp; SERVICES</b>	<b>255,500</b>	<b>255,500</b>	-
<b>CAPITAL OUTLAY</b>						
-	-	500,000	LAND ACQUISITION	350,000	350,000	
-	24,980	100,000	GRANT PROGRAMS	100,000	100,000	
-	-	-	REHABILITATION GRANTS	-	-	
1,708	18	5,000	102 HOME STREET	5,000	5,000	
-	-	-	CAPITAL MAINTENANCE	-	-	
-	-	250,000	WEST VALLEY VIEW IMPROVEMENTS	-	-	
-	-	50,000	TALENT AVENUE & E MAIN STREET IMPROV.	-	-	
111,242	2,041,467	100,000	GATEWAY PROJECT	25,000	25,000	
-	-	20,000	TOWN HALL RENOVATION	50,000	50,000	
-	55,605	-	MISC IMPROVEMENT PROJECTS	300,000	300,000	
<b>112,950</b>	<b>2,122,070</b>	<b>1,025,000</b>	<b>TOTAL CAPITAL OUTLAY</b>	<b>830,000</b>	<b>830,000</b>	-
<b>DEBT SERVICE</b>						
-	-	-	SHORT TERM BORROWING COSTS	-	-	
-	-	-	SHORT TERM INTEREST	-	-	
-	-	-	SHORT TERM PRINCIPAL	-	-	
-	-	700,000	SHORT TERM BORROWING RESERVE	721,000	721,000	
-	-	700,000	<b>TOTAL DEBT SERVICE</b>	<b>721,000</b>	<b>721,000</b>	-
<b>UNALLOCATED FUNDS</b>						
2,529,263	1,682,000	426,500	CONTINGENCY	73,500	73,500	
-	510,331	-	UNAPPROPRIATED ENDING FUND BALANCE	-	-	
<b>2,529,263</b>	<b>2,192,331</b>	<b>426,500</b>	<b>TOTAL UNALLOCATED FUNDS</b>	<b>73,500</b>	<b>73,500</b>	-
<b>2,785,837</b>	<b>4,584,486</b>	<b>2,474,500</b>	<b>Total Capital Projects Revenues</b>	<b>1,880,000</b>	<b>1,880,000</b>	-
<b>2,785,837</b>	<b>4,584,486</b>	<b>2,474,500</b>	<b>Total Capital Projects Expenditures</b>	<b>1,880,000</b>	<b>1,880,000</b>	-