

City of Taylorsville
REDEVELOPMENT AGENCY
OF TAYLORSVILLE CITY MEETING
Minutes

Wednesday, August 12, 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

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
Randall Feil, Legal Counsel
Bob Springmeyer, RDA Consultant

Others: Warren Rogers, John Gidney, Donald Frame, Raili Jacquet, Jay Ziolkowski, Dave Goddard, Eric Belnap, Rick Roller, Jeff Nelson, Lori Burke, Kathy Cue, Julene Inskeep, Doug Inskeep, David Frost, Elizabeth Hanneman, Norman Hanneman, James Griego, Don Neff, Lynette Neff, Michael Lortsher, Marva Lortsher, Kathy Davies, Dan Davis, Hugh Bringhurst, Gay Bringhurst, John Duran, Jennie Duran, Larry Leishman, Oscar Cuya, James Manchego, Dave Wilson, Debbie Wilson, Nathan Brown, Peter Keil, Jeff Swain, Kim Swain, Rand Kunz, Annette Black, Fred Brozovich, John Brozovich, Spencer Viernes, Keith Bradley, Camille Bradley, Nick Papastamos, Chad Durkee, Steve Garner, Bryant Roth, Elizabeth Roth, Horace Knowton, Rick Roller, John Mannos, Marghie Mannos, Kaylyn Smith, Keith Meldrum, Joyce Meldrum, Leon Kingston, Helen Dotterer, Jane Dotterer

1. Welcome and Roll Call – *Chairman Handy*

19:32:41 Chairman Lynn Handy called the Redevelopment Agency (RDA) of Taylorsville City Board Meeting to order at 7:32 p.m. and welcomed those in attendance. He noted that this meeting was originally scheduled for August 5, 2009, but had to be postponed due to a power outage in the City Center building. Secretary Cheryl Peacock Cottle conducted a Roll Call, wherein all Board Members were present.

2. Consideration of Minutes from the July 8, 2009 and August 5, 2009 Redevelopment Agency of Taylorsville City Board Meetings

19:33:40 Board Member Jerry Rechtenbach **MOVED** to approve the minutes from the July 8, 2009 RDA Board Meetings. Board Member Les Matsumura **SECONDED** the motion. Chairman Handy called for discussion. The motion was restated by Board Member Rechtenbach to include approval of the August 5, 2009 RDA Minutes and Board Member Matsumura reaffirmed his second. There being no further discussion, Chairman Handy called for a roll call vote. The vote was as follows: Rechtenbach-yes, Matsumura-yes, Pratt-yes, Catlin-yes, and Handy-yes. **All Board Members voted in favor and the motion passed unanimously.**

3. General Information Concerning The Proposed Project Areas, And The Procedures, Requirements And Reasons For Creating The Project Areas – *Keith Snarr, Randall Feil (Special Counsel to the Agency) and Bob Springmeyer (Consultant to the Agency)*

19:35:05 Special Legal Counsel Randall Feil described his role to guide the Redevelopment Agency of Taylorsville City Board through the process of conducting three public hearings during this meeting on three separate project areas. He stated that his initial presentation may answer many questions for those present.

19:35:48 Mr. Feil explained that developed areas tend to decline over time in appearance, value and functionality and may need renewal, even through no fault of property owners. He noted that new ways of designing and constructing improvements have been developed, but costs to improve already developed land can be prohibitive and can impede the modernization of areas of a City or upgrading important areas of a community. Mr. Feil cited the potential for urban sprawl and deterioration inside of a City. He said that when such areas are not redeveloped or renewed, but are neglected, less money is invested into those areas for needed improvements. He went on to explain that if less money is invested and areas are allowed to deteriorate, the tax base goes down.

19:40:19 Mr. Feil relayed that more than 30 years ago, the Utah legislature implemented a law that allows certain increases in tax revenues from new construction to be put back into qualified areas for improvements in order to help offset problems and impediments and to allow older areas to be renewed and not allowed to deteriorate. Mr. Feil said that the legislative intent was not to wait until areas are looking really bad, but rather to identify areas, through a certain set of qualifying factors, that might be redeveloped through use of the tax increment tool. He relayed that tax increment can be used by the Redevelopment Agency of Taylorsville City to help

improve areas in the community. Mr. Feil stated that the RDA Board has identified three areas in Taylorsville and has completed a study to determine if those areas qualify to use the tax tool for redevelopment. He explained that before the tool can be used, certain conditions must be found to exist in the proposed area. He relayed that the legal, technical term used for those conditions and to identify the status of an area is “blight.”

19:44:04 Mr. Feil described steps in the redevelopment process, as follows: (1) the RDA selects a survey area to be studied; (2) the study consultants recommend a proposed project area to the Board that would qualify as a “blighted area” for use of the special tool; (3) a blight study is prepared and filed and is made available for public inspection; (4) notices are sent to property owners in the proposed project area; (5) public hearings are held regarding the project area; (6) the RDA can then make a finding that the proposed area qualifies and can select an area with which to go forward; (7) the RDA makes a project area plan, which is not very specific but includes general standards of how to help the area; (8) a budget for the project is prepared and set forth; (9) a notice is published of another hearing to determine whether the plan and the budget can be adopted; and (9) the plan must also be approved by a Taxing Entity Committee.

19:48:16 Mr. Feil listed examples of other project areas, i.e. the Cottonwood Corporate Center, Gateway, 10600 South Redwood Road, etc..

19:48:53 Mr. Feil defined the meaning of “imminent domain,” which is the term required to be used in the notice. He explained that in 2005 the legislature took away power from RDAs for imminent domain, but it was restored on a limited basis in 2006. He said that if a certain percentage of property owners petition the RDA Board, it may then exercise the power of imminent domain, but there must be a large group and a high percentage of property owners supporting the petition. Mr. Feil gave examples of when imminent domain could be used by the RDA Board. He said that the petition method has not been utilized since 2006.

19:52:11 Bob Springmeyer, of Bonneville Research, stated that his company is acting as a consultant to the RDA Board. He noted that the petition method has not been used. He commented on the Survey Areas and encouraged the Board to initially look at a larger survey area since it is easier to decrease than increase. Mr. Springmeyer noted that changes can be made tonight or at any time before the plan is adopted and that properties can be excluded up until the plan is adopted by the Board. He also noted that this is the first time the RDA Board has ever done three public hearings during one meeting.

19:54:54 Chairman Handy described procedures that will be followed during the meeting.

4. Presentation Of Summary Statement, Including Purposes Of The Blight Hearings And Proposed Use Of Eminent Domain; Receipt Of Written Objections Of Owners Of Property Within The Proposed Project Areas, If Any - *Randall Feil*

Mr. Feil read a summary statement, a copy of which is attached and incorporated into this record therein.

19:59:15 Mr. Feil asked that anyone having a written objection, submit it to the City Recorder/Board Secretary.

5. **Hearing And Blight Hearing, Etc. On Proposed 4100 South Redwood Road (SE) Urban Renewal Project Area**

A. **Hearing, Blight Hearing and Presentation of Evidence of Existence or Nonexistence of Blight Within the Proposed 4100 South Redwood Road (SE) Urban Renewal Project Area:**

(1) **Presentation of blight study and of evidence in support of a finding of blight within the proposed 4100 South Redwood Road (SE) Urban Renewal Project Area - *Jon Springmeyer, Bonneville Research***

20:03:49 Jon Springmeyer, of Bonneville Research, presented results of the blight study and reviewed evidence supporting findings of blight for the proposed 4100 South Redwood Road (SE) Urban Renewal Project Area.

20:05:16 Jon Springmeyer reviewed the Urban Renewal Act.

20:05:24 Jon Springmeyer defined “Blight Factors.”

20:05:43 Jon Springmeyer described causes of blight. He explained that individual parcels are not blighted, but rather the designation applies to an entire area.

20:06:49 Jon Springmeyer listed the entities that helped determined the survey area.

20:07:07 Jon Springmeyer reviewed specifics of the 4100 South Redwood Urban Project Area.

20:07:38 Jon Springmeyer listed specific blight findings for the 4100 South Redwood Survey Area.

20:08:50 Jon Springmeyer emphasized that significant noncompliance was found with *current* building code, safety code, or fire code requirements.

20:09:23 Board Member Catlin asked for the exact boundaries of the proposed survey area,

20:10:34 Mr. Feil explained that the project area may include the roads, so may not match acreage exactly.

20:11:04 The boundaries of the 4100 South Redwood Survey Area were clarified.

20:11:53 Jon Springmeyer stated that 4100 South Redwood Road is determined to have unsafe or unsanitary conditions.

20:13:09 Jon Springmeyer described a 7.50% vacancy rate in the survey area.

20:13:32 Board Member Rechtenbach stated that he would like to see photographic evidence at some point before making any decision. Mr. Springmeyer agreed to provide such.

20:15:21 Board Member Matsumura asked for clarification on the role of each department. Jon Springmeyer described roles and standards for the blight study, as defined in Utah State Code and cited some noncompliance with the current code. He stated that all departments submitted reports to Bonneville Research, who compiled evidence based on the reports. Mr. Springmeyer indicated that each department was given guidance, with a specific format and certain standards to follow.

20:19:38 Jon Springmeyer stated that it was determined that the proposed 4100 S Redwood Road Project area has significant findings of vacancy.

20:20:07 Jon Springmeyer reported on criminal activity in the area and noted that the area did have higher level of calls for police serve per square footage than surrounding areas.

20:22:42 Jon Springmeyer summarized Findings A, B, and C of the Study.

20:25:39 Mr. Springmeyer noted that the area has one property owner who is considering improvements to his property

- (2) Examination and cross-examination of witnesses providing evidence of blight, by record owners of property located within the proposed 4100 South Redwood Road (SE) Urban Renewal Project Area or by the record property owner representatives**

20:26:23 There were no property owners present wishing to question the blight study.

- (3) Presentation by record owners of property located within the proposed 4100 South Redwood Road (SE) Urban Renewal Project Area or by the record property owner representatives, of evidence and testimony, including expert testimony, concerning the existence or nonexistence of blight**

20:27:10 There were none.

- (4) Presentations by other interested persons or their representatives, including expert testimony, concerning the existence or nonexistence of blight**

20:27:25 There were none.

(5) Public input regarding the proposed 4100 South Redwood Road (SE) Urban Renewal Project Area, and presentation of oral objections of owners of property within the proposed Project Area, if any

20:28:00 There were none.

B. Motion to Close Hearing and Blight Hearing on Proposed 4100 South Redwood Road (SE) Urban Renewal Project Area

20:28:27 Board Member Bud Catlin **MOVED** to close the Blight Hearing. 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: Rechtenbach-yes, Matsumura-yes, Pratt-yes, Catlin-yes, and Handy-yes. **All Board Members voted in favor and the motion passed unanimously.**

C. Summary, if needed, Agency Board Question Period, and Consideration by Agency Board of all Objections Received, the Issue of Blight and of the Evidence and Information Relating to the Existence or Nonexistence of Blight

20:29:33 No summary was given.

20:30:01 Board Member Pratt asked for clarification that all property owners have been contacted and noticed. Jon Springmeyer confirmed that all owners have been properly notified and have not responded.

20:30:58 Mr. Feil noted that no written objections were submitted for this proposed survey area.

20:31:27 Jon Springmeyer distributed photos of evidence found on the 4100 South Redwood Road Survey Area.

20:35:09 The Board spent several minutes reviewing the photographs that were provided.

D. Consideration and Adoption of Resolution No. RDA 09-04 Making a Finding Regarding the Existence of Blight in the Proposed 4100 South Redwood Road (SE) Urban Renewal Project Area

20:35:28 Board Member Bud Catlin **MOVED** to adopt RDA 09-04 Making a Finding Regarding the Existence of Blight in the Proposed 4100 South Redwood Road (SE) Urban Renewal Project Area. Board Member Les Matsumura **SECONDED** the motion. Chairman Handy called for discussion. There being none, he called for a roll call vote. The vote was as follows: Rechtenbach-yes, Matsumura-yes, Pratt-yes, Catlin-yes, and Handy-yes. **All Board Members voted in favor and the motion passed unanimously.**

E. Consideration and Adoption of Resolution No. RDA 09-05 Selecting One or More Redevelopment Project Areas Comprising Part or All of the Survey Area, and Authorizing Preparation of the draft 4100 South Redwood Road (SE) Urban Renewal Project Area Plan and Related Project Area Budget

20:36:27 Board Member Pratt asked for clarification on funding and Economic Development Director Keith Snarr affirmed that funds are available in the current budget.

20:37:28 Board Member Les Matsumura **MOVED** to approve RDA 09-05 Selecting One or More Redevelopment Project Areas Comprising Part or All of the Survey Area, and Authorizing Preparation of the draft 4100 South Redwood Road (SE) Urban Renewal Project Area Plan and Related Project Area Budget. Board Member Bud Catlin **SECONDED** the motion. Chairman Handy called for discussion. There being none, he called for a roll call vote. The vote was as follows: Rechtenbach-yes, Matsumura-yes, Pratt-yes, Catlin-yes, and Handy-yes. **All Board Members voted in favor and the motion passed unanimously.**

6. Hearing And Blight Hearing, Etc. On Proposed 4700-5000 South Redwood Road Urban Renewal Project Area

A. Hearing, Blight Hearing and Presentation of Evidence of Existence or Nonexistence of Blight Within the Proposed 4700-5000 South Redwood Road Urban Renewal Project Area:

(1) Presentation of blight study and of evidence in support of a finding of blight within the proposed 4700-5000 South Redwood Road Urban Renewal Project Area - *Jon Springmeyer, Bonneville Research*

20:38:24 Jon Springmeyer clarified that he will not be presenting information on this survey area that is similar to that which has already been presented.

20:40:36 Jon Springmeyer stated that this is the presentation of evidence of a finding of blight within the proposed 4700-5000 South Redwood Road Urban Renewal Project Area. He called for any questions or comments on boundaries of 4700-5000 South Redwood Road.

20:44:00 Mr. Feil gave clarification on an alternate proposal for this project area. He explained that a decision can be made during this meeting to eliminate certain properties or the RDA Board can take input until the end of the process and postpone the decision on whether to eliminate certain properties.

20:41:50 Jon Springmeyer illustrated the exact boundaries of the survey area as shown on the aerial map.

20:47:03 Jon Springmeyer illustrated the particular properties that are being considered for elimination. He said that both the original area and the proposed alternate area meet the conditions of blight, as described by statute.

20:48:57 Jon Springmeyer described the Urban Renewal Act.

20:49:09 Jon Springmeyer discussed legislative Blight Factors and causes of blight.

20:50:10 Jon Springmeyer listed entities involved in the collection of data for the 4700-5000 South Redwood Survey Area.

20:50:33 Jon Springmeyer described the Survey Area.

20:51:08 Jon Springmeyer gave explanation on the differing amounts for public acreage and noted that certain public parcels belong to the Salt Lake Community College.

20:52:41 Jon Springmeyer cited 13 parcels being proposed for removal in the alternate plan.

20:53:07 Jon Springmeyer reviewed blight findings.

20:57:12 Jon Springmeyer noted that the percentages and acreage of blight findings reflect the survey area as a whole.

21:00:03 Jon Springmeyer defined environmental hazards.

21:04:22 Discussion was held on underground storage tanks.

21:09:50 Jon Springmeyer showed a map illustrating parcels that contained four or more factors of blight.

21:10:35 Jon Springmeyer distributed photographs of blight findings for the review of Board Members.

(2) Examination and cross-examination of witnesses providing evidence of blight, by record owners of property located within the proposed 4700-5000 South Redwood Road Urban Renewal Project Area or by the record property owner representatives

21:12:01 Horace Knowlton expressed concerns about blight findings in the park and the Senior Center. He stated his objections to being labeled as blight. He cited concerns about the median going into the area and stated that it may be detrimental to businesses. Mr. Knowlton stated that he would prefer eminent domain in order to receive fair value to the property rather than being labeled as blighted. He said that he is in favor of redevelopment, but resents the stigma associated with blight.

21:18:59 John Mannos, owner of the Army and Navy Store, stated that his property is under 10 years old. He asked for specific findings on his parcel.

21:20:31 Jon Springmeyer listed blight factors on the Mannos property, as follows: substantial physical dilapidation, inadequate storm drainage, illegal dumping, junk or accumulation of solid waste, open outside storage of used material, graffiti on the walls, buildings that don't meet current building code or current electrical code. Mr. Jon Springmeyer cited other area-wide findings that also affected the Mannos property.

21:21:34 Mr. Mannos said that he takes exception to the blight findings. He stated that there is no waste, garbage, graffiti, or storage on his property. He denied the conditions of blight and requested that his property be removed from the survey.

21:23:34 Jon Springmeyer stated that, at the time of the survey, the Army and Navy Store parking lot had numerous cracks, empty pallets, and graffiti. He said that the findings were made by a Community Action Team. Mr. Springmeyer said that the decision to remove a property must be made by the RDA Board.

21:26:42 Mr. Mannos stated that he would like his property to be exempted because it is well maintained, and he does not want to be included in the Blight Survey.

21:27:37 Mr. Field made a clarification on blight.

21:28:36 Bob Springmeyer explained that being in a redevelopment area is an advantage to property owners. He said that being included in a blighted area is not negative. He said that being part of a redevelopment area will allow infrastructure such as street lighting, sidewalks, etc. He noted that if a property is included in a project area, it does not distract from property values. Mr. Springmeyer stated that he has never seen an incident where property values go down when included in a project area, but rather has observed that property values actually increase because of access to funds for improvement.

21:32:07 Rick Roller, a realtor representing Beverly Cook asked Mr. Springmeyer about underground storage tanks cited on her parcels.

21:34:01 Jon Springmeyer said that every evidence indicates that the property represented by Mr. Roller is outside of the plume area.

21:34:52 Marva Lorcher stated that she owns property on Redwood Road in the project area. She inquired about the designation of a super fund site and any potential cleanup in the area.

21:36:04 Jon Springmeyer said that the designation of a pending surplus super fund site has been made by the State and such cleanup is well outside the scope of the blight study.

21:36:36 Board Member Pratt and Bob Springmeyer clarified that if a property is included in the project area, there may be money available for environmental cleanup; however if the property is excluded, no funding would be available.

21:36:47 Bob Springmeyer noted that the no sampling was included in the study, and information was obtained from public records only.

21:38:06 Fred Rosenvich, representing his father who owns parcel #72, submitted written documents of evidence.

21:38:54 Jean Harrington questioned specific blight findings on private homes along 4800 South.

21:39:51 Jon Springmeyer relayed that surveys were conducted during late winter and early spring. He cited specific blight factors along 4800 South, including deteriorated parking areas.

21:41:46 Ms. Harrington questioned why the canal is a border and any related specific plans.

21:42:25 Jon Springmeyer said that specific plans are outside the scope of his work and indicated that the canal is a fairly natural border in that area.

21:43:45 Jon Springmeyer gave explanation on the way area findings affect surrounding properties.

- (3) Presentation by record owners of property located within the proposed 4700-5000 South Redwood Road Urban Renewal Project Area or by the record property owner representatives, of evidence and testimony, including expert testimony, concerning the existence or nonexistence of blight**

21:44:45 There were none.

- (4) Presentations by other interested persons or their representatives, including expert testimony, concerning the existence or nonexistence of blight**

21:45:17 There were none.

- (5) Public input regarding the proposed 4700-5000 South Redwood Road Urban Renewal Project Area, and presentation of oral objections of owners of property within the proposed Project Area, if any**

21:45:34 Dan Davies, a resident of 4800 South, stated that he is in favor of leaving the historic homes along 4800 South out of the area. Mr. Davies said that he is speaking for all twelve homeowners along 4800 South, who share his sentiments

21:46:59 John Brozovich, representing his father's property, requested that parcel 72 be removed from the survey area. He asked that the boundary be redrawn to include only commercial properties. He said he would like the same consideration to be given to all residential properties in the project. He said this has had a severe impact on his father's health and well-being and caused him extreme stress. He said that taking residential properties out of the area would not have a huge impact.

21:51:15 Board Member Morris Pratt noted that other home owners should be allowed to make their own requests to be removed from the project.

21:51:33 Mr. Feil explained that there is no intent to take someone's property. He explained the process that usually takes place. He indicated that, with only a narrow possible exception, there is no taking of anyone's property. He said there is no reason to fear that someone is going to take property because it is in the project area. He relayed that this action just provides a tool to make improvements.

21:54:32 Lori Burke, representing Carl Burke, asked about building codes, storm drains, etc.

21:56:01 Bob Springmeyer explained that the Board decides how funds are used. He said that no action taken during this meeting would have any impact on building codes and State laws are still followed. If a property owner makes substantial changes to the property, they must bring it up to code. Otherwise, codes apply that were in place at the time of building.

21:57:41 Chad Durkee stated that it makes no sense that three residences were included in the survey area.

21:59:07 Bob Springmeyer reiterated that nothing done here is going to be done to force property owners to sell. The neighbors would have to petition for that to be done, not the Board. He explained that residential homes were included because they are in a commercial area.

22:02:14 Mr. Feil gave a scenario for a developer and made some clarifications.

22:04:59 John Brozovich asked for definition of "neighbors."

22:05:22 Mr. Feil defined neighbors who could petition for imminent domain. He stated that owner occupied properties counted.

22:07:20 Jean Harrington asked about potential rezoning of the commercial properties to residential.

22:08:18 Explanation was given.

22:08:37 Rand Kunz, owner of the Great Harvest Property, addressed concerns of Chad Durfey and Mr. Mannos and cited advantages to property owners if included in the project area.

B. Motion to Close Hearing and Blight Hearing on Proposed 4700-5000 South Redwood Road Urban Renewal Project Area

22:11:01 Board Member Les Matsumura **MOVED** to close the hearing. 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: Rechtenbach-yes, Matsumura-yes, Pratt-yes, Catlin-yes, and Handy-yes. **All Board Members voted in favor and the motion passed unanimously.**

C. Summary, if needed, Agency Board Question Period, and Consideration by Agency Board of all Objections Received, the Issue of Blight and of the Evidence and Information Relating to the Existence or Nonexistence of Blight

22:12:22 Board Member Morris Pratt asked for clarification regarding the timeframe for removing parcels and Randall Feil gave explanation on the process. He stated that there is the flexibility of removing parcels up until the final hearing.

D. Consideration and Adoption of Resolution No. RDA 09-06 Making a Finding Regarding the Existence of Blight in the Proposed 4700-5000 South Redwood Road Urban Renewal Project Area

22:15:43 Board Member Morris Pratt **MOVED** to adopt RDA Resolution 09-06 **using the alternate area and map provided**, which removes 13 parcels. Board Member Jerry Rechtenbach **SECONDED** the motion. Chairman Handy called for discussion. Bud Catlin asked for clarification that properties can still be excluded at a future time. Clarification was given. There being no further discussion, Chairman Handy called for a roll call vote. The vote was as follows: Rechtenbach-yes, Matsumura-yes, Pratt-yes, Catlin-yes, and Handy-yes. **All Board Members voted in favor and the motion passed unanimously.**

E. Consideration and Adoption of Resolution No. RDA 09-07 Selecting One or More Redevelopment Project Areas Comprising Part or All of the Survey Area, and Authorizing Preparation of the draft 4700-5000 South Redwood Road Urban Renewal Project Area Plan and Related Project Area Budget

22:18:31 Board Member Morris Pratt **MOVED** to adopt RDA 09-07 using the alternate area map and legal description, excluding 13 parcels. 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: Rechtenbach-yes, Matsumura-yes, Pratt-yes, Catlin-yes, and Handy-yes. **All Board Members voted in favor and the motion passed unanimously.**

22:20:10 Chairman Handy declared a 5-Minute Recess at 10:20 p.m.

22:35:39 The meeting was reconvened at 10:35 p.m.

7. **Hearing And Blight Hearing, Etc. On Proposed 6200 South Redwood Road Urban Renewal Project Area**

A. **Hearing, Blight Hearing and Presentation of Evidence of Existence or Nonexistence of Blight Within the Proposed 6200 South Redwood Road Urban Renewal Project Area:**

(1) **Presentation of blight study and of evidence in support of a finding of blight within the proposed 6200 South Redwood Road Urban Renewal Project Area - *Jon Springmeyer, Bonneville Research***

22:36:15 Mr. Jon Springmeyer illustrated the proposed project area on the aerial map.

22:37:21 Mr. Jon Springmeyer described the Urban Renewal Act.

22:37:31 Mr. Jon Springmeyer defined blight factors.

22:37:50 Causes of blight were reviewed.

22:38:40 Mr. Jon Springmeyer cited participants who assisted in gathering data regarding blight findings for the 6200 South Redwood Survey Area

22:39:01 Jon Springmeyer acknowledged efforts of the Community Action Team and said that members were very pro active.

22:39:35 Jon Springmeyer further described the proposed 6200 South Redwood Urban Renewal Project Area.

22:44:12 Explanation was given by Jon Springmeyer on how findings of excessive vacancy were determined.

22:47:27 Jon Springmeyer reviewed findings A, B, C

22:48:56 Jon Springmeyer illustrated the map of parcels showing four or more blight factors.

- (2) Examination and cross-examination of witnesses providing evidence of blight, by record owners of property located within the proposed 6200 South Redwood Road Urban Renewal Project Area or by the record property owner representatives**

22:50:43 Spencer Viernes, of Ray Quinney & Nebeker, spoke on behalf of property owner Hugh Bringhurst and presented questions regarding findings of blight.

22:53:24 Jon Springmeyer gave further explanation regarding contributing factors of blight.

22:56:29 Jon Springmeyer addressed questions from Mr. Viernes regarding specific findings of blight in the 6020 South neighborhood.

23:08:58 Resident Hugh Bringhurst cited numerous mistakes in the study.

23:11:14 Paul Keil stated his concerns with several of the blight findings on 6020 South.

23:15:33 Jon Springmeyer described conditions on 6020 South. He explained that this street is part of a greater area that affects 6020 South.

23:18:56 Jon Springmeyer cited significant vacant property within the project area.

23:20:18 Jon Springmeyer clarified that there are approximately 30-40 parcels that are residential properties.

- (3) Presentation by record owners of property located within the proposed 6200 South Redwood Road Urban Renewal Project Area or by the record property owner representatives, of evidence and testimony, including expert testimony, concerning the existence or nonexistence of blight**

23:22:29 There were no presentations.

- (4) Presentations by other interested persons or their representatives, including expert testimony, concerning the existence or nonexistence of blight**

23:22:58 There were no presentations.

- (5) Public input regarding the proposed 6200 South Redwood Road Urban Renewal Project Area, and presentation of oral objections of owners of property within the proposed Project Area, if any**

23:23:16 Chuck Nelson, of Nelson Laboratories, thanked the Board for their efforts to improve the area and stated his approval of the RDA project.

23:24:18 Mr. Viernes stated that his clients on 6020 South object to being in the project area and would like to be excluded.

B. Motion to Close Hearing and Blight Hearing on Proposed 6200 South Redwood Road Urban Renewal Project Area

23:24:56 Board Member Jerry Rechtenbach **MOVED** to close the hearing. Board Member Les Matsumura **SECONDED** the motion. Chairman Handy called for discussion. There being none, he called for a roll call vote. The vote was as follows: Rechtenbach-yes, Matsumura-yes, Pratt-yes, Catlin-yes, and Handy-yes. **All Board Members voted in favor and the motion passed unanimously.**

C. Summary, if needed, Agency Board Question Period, and Consideration by Agency Board of all Objections Received, the Issue of Blight and of the Evidence and Information Relating to the Existence or Nonexistence of Blight

23:25:59 It was noted that written materials were received, copied, distributed, and considered by the RDA Board.

23:26:57 Board Member Jerry Rechtenbach asked if Mr. Viernes represents all residents along 6020 South. Mr. Viernes stated that it was his understanding that he does.

23:28:45 Board Member Jerry Rechtenbach stated his belief that the Project Area will be a benefit to residents; however, based on requests received, he recommended that the parcels on 6020 South be excluded.

23:31:32 Mr. Feil suggested being careful about excluding the parcels on 6020 South at this point. He noted that, based on his past experience, property owners may change their minds after further education.

23:33:31 Jon Springmeyer cited access issues with 6020 South and said that he recommends leaving these parcels in the project area.

23:34:56 Board Member Jerry Rechtenbach said that he thinks it is a mistake to withdraw from the area, but believes the requests of the residents should be honored.

23:35:00 Mayor Wall concurred with Board Member Rechtenbach.

23:36:20 Board Member Morris Pratt referenced 13 signatures provided in a petition in support of Board Member Rechtenbach's suggestion.

23:39:40 Board Member Les Matsumura stated his belief that residents should stay in the project.

23:40:10 Mr. Viernes relayed that residents along 6020 South have decided to stay in the project area for now.

23:40:39 Mr. Feil suggested that it might be appropriate to have additional dialogue to address concerns of residents. He indicated that he is personally happy to answer questions.

D. Consideration and Adoption of Resolution No. RDA 09-08 Making a Finding Regarding the Existence of Blight in the Proposed 6200 South Redwood Road Urban Renewal Project Area

23:42:47 Board Member Les Matsumura **MOVED** to adopt RDA 09-08 – Making a Finding Regarding the Existence of Blight in the Proposed 6200 South Redwood Road Urban Renewal Project Area. 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: Rechtenbach-yes, Matsumura-yes, Pratt-yes, Catlin-yes, and Handy-yes. **All Board Members voted in favor and the motion passed unanimously.**

E. Consideration and Adoption of Resolution No. RDA 09-09 Selecting One or More Redevelopment Project Areas Comprising Part or All of the Survey Area, and Authorizing Preparation of the draft 6200 South Redwood Road Urban Renewal Project Area Plan and Related Project Area Budget

23:43:42 Board Member Bud Catlin **MOVED** to adopt RDA 09-09 – Selecting One or More Redevelopment Project Areas Comprising Part or All of the Survey Area, and Authorizing Preparation of the Draft 6200 South Redwood Road Urban Renewal Project Area Plan and Related Project Area Budget. 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: Rechtenbach-yes, Matsumura-yes, Pratt-yes, Catlin-yes, and Handy-yes. **All Board Members voted in favor and the motion passed unanimously.**

8. If Needed, Consideration Of Whether To Continue Any Of The Hearings and Blight Hearings To A Future Date, Time And Place Certain

This item was not applicable.

9. If Needed, Public Announcement Of The Date, Time And Place Hearing(s) Will Be Resumed

This item was not applicable.

1 **10. Consideration of Setting A Date And Time For The Hearings On The Project Area**
2 **Plans And Project Area Budgets**

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4 This item was not applicable.

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6 **11. Other Agency Business**

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8 There were no Other Matters.

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10 **12. Motion To Adjourn Redevelopment Agency Meeting**

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12 23:44:50 Board Member Bud Catlin **MOVED** to adjourn the Redevelopment Agency of
13 Taylorsville City Meeting. Board Member Morris Pratt **SECONDED** the motion. Chairman
14 Handy called for discussion. There being none, he called for a roll call vote. The vote was as
15 follows: Rechtenbach-yes, Matsumura-yes, Pratt-yes, Catlin-yes, and Handy-yes. **All Board**
16 **Members voted in favor and the motion passed unanimously.** The meeting was adjourned at
17 11:44 p.m.

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22 Cheryl Peacock Cottle, Secretary

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24
25 *Minutes Prepared by: Cheryl Peacock Cottle, Secretary*
26

STATEMENT AT BLIGHT PUBLIC HEARING

The minutes should show that this is the time and the date set for public hearings on blight regarding three proposed urban renewal project areas, namely the 4100 South Redwood Road (SE) Urban Renewal Project Area, the 4700-5000 South Redwood Road Urban Renewal Project Area, and the 6200 South Redwood Road Urban Renewal Project Area (collectively the "Project Areas" or "proposed Project Areas") conducted by the Redevelopment Agency of Taylorsville City on Wednesday, August 12, 2009 at 7:00 p.m. in the Taylorsville City Hall, 2600 W. Taylorsville Blvd., Taylorsville, Utah. The purposes of the public hearings, which purposes are set forth in Section 17C-2-302 of the Utah Community Development and Renewal Agencies Act are to:

(1) permit all evidence of the existence or nonexistence of blight within the proposed Project Areas, as the term "blight" is defined in Section 17C-2-303, Utah Code Annotated 1953, as amended, to be presented;

(2) permit each record owner of property located within the proposed Project Areas or the record property owner's representative the opportunity to:

(a) examine and cross-examine witnesses providing evidence of the existence or non-existence of blight; and

(b) present evidence and testimony, including expert testimony, concerning the existence or nonexistence of blight;

(3) inform the public about each of the three Project Areas being considered for an urban renewal project area;

(4) receive all written objections, and hear all oral objections, of record property owners:

(a) to the inclusion of the record property owner's property within the Project Areas; and

(b) to any required proceeding of the agency in the creation of the Project Areas.

The following documents, along with their related certificates of mailing, proofs of publication, etc., will be made part of the public hearing records:

1. Notices of Public Hearings as required by the Utah Community Development and Renewal Agencies Act, Title 17C, Chapters 1 through 4, Utah Code Annotated 1953 as amended (the "Act"), Section 17C-2-502(1)(a)(I), which were published in the Salt Lake Tribune Newspaper.
2. The Redevelopment Agency Resolution No. 09-01 dated January 7, 2009, Resolution No. 09-02 and Resolution No. 09-03, both dated July 8, 2009, designating the three urban renewal survey areas and authorizing blight studies of the three urban renewal survey areas.
3. The three Notices executed by the Redevelopment Agency which were mailed, by regular mail, to: (a) each owner of record owning property within the boundaries of the proposed Project Areas; and (b) each taxing entity having the power to levy a tax within the boundaries of the proposed Project Areas, which notices to taxing entities contained the provisions required by Section 17C-2-502(4) of the Act.
4. The Agenda of this meeting and the Notice of Meeting which has been given as required by the Utah Open and Public Meetings Act.

If the Agency decides after this public hearing to proceed with the proposed Urban Renewal Project Area Plans and Urban Renewal Project Areas, pursuant to the provisions of the Act, the Agency will hold a second set of public hearings regarding the proposed Project Area Plans and proposed Project Area Budgets for each of the three proposed Project Areas. The second set of public hearings would be held at least thirty days after this public hearing.

Receipt of written objections.