

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

**Wednesday, January 7, 2009  
Council Chambers  
2600 West Taylorsville Blvd., Room No. 140  
Taylorsville, Utah 84118**

**Attendance:**

Mayor Russ Wall, Chief Executive Officer

**Board Members:**

Chairman Lynn Handy  
Vice Chairman Bud Catlin  
Board Member Les Matsumura  
Board Member Morris Pratt  
Board Member Jerry Rechtenbach

**City Staff:**

John Inch Morgan, Treasurer  
John Brems, City Attorney  
Cheryl Peacock Cottle, Secretary  
Jessica Springer, Council Coordinator  
Keith Snarr, Economic Development Director  
Mark McGrath, Community Development Director  
Scott Harrington, Chief of Finance

**Others:** John Gidney, Jon Springmeyer, Dan Fazzini

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19:58:37 Council Member Les Matsumura called the Redevelopment Agency of Taylorsville City Meeting to order at 7:58 p.m. and welcomed those in attendance. Secretary Cheryl Peacock Cottle conducted a Roll Call, wherein all Board Members were present.

**1. Confirmation of Election of Officers**

19:59:02 It was noted that, according to the RDA By-Laws, those individuals elected annually by the Taylorsville City Council to serve as Council Chair and Vice Chair shall also serve as the Taylorsville Redevelopment Agency Board Chair and Vice Chair. It was confirmed that Lynn

Handy will serve as Chair of the Redevelopment Agency of Taylorsville for 2009 and Bud Catlin will serve as the 2009 Vice-Chair.

**2. Approval of RDA Board Meeting Minutes of August 6, 2008**

19:59:43 Board Member Les Matsumura **MOVED** to approve the minutes from the August 6, 2008 RDA Board Meeting. Board Member Jerry Rechtenbach **SECONDED** the motion. Chairman Handy called for discussion. There being none, he called for a roll call vote. The vote was as follows: Matsumura-yes, Rechtenbach-yes, Catlin-yes, Pratt-yes, and Handy-yes. **All Board Members present voted in favor and the motion passed unanimously.**

**3. Presentation of the November 1, 2008 Report for the Redevelopment Agency of Taylorsville City**

20:00:36 Economic Development Director Keith Snarr stated that Redevelopment Agencies are required by statute to file a financial report annually indicating the amount of tax increment to be requested when there is an active RDA project. He noted that no tax increment will be requested by the Redevelopment Agency of Taylorsville City for 2009. Mr. Snarr relayed that the Agency's report was mailed on October 28, 2008 to the Salt Lake County Auditor, the State Tax Commission, the State Board of Education, and other taxing entities. He referenced copies of the submitted report that have been provided to Board Members.

**4. Resolution No. RDA 09-01 – 6200 South Redwood Road Urban Renewal Project (URA) Survey Area Resolution**

20:01:58 Economic Development Director Keith Snarr distributed a table regarding the potential RDA/CDA Tax Increment for 6200 South Redwood Road. Mr. Snarr described the boundaries of the proposed RDA Project, as follows: beginning at I-215 on Redwood Road, on both sides, and following Redwood Road to the Jordan Canal Road, including frontage on Redwood Road and properties up to the City's south boundary. Mr. Snarr reported that an Urban Renewal Project Area (URA) or Community Development Project Area (CDA) for approximately 103.5 acres near 6200 South and Redwood Road has been proposed. He explained that for an Urban Renewal Project Area (URA), a blight survey and TEC-approved budget are required; and for the Community Development Project Area (CDA), an opt-in by each taxing entity that chooses to participate is necessary.

20:02:56 Mr. Snarr reviewed ongoing construction projects in the 6200 South and Redwood Road area, i.e. Center Pointe Plaza Offices (valued at \$3,685,940); Gold Medallion Homes Offices (valued at \$1,748,000); Nelson Laboratories (valued at \$13,745,000); Great Harvest Bread Company Relocation, including strip-mall sites (valued at \$894,000); and the New Pilgrim Baptist Church Relocation (valued at \$5,000,000).

20:03:46 Mr. Snarr noted that if a continuous-flow intersection is built at 6200 South and Redwood Road, there may be some taking of the New Pilgrim Baptist Church property. He said that preliminary discussions have been held with the Church Pastor, appraisal estimates have been completed, and the church is willing to relocate if the price is right. Mr. Snarr cited a possible \$1,000,000 gap in funding for that relocation. Mr. Snarr provided tax projections for the City in the event that the church site is redeveloped, through either a Community Development Project Area or a Redevelopment Project Area.

20:05:16 Mr. Snarr stated that time is of the essence in implementing redevelopment and requested that the RDA be allowed to enter into a Redevelopment Blight Survey Area Study for the properties described.

20:05:41 Board Member Jerry Rechtenbach inquired about qualifications for an RDA.

20:06:26 Jon Springmeyer stated that 50% of the subject parcels must have at least one finding of blight. He noted that he has not yet studied the area and is, therefore, not prepared to offer an opinion on the properties at this point.

20:06:34 Board Member Rechtenbach suggested doing a windshield drive-by survey before the City commits full funding for a blight study.

20:07:34 Board Member Catlin noted that many of the properties within the proposed area are new. He expressed doubt that blight standards will be met for the area and questioned whether a study should be funded.

20:09:12 Mr. Snarr stated that the boundaries may still be adjusted within the survey area.

20:09:23 Mayor Wall cited two storage facility properties and an old garbage dump that may meet conditions of blight.

20:10:03 Mr. Springmeyer cited the Redevelopment law regarding blight, as follows: "interspersed within well maintained buildings." He noted that well-maintained buildings can be adversely affected by surrounding blight.

20:11:05 Mr. Springmeyer explained that if new existing buildings are already on the tax rolls, the tax increment is in place as a base.

20:11:24 Board Chair Handy inquired about timing and priorities for redevelopment areas.

20:11:40 Mr. Snarr stated that the proposed RDA for the subject area is the most financially beneficial to the City because of the opportunity to capture tax increment from new building projects. Factors relating to marketability and traffic improvement were also cited.

20:13:08 Board Member Rechtenbach suggested adjusting the area boundary to include a two-story home and property near Elsie Drive. Mr. Snarr agreed to make that change.

20:13:31 Board Chair Handy inquired about the cost for a consultant and the timeline for the study.

20:14:13 Mr. Snarr stated that the City has been pleased with services previously provided by Bonneville Research and hopes to work with them again for costs similar to that of other studies being completed. He confirmed that budget has been allocated for the subject study.

20:14:48 Mr. Springmeyer said that he would anticipate reaching the initial hearing stage for the proposed area within three months.

20:15:24 Mr. Snarr stated that the other two studies being contracted with Bonneville Research are for \$20,000 and he hopes they may be able to complete this study for approximately \$10,000.

20:16:00 Mr. Springmeyer stated that \$10,000 to complete the study may be reasonable and he suggested that the consulting team do an initial pro bono drive-through windshield survey with Mr. Snarr.

20:17:03 It was clarified that the matter presently before the RDA Board is the Survey Area Resolution, which does not bind the City to a contract.

20:17:54 City Administrator John Inch Morgan affirmed that the City has the ability to amend Bonneville's contract.

20:18:26 Board Member Catlin suggested deferring consideration of the subject resolution until the drive-through survey is completed.

20:19:00 Board Member Rechtenbach stated that the consultant should be paid for his time in completing a drive-through survey. He suggested that if the area does not qualify for an RDA, it may still be considered for a CDA or an EDA.

20:19:43 Discussion was held on whether an additional RDA meeting is needed for this matter.

20:19:44 Board Member Catlin suggested holding an RDA meeting following the City Council Work Session on January 14, 2009. He stated that, if Mr. Springmeyer is comfortable offering his services pro bono for the drive-through survey, the City should accept.

20:20:13 Mr. Springmeyer reiterated his intention to do the drive-through survey pro bono.

20:21:05 Board Member Pratt suggested considering the resolution now, with a “not to exceed” amount.

20:21:54 Mr. Springmeyer clarified that the matter under consideration is a Survey Area Resolution, which is separate from any type of contract with a consultant. He stated that the Study Area Resolution is necessary in order to do any type of study and noted that without it, information gathered cannot be used.

20:23:16 Board Member Rechtenbach stated that some sort of a study needs to be implemented in this marketable area. He said that this is the time to take action, no matter what redevelopment vehicle is later determined to be appropriate.

20:23:50 Board Members Matsumura and Rechtenbach agreed that passing the Survey Area Resolution would not bind the City to a contract, but will allow the RDA to study the area.

20:25:31 Board Member Bud Catlin **MOVED** to allow completion of a windshield study and then convene an RDA Board Meeting on January 14, 2009 to consider the Study Area Resolution. **The motion failed due to lack of a second.**

Board Member Jerry Rechtenbach **MOVED** to approve Resolution No. RDA 09-01 – 6200 South Redwood Road Urban Renewal Project (URA) Survey Area Resolution. Board Member Les Matsumura **SECONDED** the motion. Chairman Handy called for discussion. Board Member Pratt inquired about the proposed boundary change. Board Member Rechtenbach **AMENDED** his motion to reflect the proposed boundary change, as earlier discussed. Board Member Matsumura reaffirmed his second on the motion. There being no further discussion, Chairman Handy called for a roll call vote. The vote was as follows: Matsumura-yes, Rechtenbach-yes, Catlin-abstain, Pratt-yes, and Handy-yes. **All Board Members voted and the motion passed with four in favor and one abstention.**

## **5. Other Matters**

20:27:20 Chairman Handy called for an update on the 5400 South Redevelopment Project.

20:27:42 Development Director Keith Snarr indicated that nothing is presently happening with that project. He cited factors relating to the current economy.

20:28:05 Mr. Snarr described a meeting with the new owners of the Kmart/Albertsons Shopping Center and stated that consideration is presently being given to determine the best use of the redevelopment tool.

20:28:33 Mr. Snarr cited Ken Garff Used Auto Sales as the only Taylorsville business that has been closed due to the economic downturn. He stated that, although sales are slightly down in the City, the overall economy in Taylorsville is doing quite well. Mr. Snarr referenced the recent media coverage of the three significant construction projects in Taylorsville.

## 6. Adjournment

20:29:09 Board Member Morris Pratt **MOVED** to adjourn the Redevelopment Agency of Taylorsville City Meeting. Board Member Jerry Rechtenbach **SECONDED** the motion. Chairman Matsumura called for discussion. There being none, he called for a roll call vote. The vote was as follows: Matsumura-yes, Rechtenbach-yes, Catlin-yes, Pratt-yes, and Handy-yes. **All Board Members voted in favor and the motion passed unanimously.** The meeting was adjourned at 8:29 p.m.

  
Cheryl Peacock Cottle, Secretary

Minutes approved: RDA 07-09-09

*Minutes Prepared by: Cheryl Peacock Cottle, Secretary*