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**City of Taylorsville**  
**SPECIAL REDEVELOPMENT AGENCY BOARD MEETING**  
*Minutes*

Wednesday, February 23, 2005  
Council Chambers  
2600 West Taylorsville Blvd., Room No. 140  
Taylorsville, Utah 84118

**Attendance:**

**Board Members:**

Chairman Russ Wall  
Vice-Chairman Morris Pratt  
Board Member Bud Catlin  
Board Member Les Matsumura  
Board Member Jerry Rechtenbach

**City Staff:**

John Inch Morgan, City Administrator  
John Brems, City Attorney  
Mark McGrath, Community Development Director  
Gerry Orr, City Finance Director  
Virginia Loader, City Recorder  
Robin Kashiya, Council Coordinator

**Excused:** Chief Executive Officer Janice Auger

**Others:** D. Thurland Reay

**WELCOME AND INTRODUCTION**

18:04:06 Chairman Russ Wall called the meeting to order at 6:00 p.m. and welcomed those in attendance.

18:04:10 Board Member Morris Pratt said that it has been determined that there is a conflict in the Bylaws of the Redevelopment Agency, which will be amended accordingly. Mr. Pratt then **MOVED** to appoint Russ Wall as the acting Chair of Taylorsville Redevelopment Agency Board until the Bylaws are amended. Board Member Bud Catlin **SECONDED** the motion. Chairman Wall called for discussion. There being none, he called for a vote. The vote was as follows: Pratt-yes, Wall-yes, Matsumura-yes, Rechtenbach-yes, Catlin-yes. **All Board Members present voted and the motion passed unanimously.**

1 18:05:07 Chairman Russ Wall **MOVED** to change the order of business to reflect the order of  
2 business that is required in the Bylaws. Board Member Bud Catlin **SECONDED** the motion.  
3 Chairman Wall called for discussion. There being none, he called for a vote. The vote was as  
4 follows: Pratt=yes, Wall=yes, Matsumura=yes, Rechtenbach=yes, Catlin=yes. **All Board**  
5 **Members present voted and the motion passed unanimously.**

6  
7 **1. Approval of Minutes: RDA 02/19/05 Should be 01/19/05**

8  
9 18:05:40 Board Member Bud Catlin **MOVED** to approve the RDA Minutes of 02-16-05. Board  
10 Member Mastumura **SECONDED** the motion. Board Member Catlin **amended the motion** to  
11 use the correct date of 01/19/05. Board Member Les Matsumura **SECONDED** the amendment.  
12 Chairman Wall called for discussion. There being none, he called for a vote. The vote was as  
13 follows: Pratt=yes, Wall=yes, Matsumura=yes, Rechtenbach=yes, Catlin=yes. **All Board**  
14 **Members present voted and the motion passed unanimously.**

15  
16 **2. Report of Chief Executive Officer – Mayor Auger was absent due to illness.**

17  
18 **3. New Business:**

19  
20 **4. Resolution No. RDA 05-02 – A Resolution of the Redevelopment Agency of**  
21 **Taylorsville, Utah Amending its Bylaws – John Brems**

22  
23 John Brems presented a proposed resolution amending the Bylaws of the Redevelopment  
24 Agency of Taylorsville in regards to the Term of the Chairman and Vice-Chairman being one  
25 year or until their successors are elected and begin their term of office.

26  
27 18:08:48 Board Member Bud Catlin **MOVED** to adopt Resolution No. RDA 05-02 - A  
28 Resolution of the Redevelopment Agency of Taylorsville, Utah Amending its Bylaws and to  
29 Amend Section 5. Order of Business, as follows: "At the regular meetings of the Agency, the  
30 agenda shall be approved by the Chairman or, in his absence, the Vice Chairman." Board  
31 Member Jerry Rechtenbach **SECONDED** the motion. Chairman Wall called for discussion.

32 18:09:48 Board Member Morris Pratt recommended that the address under Section 5. Office of  
33 Agency be amended to reflect the current address. Board Member Catlin **amended his motion**  
34 to delete the physical address from Section 5. Board Member Jerry Rechtenbach **SECONDED**  
35 the amendment. Chairman Wall called for further discussion. There being none, he called for a  
36 vote. The vote was as follows: Pratt=yes, Wall=yes, Matsumura=yes, Rechtenbach=yes, Catlin=  
37 yes. **All Board Members present voted and the motion passed unanimously.**

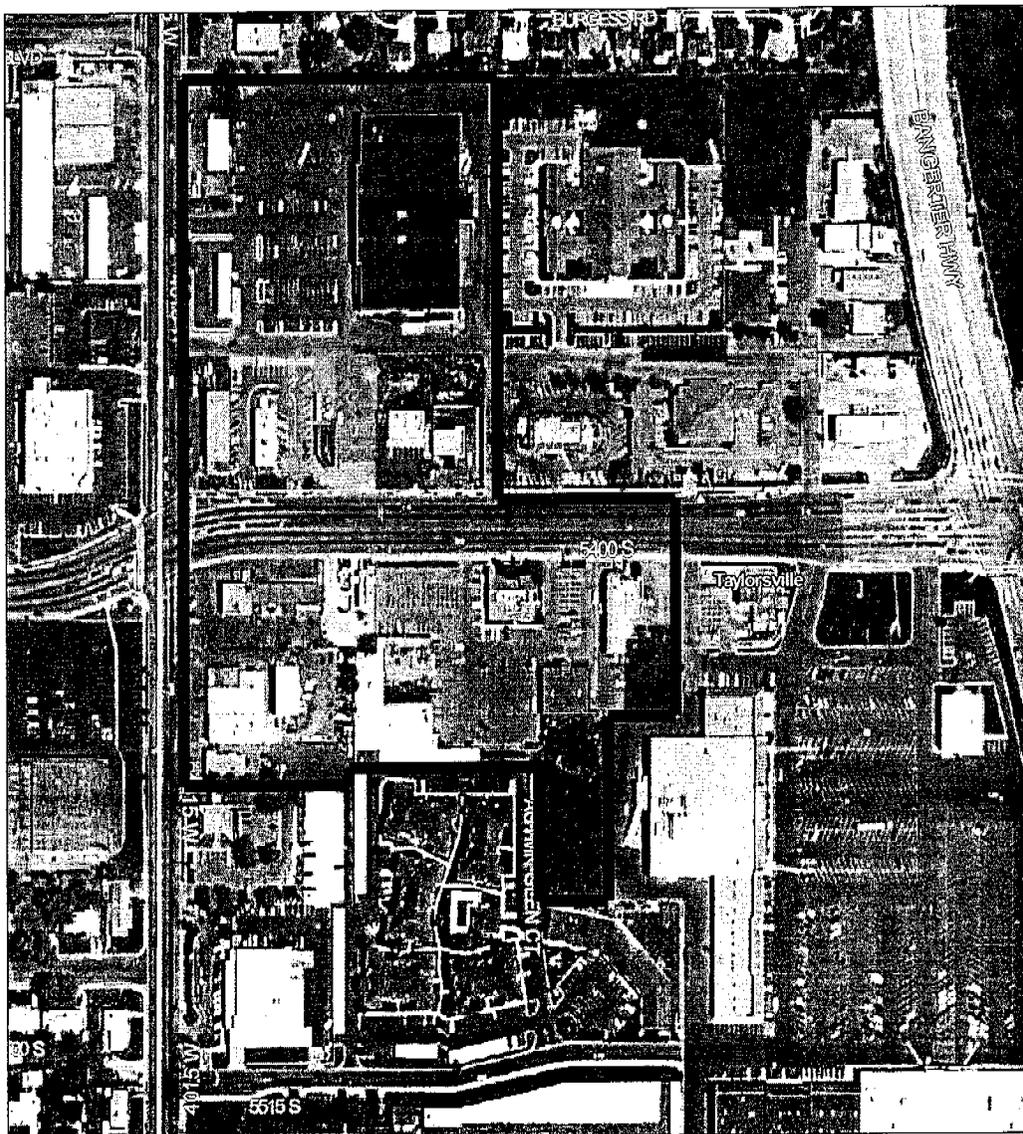
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1    **2.    Discussion of Redevelopment Project Survey Areas – Don Adams**

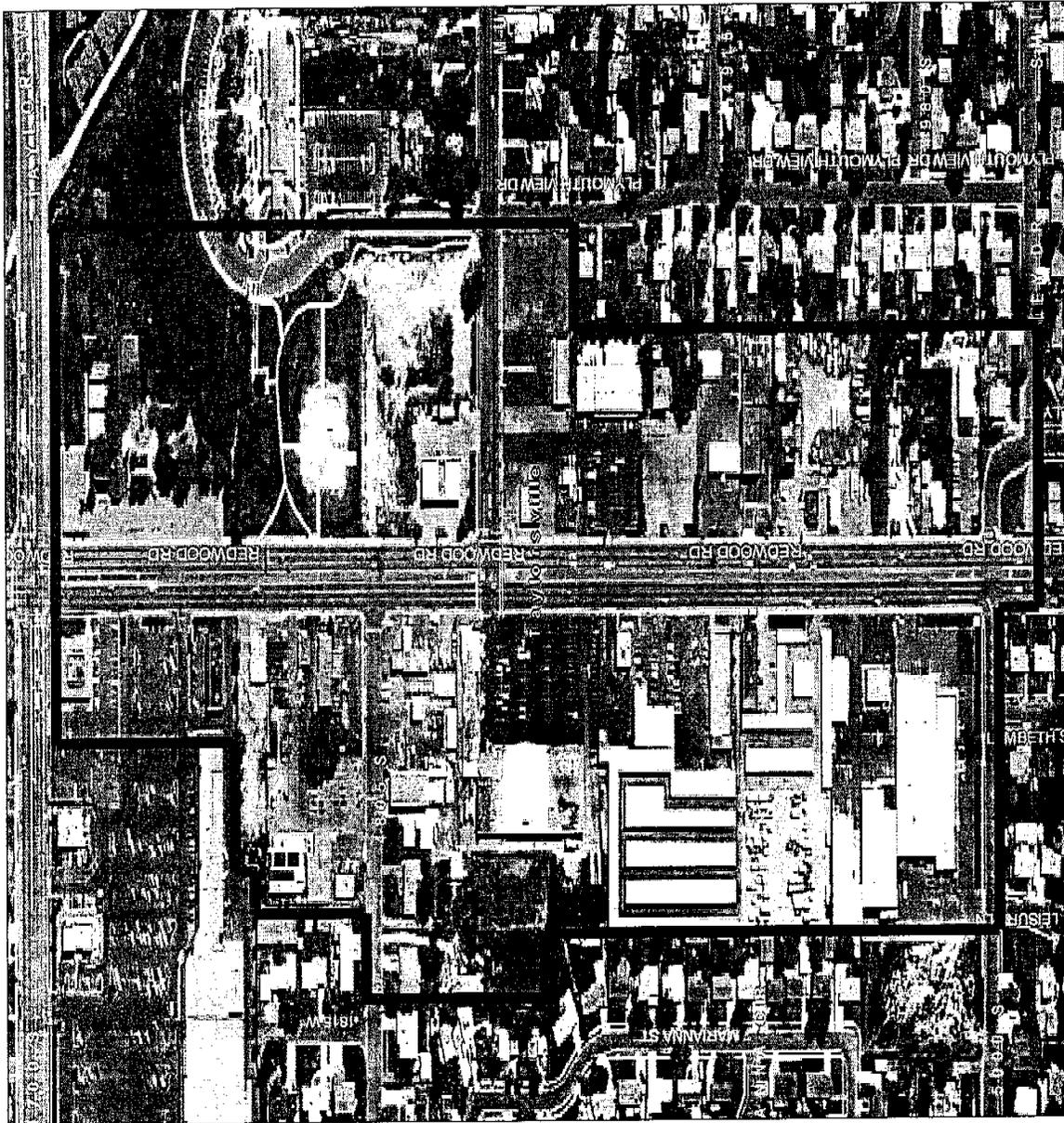
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3    Economic Development Director Don Adams presented background information and reasons for  
4    designating the proposed Survey Areas. He then presented and reviewed in detail the following  
5    proposed Redevelopment Project Survey Areas:    18:12:20

- 6  
7        •    **4015 West 5400 South Project Survey Area**    18:12:31

8



- 1 Discussion was held and Mr. Adams responded to questions from the Board. 18:14:29
- 2
- 3 • **4800 South Redwood Road Project Survey Area** 18:26:35
- 4



1 Discussion was held and Mr. Adams then responded to questions from the Board. 18:31:13

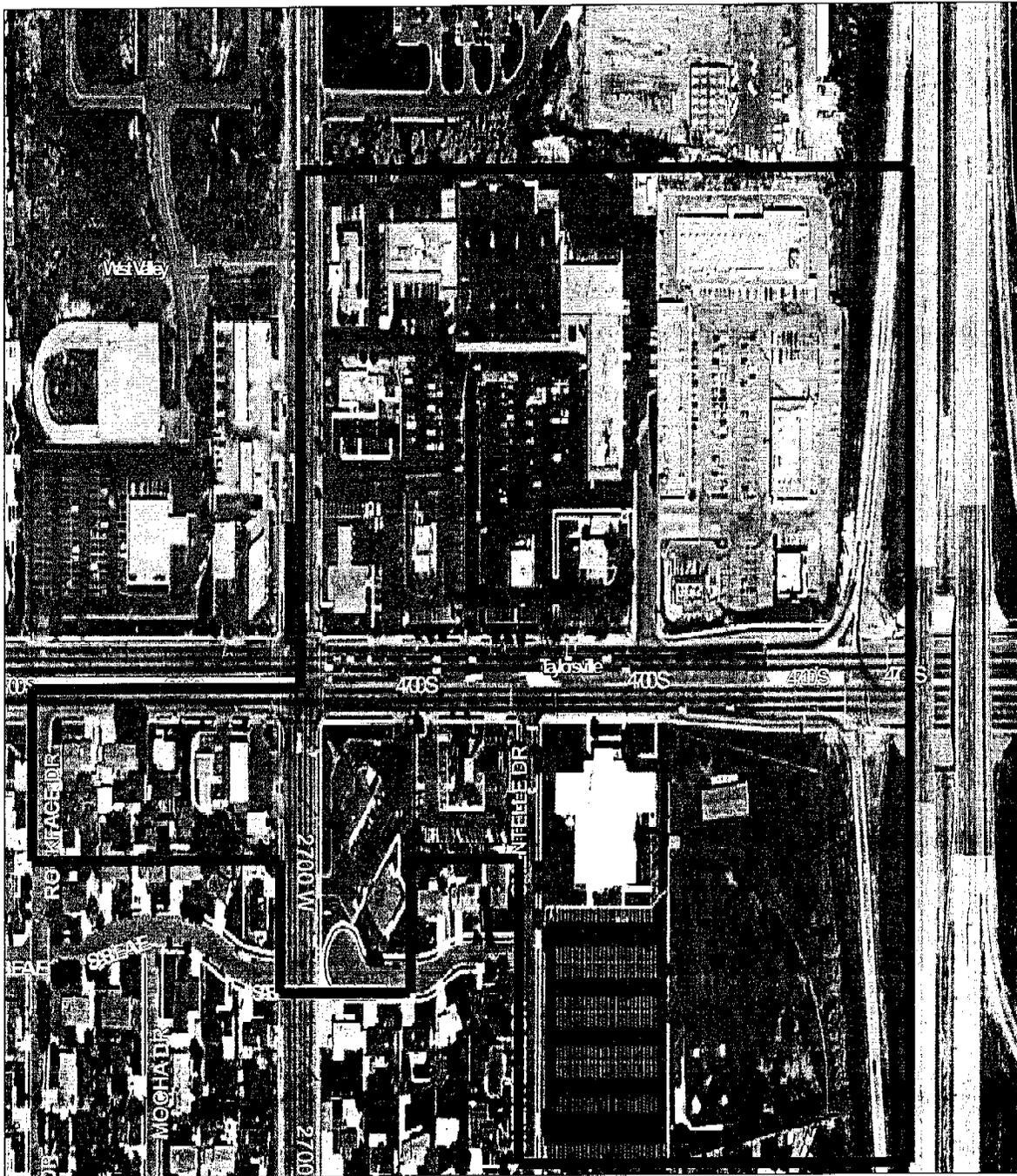
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- **2700 West 4700 South Project Survey Area A** 18:37:24



- 1 Discussion was held and Mr. Adams then responded to questions from the Board. 18:38:55
- 2
- 3 18:40:34
- 4 • **2700 West 4700 South Project Survey Area B**
- 5 *Should be 2200 West 4700 South*



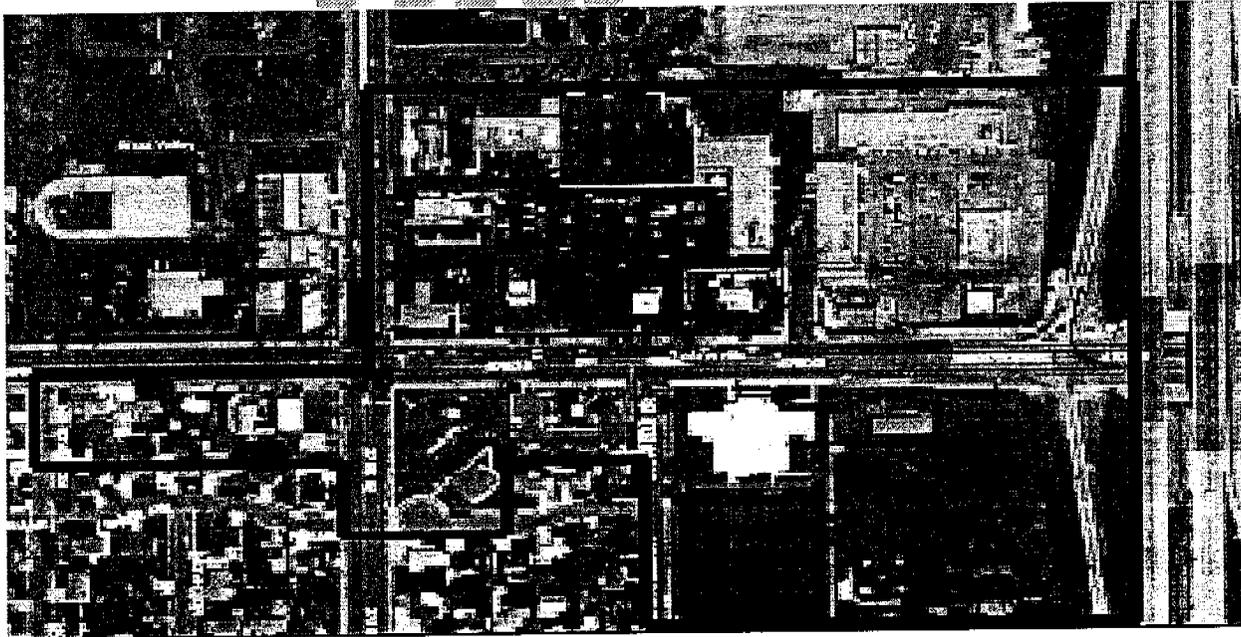
1 Discussion was held and Mr. Adams responded to questions from the Board. 18:42:09

2  
3 18:53:22 Board Member Bud Catlin **MOVED** to go back to Resolution No. RDA 05-03. Board  
4 Member Morris Pratt **SECONDED** the motion. Chairman Wall called for discussion. There  
5 being none, he called for a vote. The vote was as follows: Pratt-yes, Wall-yes, Matsumura-yes,  
6 Rechtenbach-yes, Catlin-yes. **All Board Members present voted and the motion passed**  
7 **unanimously.**

8  
9 **6. Resolution No. RDA 05-03 – A Resolution of the Board of Directors of the**  
10 **Redevelopment Agency of Taylorsville City, Utah, Designating a Redevelopment**  
11 **Survey Area known as the “2700 West 4700 South Project Survey Area A” and**  
12 **Authorizing a Study of Said Survey Area to Determine Whether One or More**  
13 **Redevelopment Projects Within the Survey Area are Feasible and Whether Blight**  
14 **Exists Within the Survey Area**

15  
16 18:55:59 Board Member Les Matsumura **MOVED** to adopt Resolution No. RDA 05-03. Board  
17 Member Jerry Rechtenbach **SECONDED** the motion. Chairman Wall called for discussion. City  
18 Attorney John Brems recommended that the title be amended to state the correct survey area.

19 18:56:24 Board Member Matsumura **amended his motion** to amend the area to “2700 West  
20 4700 South Project Survey Area.” Board Member Rechtenbach **SECONDED** the amendment.  
21 There being no further discussion, he called for a roll call vote. The vote was as follows: Pratt-  
22 yes, Wall-yes, Matsumura-yes, Rechtenbach-yes, Catlin-yes. **All Board Members present**  
23 **voted and the motion passed unanimously.**



1 **7. Resolution No. RDA 05-04 – A Resolution of the Board of Directors of the**  
2 **Redevelopment Agency of Taylorsville City, Utah, Designating a Redevelopment**  
3 **Survey Area known as the “2700 West 4700 South Project Survey Area B” and**  
4 **Authorizing a Study of Said Survey Area to Determine Whether One or More**  
5 **Redevelopment Projects Within the Survey Area are Feasible and Whether Blight**  
6 **Exists Within the Survey Area**

7  
8 Chairman Russ Wall explained that the title should be changed to “2200 West 4700 South  
9 Project Survey Area.”

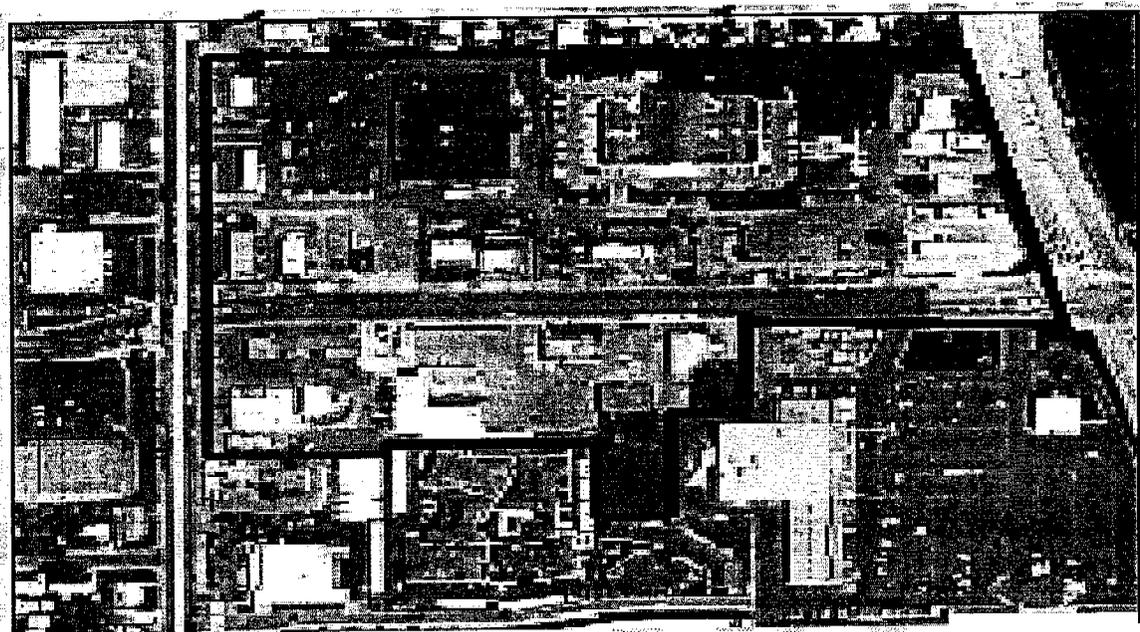
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11 18:5-7:16 Board Member Jerry Rechtenbach **MOVED** to adopt Resolution No. RDA 05-04  
12 amending the boundary to include only the area from the eastern side of 2200 West between  
13 there and the I-215 Freeway and excluding the rest and also amend the verbiage to say 2200  
14 West 4700 South Project Study Area. Morris Pratt asked for clarification. Board Member Jerry  
15 Rechtenbach clarified to exclude everything east of 2200 West. 18:58:31 Board Member Les  
16 Matsumura **SECONDED** the motion. Chairman Wall called for discussion. 18:58:58 Don  
17 Adams recommended that a larger portion be included in the survey area. 19:01:04 Board  
18 Member Jerry Rechtenbach **amended his motion** 19:04:21 to approve resolution RDA 05-04 to  
19 amend the boundary to include the area between 2200 West and the I-215 freeway to also  
20 include the commercial area at the northeast intersection of 2200 and 4700 and to also include  
21 the vacant parcels at the southeast corner of the intersection of 4700 South and 2200 West and  
22 the rest of the boundary as presently shown and to correct the verbiage to state 2200 West and  
23 eliminate the B from the Survey Area. Board Member Les Matsumura **SECONDED** the  
24 amendment. 19:05:32 Board Member Bud Catlin asked for clarification and he expressed his  
25 concern in regards to the public’s perception of what is trying to be done. There being no further  
26 discussion, he called for a roll call vote. The vote was as follows: Pratt=yes, Wall=yes,  
27 Matsumura=yes, Rechtenbach=yes, Catlin=no. **All Board Members present voted and the**  
28 **motion passed 4 to 1.**

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4 **8. Resolution No. RDA 05-05— A Resolution of the Board of Directors of the**  
5 **Redevelopment Agency of Taylorsville City, Utah, Designating a Redevelopment**  
6 **Survey Area known as the “4015 West 5400 South Project Survey Area” and**  
7 **Authorizing a Study of Said Survey Area to Determine Whether One or More**  
8 **Redevelopment Projects Within the Survey Area are Feasible and Whether Blight**  
9 **Exists Within the Survey Area**

10  
11 19:08:00 Chairman Russ Wall **MOVED** to adopt Resolution No. RDA 05-05. Board Member  
12 Jerry Rechtenbach **SECONDED** the motion. Chairman Wall called for discussion. 19:08:15  
13 Board Member recommended extending boundary to Bangerter Highway and Don Adams  
14 confirmed that would not be a problem. 19:09:11 Chairman Wall **amended his motion** to  
15 approve Resolution No. RDA 05-05 extending the northern boundary east of Bangerter Highway  
16 south to encompass the infrastructure on 5400 South and reconnect with original drawing as  
17 drawn. Board Member Jerry Rechtenbach **SECONDED** the amendment. There being no further  
18 discussion, he called for a roll call vote. The vote was as follows: Pratt-yes, Wall-yes,  
19 Matsumura-yes, Rechtenbach-yes, Catlin-yes. **All Board Members present voted and the**  
20 **motion passed unanimously.**



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4 9. **Resolution No. RDA 05-06** – A Resolution of the Board of Directors of the  
5 **Redevelopment Agency of Taylorsville City, Utah, Designating a Redevelopment**  
6 **Survey Area known as the “4800 South Redwood Road Project Survey Area” and**  
7 **Authorizing a Study of Said Survey Area to Determine Whether One or More**  
8 **Redevelopment Projects Within the Survey Area are Feasible and Whether Blight**  
9 **Exists Within the Survey Area**

10  
11 19:10:51 Board Member Morris Pratt as for clarification as to why a park is included the survey  
12 area. Mr. Adams explained that he is concerned that above ground storage tanks located in the  
13 vicinity may have polluted or have a plume in the ground water and that contamination may have  
14 extended into a portion of the park; therefore, he included the park in the survey area.

15 19:13:16 City Administrator John Inch Morgan presented background information on  
16 contamination and responsibility for cleanup.

17  
18 19:14:25 Discussion was held and boundaries were defined for the 4800 South Redwood Road  
19 Project Survey Area.

20  
21 19:17:55 Board Member Jerry Rechtenbach **MOVED** to adopt Resolution No. RDA 05-06 with  
22 the boundary adjustment as noted by Mr. Adams. Board Member Les Matsumura **SECONDED**  
23 the motion. Chairman Wall called for discussion. There being none, he called for a roll call vote.  
24 The vote was as follows: Pratt-yes, Wall-yes, Matsumura-yes, Rechtenbach-yes, Catlin-yes. **All**  
25 **Board Members present voted and the motion passed unanimously.**



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**10. Unfinished Business**

19:18:57 Board Member Les Matsumura requested new maps designating the modifications as discussed. (The new maps are attached to the Resolutions.)

**11. Adjournment**

Board Member Les Matsumura **MOVED** to adjourn the Work Session. Board Member Morris Pratt **SECONDED** the motion. Chairman Wall called for discussion. There being none, he called for a vote. The vote was as follows: Pratt-yes, Wall-yes, Matsumura-yes, Rechtenbach-yes, Catlin-yes. **All Board Members present voted and the motion passed unanimously.** The meeting was adjourned at 7:19 p.m.

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Virginia Loader, City Recorder

Minutes approved:

*Minutes Prepared by: Virginia Loader*