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City of Taylorsville
REDEVELOPMENT AGENCY
OF TAYLORSVILLE CITY BOARD MEETING
Minutes

Wednesday, October 16, 2013
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

Attendance:

Jerry Rechtenbach, Chief Executive Officer

Board Members:

Chairman Dama Barbour
Vice Chairman Kristie Overson
Board Member Ernest Burgess
Board Member Brad Christopherson
Board Member Larry Johnson

City Staff:

John Inch Morgan, Treasurer
John Brems, City Attorney
Cheryl Peacock Cottle, Secretary
Wayne Harper Economic Development Specialist
Donald Adams, Economic Dev. Director
Mark McGrath, Community Development Director
John Taylor, Community Service Division Director

Others: Ken Acker, Randy Feil, Kevin Jacobs, Jerry Milne

1. Welcome and Roll Call – *Dama Barbour, Chairperson*

21:25:13 Chairman Dama Barbour called the Redevelopment Agency of Taylorsville City Meeting to order at 9:25 p.m. and welcomed those in attendance. Secretary Cheryl Peacock Cottle conducted a Roll Call, wherein all Board Members were present.

1 **2. Public Hearing on the Draft "Center Point Community Development Project Area**
2 **Plan" Dated September 2013**
3

4 Economic Development Director Donald Adams recognized the following individuals in
5 attendance: Special Legal Council Randy Feil, Economic Development Specialist Wayne
6 Harper, and Salt Lake County Assessor Kevin Jacobs.
7

8 **A. Explanation of Purposes of the Public Hearing**
9

10 21:29:41 Legal Counsel Randy Feil read a statement regarding the purposes of the hearing. A
11 copy of Mr. Feil's statement is attached and incorporated therein as part of this record.
12

13 21:30:09 Secretary Cheryl Peacock Cottle confirmed that no written objectives have been
14 received. Upon questioning from Board Member Ernest Burgess, Ms. Cottle described noticing
15 that was done, i.e. newspaper publication, notice on the State Public Notice Website, and notices
16 mailed to all surrounding residents.
17

18 **B. Review of the draft Center Point Community Development Project Area**
19 **Plan – Donald Adams**
20

21 21:31:32 Mr. Adams presented a Power Point presentation outlining the Center Point
22 Community Development Project Area (CDA) Plan. The following information was provided:
23

24 The Center Point CDA Project covers 5350 South to I-215 along Redwood Road. It
25 consists of 180 acres that are primarily retail use. Much of the area was constructed in
26 the 1980's and 1990's and includes the Family Center, Plaza 5400, and the Wal-Mart
27 Center.
28

29 Taxing entities voluntarily decide to participate in the CDA Project. Percentages are: (a)
30 City - 11.4%; (b) County - 14.7%; (c) School District - 61.7%; (d) Other Taxing Entities-
31 12.2%.
32

33 A Survey Area Resolution and Inter-local Agreement are required for participation.
34

35 CDA's allow the municipality to share sales tax increment generated in the project area.
36 CDA's are often used in conjunction with a URA for retail areas, i.e. West Point
37 Shopping Center.
38
39
40
41

1 Reasons for a CDA at 5400 South and Redwood Road are, as follows:
2

- 3 • This is the heart of Taylorsville's commercial core.
- 4 • Other cities have built new centers or redeveloped centers in Taylorsville's trade
5 area.
- 6 • Consumers are bypassing Taylorsville centers for newer centers.
- 7 • Tenants do not want to come into worn and tired centers.
- 8 • Taylorsville will need to assist in costly redevelopment (as other cities have in the
9 surrounding trade area).

10
11 Mr. Adams illustrated current conditions in the CDA. He presented a graph showing declining
12 sales tax revenues generated in the referenced area.

13
14 Mr. Adams outlined the General Purpose of the CDA, as follows:
15

- 16 1. In order to establish a mechanism to assist with economic growth and
17 development and to ensure the compatibility of this growth with the City's vision
18 and goals, the Agency proposes establishing the Center Point Community
19 Development Project Area.
- 20 2. The Center Point CDA provides an opportunity for the City to direct certain funds
21 and resources to:
22
23 a. Encourage renovation and retention of existing businesses
24 b. Encourage new businesses to locate in this area
25 c. Provide infrastructure improvements to entice business expansion
26 d. Protect existing businesses from encroachment by undesirable
27 developments
28 e. Create positive public spaces (place making)
29

30
31 Mr. Adams reviewed development objectives that will guide community development in the
32 Center Point CDA, as follows:
33

- 34 1. Promote and market the Project Area for redevelopment that will enhance the
35 economic health of the community through diversification of the City's
36 commercial tax base;
37
- 38 2. Assist in the expansion, rehabilitation, or reconstruction of buildings if sound
39 long-term economic activity can be maintained or increased thereby;
40

- 1 3. Encourage development and redevelopment through the assembly of land into
- 2 appropriately sized and shaped parcels for expanded economic activity.
- 3
- 4 4. Recruit new anchor tenants;
- 5
- 6 5. Develop a “restaurant park” concept’
- 7
- 8 6. Align economic development activities with transportation improvements;
- 9
- 10 7. Identify required infrastructure improvements and cost estimates;
- 11
- 12 8. Provide an attractive location at the City’s main commercial district;
- 13
- 14 9. Provide attractive and functional utilities and other infrastructure to attract and
- 15 encourage expanded business activity;
- 16
- 17 10. Provide attractive and functional buildings; streetscapes, parking areas and
- 18 landscaping to attract and encourage expanded business activity;
- 19
- 20 11. Coordinate and improve the transportation system improvements within the
- 21 Project Area, including road improvements, access management,
- 22 pedestrian/bicycle amenities, and potential mass transit services.
- 23

24 Mr. Adams showed an illustrative concept for the Taylorsville Family Center and also illustrated
25 a sample site plan. He cited potential new development and revenue, as follows: \$80 million in
26 new annual sales; and \$62 million in new construction. He noted that the City will see both a
27 sales tax and property tax increase as a result of the CDA.

28
29 Mr. Adams gave a re-cap of the process that has been followed to implement the Center Point
30 CDA.

31
32 21:38:57 Board Member Ernest Burgess asked for confirmation of the \$80 million estimate in
33 new annual sales revenue. Mr. Adams gave basis for the estimation made of annual sales
34 volume.

35
36 21:39:11 Board Member Brad Christopherson questioned whether the \$80 million estimate is
37 actually conservative. Mr. Adams stated that the estimate is cautious, but not overly
38 conservative, and should be realistic.

39
40 21:39:48 Mr. Adams relayed that the City has received phone calls from two property owners
41 with questions. He noted that those questions have been answered in a satisfactory manner.

1 **C. Agency Board Question Period Regarding Draft Plan**

2
3 **D. Receipt of Written or Oral Objections to the Project Area Plan; Public**
4 **Comment on draft Project Area Plan; and Public Comment on Whether**
5 **Project Area Plan Should Be Revised, Adopted or Rejected**

6
7 Mr. Feil cited the need to call for any written objections to the project Area Plan.

8
9 21:41:34 Chair Barbour opened the public hearing and called for any comments.

10
11 **(1) Presentations by Property Owners within Proposed Project Area, If Any**

12
13 **(2) Presentations by Taxing Entities, If Any**

14
15 **(3) Presentations by Other Parties Having an Interest**

16
17 21:42:00 Kevin Jacobs, the new Salt Lake County Assessor, indicated that he has participated in
18 RDA meetings on the county level and is in attendance now to witness an RDA Meeting on the
19 city side. He relayed his background with RDA's and said he has worked previously with Mr.
20 Adams and Mr. Feil. He noted that his office is open, transparent, and available for any help or
21 data needed. He stated that his administration wishes to be proactive in providing unbiased
22 information.

23
24 Board Member Ernest Burgess requested contact information for Mr. Jacobs. Mr. Jacobs
25 provided cards to elected officials with his contact information.

26
27 There were no presentations by property owners, taxing entities or other parties.

28
29 **E. Agency Board Question Period and Response by Agency Staff**

30
31 Mr. Adams called for any additional questions from Board Members.

32
33 21:45:39 Board Member Ernest Burgess expressed concern regarding whether property owners
34 have been adequately notified and are aware of the City's intentions. Mr. Adams gave assurance
35 that property owners are very much aware and supportive of the plan. He commended Mr.
36 Harper for doing a great job in working with landlords and property owners.

37
38 **3. Motion to Close Public Hearing**

39
40 21:46:56 Board Member Brad Christopherson **MOVED** to close the public hearing. Board
41 Member Larry Johnson **SECONDED** the motion. Chairman Dama Barbour called for

1 discussion. There being none, she called for a roll call vote. The vote was as follows: Johnson-
2 yes, Burgess-yes, Christopherson-yes, Overson-yes, and Barbour-yes. **All Board Members**
3 **voted in favor and the motion passed unanimously.**

4
5 **4. Summary of Proposed Findings of Agency**

6
7 Mr. Feil referenced the proposed resolution to adopt the proposed findings. He cited the set of
8 findings included in Section Five of the resolution and suggested that the Board adopt the set of
9 findings by motion. He listed the findings, as follows:

10
11 A. Satisfy a public purpose by, among other things, encouraging and accomplishing
12 appropriate development and economic development within the Project Area;

13
14 B. Provide a public benefit, as shown by the benefit analysis included in the Project Area
15 Plan as required pursuant to Subsection 17C-4-103(11) of the Act;

16
17 C. Be economically sound and feasible; it is expected that the private sector will
18 perform required construction and installation relating to projects, and any related funding from
19 the Agency will be pursuant to interlocal agreements entered into between the Agency and one
20 or more taxing entities and/or by way of grants received by the Agency;

21
22 D. Conform to the City of Taylorsville's general plan; also the Plan provides that all
23 development in the Project Area is to be in accordance with the City's zoning ordinances and
24 requirements;

25
26 E. Promote the public peace, health, safety and welfare of the City of Taylorsville.

27
28 **5. Consideration and Adoption of Findings**

29
30 21:49:44 Board Member Brad Christopherson **MOVED** to adopt the findings, as presented by
31 Mr. Feil. Board Member Ernest Burgess **SECONDED** the motion. Chairman Dama Barbour
32 called for discussion. There being none, she called for a roll call vote. The vote was as follows:
33 Johnson-yes, Burgess-yes, Christopherson-yes, Overson-yes, and Barbour-yes. **All Board**
34 **Members voted in favor and the motion passed unanimously.**

35
36 **6. Consideration and Adoption of Resolution No. RDA 13-03 - Adopting the Center**
37 **Point Community Development Project Area Plan, Dated September 2013**

38
39 21:51:07 Board Member Brad Christopherson **MOVED** to adopt Resolution No. RDA 13-03 -
40 Adopting the Center Point Community Development Project Area Plan, Dated September 2013.
41 Board Member Larry Johnson **SECONDED** the motion. Chairman Dama Barbour called for

1 discussion. There being none, she called for a roll call vote. The vote was as follows: Johnson-
2 yes, Burgess-yes, Christopherson-yes, Overson-yes, and Barbour-yes. **All Board Members**
3 **voted in favor and the motion passed unanimously.**

4
5 **7. Consideration of Minutes from the 09-18-13 RDA Board Meeting**

6
7 21:52:24 Board Member Brad Christopherson **MOVED** to approve the minutes of the September
8 18, 2013 RDA Board Meeting. Board Member Ernest Burgess **SECONDED** the motion.
9 Chairman Dama Barbour called for discussion. There being none, she called for a roll call vote.
10 The vote was as follows: Johnson-yes, Burgess-yes, Christopherson-yes, Overson-yes, and
11 Barbour-yes. **All Board Members voted in favor and the motion passed unanimously.**

12
13 **8. Other Agency Business**

14
15 There was no other agency business.

16
17 **9. Motion to Adjourn Redevelopment Agency Meeting**

18
19 21:53:34 Board Member Larry Johnson **MOVED** to adjourn the Redevelopment Agency of
20 Taylorsville City Meeting and reconvene the Regular City Council Meeting. Board Member
21 Ernest Burgess **SECONDED** the motion. Chairman Barbour called for discussion. There being
22 none, she called for a roll call vote. The vote was as follows: Johnson-yes, Burgess-yes,
23 Christopherson-yes, Barbour-yes, and Overson-yes. **All Board Members voted in favor and**
24 **the motion passed unanimously.** The meeting was adjourned at 9:53 p.m.

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29 _____
Cheryl Peacock Cottle, Secretary

30
31 Minutes approved:

32
33 *Minutes Prepared by: Cheryl Peacock Cottle, Secretary*
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STATEMENT AT COMMUNITY DEVELOPMENT PROJECT AREA PLAN HEARING
(Hearing on Taylorsville Center Point Community Development Project Area Plan)

The minutes should show that this is the time and the date set for a public hearing on the Center Point Community Development Project Area and Plan and for public comment, conducted by the Redevelopment Agency of Taylorsville City on Wednesday, October 16, 2013 at 7:00 p.m. (or after completion of certain Taylorsville City Council business) in the City Council Chambers, Taylorsville City Hall, 2600 West Taylorsville Blvd., Taylorsville, Utah, pursuant to Notice. The purposes of this public hearing are to:

(1) allow public comment on the draft community development project area plan (“Project Area Plan”) for the Center Point Community Development Project Area (the “Project Area”);

(2) allow public comment on whether the draft Project Area Plan should be revised, adopted or rejected; and

(3) receive all written objections and hear all oral objections to the draft Project Area Plan.

The following documents, along with their related certificates or affidavits of mailing, proofs of publication, etc., will be made part of the public hearing record:

1. A Notice of Public Hearing as required by the Community Development and Renewal Agencies Act, Title 17C, Parts 1 through 4, Utah Code Annotated 1953 as amended (the “Act”), Sections 17C-4-401 and 402, Utah Code Annotated, which was published on September 26, 2013 in the Salt Lake Tribune Newspaper.
2. The Redevelopment Agency Resolutions Nos. RDA 12-01, and RDA 13-02 dated September 18, 2013, authorizing the preparation of a draft project area plan, as provided by Section 17C-4-101 of the Act.
3. A Notice executed by the Redevelopment Agency which was mailed to: (a) each owner of record owning property within the boundaries of the proposed Project Area; (b) each taxing entity having the power to levy a tax within the boundaries of the proposed Project Area.
4. The draft Community Development Project Area Plan entitled, “Center Point Community Development Project Area” containing the provisions required by the Act, which draft Plan has been available for public inspection at the office of the Redevelopment Agency since at least September 10, 2013. Copies of said Plan are also available at this hearing and may be reviewed by interested parties.

5. The Agenda of this meeting and the Notice of Meeting which has been given as required by the Utah Open and Public Meetings Act.

The Redevelopment Agency is holding this public hearing pursuant to the provisions of Section 17C-4-102(1)(d)(I) of the Act which reads as follows:

“(1) In order to adopt a project area plan, after adopting a resolution under Subsection 17C-4-101 the agency shall:

... .

(e) hold a public hearing on the draft project area plan and, at that public hearing:

(I) allow public comment on:

(A) the draft project area plan; and

(B) whether the draft project area plan should be revised, approved, or rejected.”

The public record should reflect that at the time of commencement of this public hearing, the Redevelopment Agency had received no objections to the Project Area Plan. The Agency will consider any written or oral objections to the adoption of the draft Community Development Project Area Plan which may be presented or made at this hearing.