

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

**Wednesday, January 18, 2012
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129**

Attendance:

Mayor Russ Wall, Chief Executive Officer

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
Jessica Springer, Council Coordinator
Donald Adams, Economic Dev. Director
Mark McGrath, Community Development Director
Jean Ashby, Administrative Assistant
Scott Harrington, Chief of Finance
Aimee Newton, Public Relations Consultant

Others: Israel Grossman, Charles Christopher

21:35:51 Chairman Jerry Rechtenbach called the Redevelopment Agency of Taylorsville City Board Meeting to order at 9:36 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 January 4, 2012

21:36:28 Board Member Ernest Burgess **MOVED** to approve the RDA Board Meeting Minutes of January 4, 2012. 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: Rechtenbach-yes, Barbour-yes, Burgess-yes, Johnson-yes, and Overson-yes. **All Board Members voted in favor and the motion passed unanimously.**

2. Resolution RDA 12-01 – Authorizing the Preparation of a Draft Project Area Plan for the Center Point CDA – Donald Adams

21:37:26 Economic Development Director Donald Adams presented the subject resolution to authorize the preparation of a draft Project Area Plan for the Center Point Community Development Area (CDA). He noted that the potential formation of CDAs was discussed in the previous Council Meeting. He relayed that the proposed project area is envisioned to encompass all the commercial property along the Redwood Road and 5400 South Corridor, near the intersection, including Plaza 5400, the DDR Family Center, Wal-Mart, and some ancillary pieces.

21:37:54 Mr. Adams observed that is tradition to “go large” when beginning the Study Area and then to reduce properties, as desired, before final adoption. He cited some extraneous properties that have been initially included, i.e. apartment complexes, State Department of Workforce Services, etc. He relayed that properties may always be removed but cannot be added.

21:38:21 Mr. Adams clarified that a CDA is different from an Urban Renewal Area (URA). Chairman Rechtenbach inquired about any residential component required. Mr. Adams explained that when developing a budget, residential properties will be considered for feasibility; however, they are not mandatory.

21:38:35 Mr. Adams relayed that participation in a CDA is voluntary. He said that if another taxing entity wishes to contribute, negotiations will take place. He noted that the primary use of the proposed project area will be for incentive packages and infrastructure. He observed that there is not much property tax increment available in the project, but as much as possible will be pursued. Mr. Adams explained that the sales tax increment will be employed for bonding purposes.

21:38:59 Board Member Johnson inquired as to who makes decisions on what is being presented. Mr. Adams clarified that the RDA Board of Taylorsville City approves the resolution which will give the go-ahead for studies and adoption. Chairman Rechtenbach confirmed that the Economic Development Department conducts the initial draft work.

21:39:34 Mr. Adam reviewed the CDA process that will take place, as follows:

- Adoption of an Area Resolution by RDA Board
- Prepare CDA Plan (Budget may be included in plan, but not required)
- 30 Day Notice for Public Hearing on Plan
- Public Hearing held and plan adopted by the RDA Board
- Inter-local agreements negotiated and entered into with other taxing entities as needed

21:40:11 Board Member Johnson asked for clarification on the location of the proposed plan. Mr. Adams reiterated that the area is at 5400 South and Redwood Road. He referenced the maps provided.

21:40:27 Board Member Burgess asked for confirmation that once the subject resolution is approved, the CDA Plan and Budget will be brought back to the Board for consideration. Mr. Adams acknowledged that is the process.

21:40:59 Chairman Rechtenbach called for any questions or comments on the proposed study area and there were none.

21:41:21 Board Member Dama Barbour **MOVED** to approve Resolution RDA 12-01 – Authorizing the Preparation of a Draft Project Area Plan for the Center Point CDA. Board Member Ernest Burgess **SECONDED** the motion. Chairman Rechtenbach called for discussion. There being none, he called for a roll call vote. The vote was as follows: Rechtenbach-yes, Barbour-yes, Burgess-yes, Johnson-yes, and Overson-yes. **All Board Members voted in favor and the motion passed unanimously.**

3. Resolution No. RDA 12-02 – Resolution Adopting a Rule Implementing Authority to Conduct Electronic Meetings and Providing Procedures for Participation in Electronic Meetings of the Board – *John Brems & Donald Adams*

21:42:31 City Attorney John Brems presented the subject resolution to adopt procedures for providing participation in electronic meetings of the RDA Board. He noted that the subject resolution is somewhat identical to the electronic meeting procedures adopted by the Taylorsville City Council. He explained that the proposed rules will allow the RDA Board to conduct electronic meetings if necessary.

21:43:05 Upon request, Mr. Brems clarified that an electronic meeting allows Board Members to participate by telephone or by other electronic means, i.e. Skype, Facetime, etc.

21:44:12 It was confirmed that a quorum of the Board must be in attendance at the anchor location (City Council Chambers).

21:43:47 Chairman Rechtenbach cited instances when electronic meetings have been needed in the past.

21:43:42 Board Member Kristie Overson asked for clarification on the sufficient number required to be in attendance at an electronic meeting. It was noted that the proposed rules specify, under Paragraph C, that a Quorum must be in attendance.

21:44:37 Board Member Overson noted that the zip code referenced in the Resolution should be updated to reflect 84129. It was agreed that the correction would be made.

21:45:05 Board Member Dama Barbour **MOVED** to approve Resolution RDA 12-02 – Resolution Adopting a Rule Implementing Authority to Conduct Electronic Meetings and Providing Procedures for Participation in Electronic Meetings of the Board. Board Member Kristie Overson **SECONDED** the motion. Chairman Rechtenbach called for discussion. There being none, he called for a roll call vote. The vote was as follows: Rechtenbach-yes, Barbour-yes, Burgess-yes, Johnson-yes, and Overson-yes. **All Board Members voted in favor and the motion passed unanimously.**

3. Other Matters

There were no Other Matters.

4. Adjournment

21:46:14 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: Rechtenbach-yes, Barbour-yes, Burgess-yes, Johnson-yes, and Overson-yes. **All Board Members voted in favor and the motion passed unanimously.** The meeting was adjourned at 9:46 p.m.


Cheryl Peacock Cottle, Secretary

Minutes approved: RDA 02-01-12

Minutes Prepared by: Cheryl Peacock Cottle, Secretary