

**City of Taylorsville**  
**REDEVELOPMENT AGENCY**  
**OF TAYLORSVILLE CITY BOARD MEETING**  
*Minutes*

**Wednesday, September 19, 2012**  
**Council Chambers**  
**2600 West Taylorsville Blvd., Room No. 140**  
**Taylorsville, Utah 84129**

**Attendance:**

**Board Members:**

Chairman Jerry Rechtenbach  
Vice Chairman Dama Barbour  
Board Member Ernest Burgess  
Board Member Larry Johnson  
Board Member Kristie Overson

**City Staff:**

John Inch Morgan, Treasurer  
John Brems, City Attorney  
Cheryl Peacock Cottle, Secretary  
Kris Heineman, Deputy Recorder  
Donald Adams, Economic Dev. Director  
Mark McGrath, Community Development Director  
Jean Ashby, Administrative Assistant  
Scott Harrington, Chief of Finance  
Aimee Newton, Communications Director  
John Taylor, City Engineer

**Excused:** Mayor Wall

**Others:** Dave Ballou

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21:08:09 Chairman Jerry Rechtenbach called the Redevelopment Agency of Taylorsville City Meeting to order at 9:08 p.m. and welcomed those in attendance. Secretary Cheryl Peacock Cottle conducted a Roll Call, wherein all Board Members were present.

**1. Consideration of RDA Board Meeting Minutes of August 15, 2012**

21:08:24 Board Member Kristie Overson **MOVED** to approve the minutes of the August 15, 2012 RDA Board Meeting. Board Member Dama Barbour **SECONDED** the motion. Chairman Jerry Rechtenbach called for discussion. There being none, he called for a roll call vote. The

vote was as follows: Overson-yes, Johnson-yes, Rechtenbach-yes, Barbour-yes, and Burgess-yes. **All Board Members voted in favor and the motion passed unanimously.**

**2. Resolution No. RDA 12-08 - Resolution of the Board of Directors of the Redevelopment Agency of Taylorsville City, Authorizing the Preparation of a Draft Economic Development Project Area for the Proposed Bennion Point Economic Development Project Area - *Donald Adams***

21:08:48 Economic Development Director Donald Adams cited the need to create an Economic Development Project Area for a project called the “Bennion Point EDA.” He relayed that the proposed project consists of just over 125 acres, is commonly referred to as the “UDOT Property,” and is located at 6200 South and Bangerter Highway. Mr. Adams cited land use and zoning designations for this property as primarily a business property use. He explained that the property is currently on the tax rolls for zero dollars because it is a State-owned piece of property. He noted that the zero tax base is desirable for a tax-increment property. Mr. Adams relayed that a property purchase is expected in the late first quarter or early second quarter of 2013 and, if the tax base is not captured this year, it will be lost.

21:09:46 Mr. Adams cited the general purposes for creating the Bennion Point Economic Development Project Area, as follows:

- Increase employment opportunities in the City
- Reclaim property and place into beneficial use
- Develop commercial property tax base
- Diversify economic base / City’s revenue stream
- Use tax increment (new money) to develop public infrastructure
- Offset the use of general fund monies as much as practicable

21:10:43 Mr. Adams illustrated and described the Site Development Concept for a Business Park at the subject property. He cited expectation for about 95 acres to be developed by the end of the project, of which 88 acres are proposed as a commercial/business park.

21:11:09 Mr. Adams outlined the primary reasons prompting the need for a study at this time, as follows:

- The need for tax increment funding
- Atypical Site Development Costs
  - Roadway and underground infrastructure
  - Reclamation of former gravel pit/land fill
  - Substantial mass grading costs
- Matching incentive funds for State business attraction programs

- Potential TIF funding source for off-site improvements to benefit the surrounding community
- Advance development of the site as market conditions improve, out-pacing surrounding communities

21:12:25 Mr. Adams confirmed that the study is being implemented because of a recent offer to buy the UDOT Property. He clarified that the first phase should be purchased early next year and implementation of infrastructure should then begin. Upon questioning by Board Member Johnson, Mr. Adams relayed that a standard entitlement process will be followed. Mr. Adams further explained that State Law requires that a resolution be adopted to acknowledge that a study is being conducted. He affirmed that funds for the study are already allocated in the budget. He reiterated the Agency's intent to capture the zero tax base for this project.

21:14:04 Board Member Dama Barbour **MOVED** to approve Resolution No. RDA 12-08 - Authorizing the Preparation of a Draft Economic Development Project Area for the Proposed Bennion Point Economic Development Project Area. Board Member Larry Johnson **SECONDED** the motion. Chairman Jerry Rechtenbach called for discussion. There being none, he called for a roll call vote. The vote was as follows: Overson-yes, Johnson-yes, Rechtenbach-yes, Barbour-yes, and Burgess-yes. **All Board Members voted in favor and the motion passed.**

### 3. Other Matters

There were no Other Matters.

### 4. Adjournment

21:15:16 Board Member Larry Johnson **MOVED** to adjourn the Redevelopment Agency of Taylorsville City Meeting. Board Member Dama Barbour **SECONDED** the motion. Chairman Rechtenbach called for discussion. There being none, he called for a roll call vote. The vote was as follows: Overson-yes, Johnson-yes, Rechtenbach-yes, Barbour-yes, and Burgess-yes. **All Board Members voted in favor and the motion passed.** The meeting was adjourned at 9:15 p.m.

  
Cheryl Peacock Cottle, Secretary

Minutes approved: RDA 10-03-10

*Minutes Prepared by: Cheryl Peacock Cottle, Secretary*