



**REGULAR MEETING AGENDA
TOWN HALL
November 4, 2020 – 6:00pm**

This meeting will be held electronically via Zoom. There are two ways to join the meeting:

- 1. You can join the meeting with your computer or smartphone using the following link and password:**

Meeting ID: **890 2585 9631** | Password: **250031**

- 2. You can join the meeting by landline phone or mobile phone by dialing +1 (669) 900-6833 and using the following information:**

Meeting ID: **890 2585 9631** | Password: **250031**

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearingimpaired or for other accommodations for persons with disabilities should be made at least 48 hours in advance of the meeting to the City Recorder at 541-535-1566, ext. 1012.

TURA reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the study session and/or meeting. Study Sessions, Regular and Special TURA meetings are being digitally recorded and will be available on the City website.

Anyone wishing to speak on an agenda item will be given an opportunity to speak once the chair calls for speaks. Public Comment Forms are located at the entrance to the meeting place. Anyone commenting on a subject not on the agenda will be called upon during the “Speakers Heard on Non-Agenda Items” section of the agenda. Comments pertaining to specific agenda items will be taken at the time the matter is discussed by the Board.

1. Call to Order/Roll Call

2. Speakers Heard on Non-Agenda Items

Limited to 5 minutes or less per Board discretion

3. Consent Agenda

The consent agenda consists of items of a repeating or routine nature considered under a single action. Any Board member may have an item on the consent agenda removed and considered separately on request.

4. Regular Agenda

Speakers will be provided the opportunity to offer comments on action items after staff members have given their report and, if there is an applicant, after the applicant has had the opportunity to speak. Action items are expected to result in motions, resolutions, orders, or ordinances.

4.1. Approval of Grant Funds from People’s Bank of Commerce for Soft Costs Associated with the Transitional Shelter Project on the Gateway Site 3

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5. Items from Executive Director

6. Items from Chair or Agency Members

7. Adjournment



AGENDA REPORT

Meeting Date: November 4th, 2020
Staff Recommendation: None

Primary Staff Contact: Jon Legarza
Estimated Time: 5 minutes

ISSUE BEFORE THE BOARD

Approval of Grant Funds from People's Bank of Commerce for Soft Costs Associated with the Transitional Shelter Project on the Gateway Site

BACKGROUND

The People's Bank of Commerce, headquartered in Medford, Oregon, created two funds to help those impacted by the Almeda Fire. The People's Bank of Commerce foundation was funded by a \$1 million donation from the bank. In addition, People's Bank of Commerce employees donated \$215 thousand to the foundation. People's Bank of Commerce CEO, Ken Trautman, recently commented, "the devastating effects of the fires are not over yet ... and we continue to be stunned by the damage." Staff of the Urban Renewal Agency is excited to announce that the employees of the bank believe that the transitional shelter project on the Gateway Site perfectly meets the goals of the foundation, and approved our full request for funds to pay for soft costs associated with the transitional shelter project on the Gateway Site.

RECOMMENDATION

Approve Acceptance of Grant Funds

RELATED POLICIES

None

POTENTIAL MOTIONS

"I move to approve the acceptance of grant funds in the total amount of \$38,500 provided by the employees of the People's Bank of Commerce for Soft Costs associated with the Transitional Shelter Project on the Gateway Site."

ATTACHMENTS

None



AGENDA REPORT

Meeting Date: November 4th, 2020
Staff Recommendation: None

Primary Staff Contact: Jon Legarza
Estimated Time: 15 minutes

ISSUE BEFORE THE BOARD

Gateway Site, Transitional Shelter Project, Pathways and Progress Presentation

BACKGROUND

Staff will provide the Board Members with an update on the transitional shelter project on the Gateway Site. Staff will also provide an update and presentation on the surveying work that has been completed on the site last week for the Topography and Boundary Map. Now that staff has an accurate boundary map and survey of the site, staff is preparing a draft property line adjustment map for the Board to approve in a future meeting. The proposed property line adjustments would reflect how the short-term Transitional Shelter Site would transition into long-term permanent housing areas on the site. Further during this meeting, staff will also provide an update on the soils exploration work that has taken place on the site.

RECOMMENDATION

None

RELATED POLICIES

None

POTENTIAL MOTIONS

“I move to approve staff to continue completing due-diligence regarding the transitional shelter project located on the Gateway Site, and I approve staff to commence soft-cost contracting work, which would be funded from grant money, once a clear permitting path on the project presents.”

ATTACHMENTS

None



Gateway questions

Nancy Buono <buononancy@gmail.com>

Fri, Oct 30, 2020 at 6:31 PM

To: Jon Legarza <jon@talenturbanrenewal.com>, Daria Land <dariabydesign@gmail.com>

Hi Jon,

I've been gathering data and asking questions of many. Based upon this research, many questions have arisen about the use of the Gateway for transitional housing.

Our region worked so hard to be classed as a Category 1 Disaster Zone!

I apologize if all these issues have already been addressed, feel free to tell me so. These questions are in addition to the ones I raised at the last TURA meeting.

I wish we could have discussed this, but Daria said you preferred an email.
So here we go....

1) Disaster assistance

Everyone wanted Alameda to be classified as a Category 1 Disaster to get FEMA help. Now that we have that help, do we actually think we can do it better than the experts?

2) FEMA Funding

When cities do recovery on their own they get far less funding than when they do it working with the entire region. Average is 10x less according to Chief Hanley.

a. Doing our own project could cost us future FEMA funds

b. Transitional housing is not needed for one year, it takes far longer. This is why we

need to use FEMA.

3) Land Use Laws

The law championed by Pam Marsh was done so at the request of Rogue Retreat. The original law was about transitional housing for low income homeless (tents). It does not allow anyone to be charged rent. So, if this law is applied to the Gateway

a. only low income could apply - not only fire victims

b. no one could be charged rent (which is also in direct opposition to the role of TURA to generate revenue)

4) FEMA criteria for transitional housing sites

FEMA looks to using undeveloped land as a last resort for transitional housing. Their priorities are

a. renting from existing landlords

b. repairing and leasing structures which could be used for multi-family - they are looking at the SOU dorms and Elks Lodge in Medford right now

c. existing large sites with services - Valley of the Rogue State Park has 300 sites

d. lowest priority is undeveloped land. For FEMA to use it, would need to do an environmental review, cultural review and more. Takes forever.

Chief Hanley said the same. In his experience, the City would want to use an already developed parcel of land which is City owned, like a park. Not an undeveloped piece.

5) FEMA/TURA/City communication

Did TURA or the City ask FEMA "What do we need to do to get transitional housing fast? What do you need from us to get FEMA trailers?" Since we know FEMA's last option is the development of vacant land, why are we pursuing that option? Why not a developed parcel?

6) Burn Zone

FEMA says no trailers within the burn zone. Isn't the Gateway within the burn zone? Does that mean it would get no FEMA funding?

7) Services

If Gateway is developed, the services put in may only apply minimally for any future uses/development. The Gateway is 3 tax lots. Cannot build water utilities across lot lines - will need municipal agreements.

8) Population in need

There are roughly 500 FEMA families in need of transitional housing for the entire region. The Gateway could only house 53, about 10%. These would not necessarily be Talent residents, but any fire victims. How is this bringing people back? Where is it cited that bringing people back is the legal role of TURA?

9) Population TURA works for

Is providing housing for 53 families a wise investment for TURA? Do the needs of 53 families come ahead of the needs of 6500 people to have a functional city which has some income base? How do we justify putting 53 families ahead of an entire city if we let the Gateway be used at a time when the city could go bankrupt?

10) Project budget viability analysis

Where is the budget analysis for income from a Gateway build out or sale vs income from transitional housing?

11) Planned expenditures

Is TURA spending any additional funds on other expenditures such as architectural design for an RV park, etc? How much is being spent or is budgeted? How does TURA account for the use of these funds to the citizens? How will they generate income for the city?

12) Legal role of TURA

TURA's role is to provide income to the city and increase its revenue. Is emergency housing even within the legal purview of TURA? Or does it fall under the remit of the Emergency Manager?

13) Potential liability/litigation

Would making a decision which costs the city revenue leave TURA/the City open to legal action?

14) Public hearings and notice

Did TURA notice the citizens of the change of use of the Gateway and hold public hearings? The Gateway was conceived after 2 + years of a housing needs analysis, the addition of Element G Housing to the Comp Plan, and multiple public input and hearings.

Thank you for your time and consideration.

Kind regards,
Nancy Buono



November 2, 2020

Re: Response to email with Subject Line: Gateway Questions, Received 10/30/2020 from Nancy Buono

Nancy Buono,

Thank you for your email. As many of your questions regard the Board of Director's direction on the temporary transitional housing on the Gateway Site, I suggest that you bring up your questions for the Board to consider during the public comment portions of the next Urban Renewal Agency of the City of Talent meeting. The Board of Directors, as a whole, sets the direction and priorities of Agency staff. The Agency's Board of Directors meet the first Wednesday of the month at 6:00pm and the third Wednesday at 5:00pm via Zoom. If you would like to speak during the meeting, you can sign up to speak on an agenda or non-agenda item on the homepage Agency's website: talenturbanrenewal.com.

With your permission, I can also publish your email communication within the agenda packet for the Board members to review before the meeting.

I hope all is well.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Legarza".

Jon Legarza
Executive Director