

City of Taylorsville
REDEVELOPMENT AGENCY
OF TAYLORSVILLE CITY BOARD MEETING
Minutes

Wednesday, February 1, 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, Communications Director

Others: Israel Grossman, John Gidney, Steve Ashby, Charles Christopher, Dave Ballou, Pamela Manson, Dale Kehl

20:10:19 Chairman Jerry Rechtenbach called the Redevelopment Agency of Taylorsville City Board Meeting to order at 8:10 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 18, 2012

20:11:18 Board Member Dama Barbour **MOVED** to approve the RDA Board Meeting Minutes of January 18, 2012. Board Member Kristie Overson **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 No. RDA 12-03 – Authorizing the Preparation of a Draft Project Area Plan for the North Point CDA – Donald Adams

20:11:52 Economic Development Director Donald Adams described the proposed North Point Community Development Area (CDA) Plan and cited specific properties that are included. He illustrated the boundaries of the area at 4100 South Redwood South and extending south to just prior to the Salt Lake Community College. Mr. Adams indicated that adoption of the resolution will allow work to begin on redevelopment of the area known as the “Northern Commercial Gateway to the City.”

20:13:37 Mr. Adams confirmed that the car lot, car wash and McDougal’s Mortuary properties are included in the project area. Chairman Rechtenbach inquired whether the office buildings just south of the McDougal’s Mortuary are included and Mr. Adams affirmed that they are included.

20:13:27 Board Member Larry Johnson inquired whether there are any particular plans for the mortuary. Mr. Adams explained that beautification and mobility enhancements will be implemented along Redwood Road frontage. He said that the project area is being extended south so that if the Agency has funds available to put toward the Redwood Road Project that can be done. He said the big picture is being considered.

20:15:29 Chairman Rechtenbach asked why the project area is not being expanded even further south. Mr. Adams said that more CDA projects may be planned in time. He explained that the need to fund Redwood Road as much as possible is being balanced with the project area’s ability to carry that funding. He noted that publicly-owned properties, i.e. Eisenhower Jr. High and Salt Lake Community College, are not taxable and do not generate revenue for the agency.

20:15:14 Council Member Burgess asked for clarification on budget for the project area. Mr. Adams stated that there is a need to balance what a project area may generate versus the expenditures required to redevelop an area. He noted that another project area can easily be developed at a later time.

20:16:16 Board Member Johnson said he does not understand why the plan goes so far south. Mr. Adams explained that the plan has nothing to do with McDougal's Mortuary and everything to do with the beautification and improvement of Redwood Road frontage in the area.

20:16:32 Chairman Rechtenbach noted that commercial property in the proposed area has the potential to generate tax increment funding, but that potential is diluted once publicly-owned properties are included.

20:17:25 Mr. Adams called for adoption of the proposed resolution and relayed that the Board will be involved in discussions as the plan is developed. He clarified that adoption of the plan can occur after a 30-day public notice period by the Board. He indicated that he expects to see this particular plan back by late March, 2012.

20:18:10 Board Member Kristie Overson **MOVED** to approve Resolution No. RDA 12-03 – Authorizing the Preparation of a Draft Project Area Plan for the North Point CDA. 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.**

3. Other Matters

There were no Other Matters.

4. Adjournment

20:18:36 Board Member Dama Barbour **MOVED** to adjourn the Redevelopment Agency of Taylorsville City Meeting. Board Member Larry Johnson **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 8:19 p.m.


Cheryl Peacock Cottle, Secretary

Minutes approved: RDA 06-06-12

Minutes Prepared by: Cheryl Peacock Cottle, Secretary