

City of Taylorsville
COMMUNITY DEVELOPMENT and RENEWAL AGENCY
BOARD MEETING
Minutes

Wednesday, October 18, 2006
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84118

Attendance:

Russ Wall, Chief Executive Officer

Board Members:

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

City Staff:

John Brems, City Attorney
Virginia Loader, Secretary
Robin Kishiyama, Council Coordinator
John Inch Morgan, Treasurer
Don Adams, Economic Development Director
Mark McGrath, Community Development Director

Others: Victor Sharp

21:11:22 Chairman Morris Pratt called The Community Development And Urban Renewal Agency Board Meeting to order at 9:11 p.m. and welcomed those in attendance.

1. RDA Board Meeting Minutes of 01-04-06

21:12:55 Board Member Les Matsumura **MOVED** to approve the minutes of the RDA Board Meeting of January 4, 2006. Board Member Bud Catlin **SECONDED** the motion. Chairman Pratt called for discussion. There being none, he called for a roll call vote. The vote was as follows: Pratt-yes, Handy-yes, Matsumura-yes, Rechtenbach-yes, and Catlin-yes. **All Board Members voted in favor and the motion passed unanimously.**

21:14:20 Mr. Adams explained that name of the former Redevelopment Agency has been changed by the legislature to Community Development and Urban Renewal Agency of Taylorsville City. He then presented the following five versions of the: "Resolution of The Board of Directors of The Redevelopment Agency of Taylorsville City, Utah, Designating An Urban Renewal Survey Area(s)". The resolutions cover the following areas:

- . I-215 and 4700 South
- . Redwood Road and 4100 South
- . Redwood Road and 4800 South
- . 2200 West and 4700 South
- . 5400 South and Bangerter Highway

Mr. Adams explained that the resolutions are required to establish “survey areas” in which the Agency will study to determine if conditions exist to fulfill the requirements of “blight”. The blight study shall provide data so the Agency Board may determine whether the conditions described in Subsections 17C-2-303(1) exist in part or all of the Survey Area, and qualify an area with the survey area as an urban renewal project area.

Mr. Adams said that the blight study is to be completed within one year from the date of the resolutions. Prior Resolutions have expired as new legislation authorizing “Urban Renewal” (Redevelopment) was passed. By adopting these blight survey areas, information has been collected as the areas have been analyzed for inclusion into project areas and they will remain valid and will not need to be duplicated.

21:15:55 Mr. Adams then addressed questions from the City Council.

2. **Resolution No. 06-01:** Resolution of the Board of Directors of the Redevelopment Agency of Taylorsville City, Utah, Designating an Urban Renewal Survey Area Known as the “**Redwood Road and 4800 South Urban Renewal Survey Area**” and Authorizing a Study of said Survey Area to Determine Whether One or More Urban Renewal Projects with the Survey Area are Feasible and Whether Blight Exists within the Survey Area
3. **Resolution No. 06-02:** Resolution of the Board of Directors of the Redevelopment Agency of Taylorsville City, Utah, Designating an Urban Renewal Survey Area Known as the “**5400 South and Bangerter Highway Urban Renewal Survey Area**” and Authorizing a Study of said Survey Area to Determine Whether One or More Urban Renewal Projects with the Survey Area are Feasible and Whether Blight Exists within the Survey Area
4. **Resolution No. 06-03:** Resolution of the Board of Directors of the Redevelopment Agency of Taylorsville City, Utah, Designating an Urban Renewal Survey Area Known as the “**Interstate 215 and 4700 South Urban Renewal Survey Area**” and Authorizing a Study of said Survey Area to Determine Whether One or More Urban Renewal Projects with the Survey Area are Feasible and Whether Blight Exists within the Survey Area
5. **Resolution No. 06-04:** Resolution of the Board of Directors of the Redevelopment Agency of Taylorsville City, Utah, Designating an Urban Renewal Survey Area Known as the “**2200 West and 4700 South Urban Renewal Survey Area**” and Authorizing a Study of said

Survey Area to Determine Whether One or More Urban Renewal Projects with the Survey Area are Feasible and Whether Blight Exists within the Survey Area

6. **Resolution No. 06-05:** Resolution of the Board of Directors of the Redevelopment Agency of Taylorsville City, Utah, Designating an Urban Renewal Survey Area Known as the **“Redwood Road and 4100 South Urban Renewal Survey Area”** and Authorizing a Study of said Survey Area to Determine Whether One or More Urban Renewal Projects with the Survey Area are Feasible and Whether Blight Exists within the Survey Area

21:29:25 Board Member Jerry Rechtenbach **MOVED** to approve Resolution Nos. 06-01, 06-02, 06-03, 06-04 and 06-05 as presented. Board Member Lynn Handy **SECONDED** the motion. Chairman Pratt called for discussion. There being none, he called for a roll call vote. The vote was as follows: Board Members Pratt-yes, Handy-yes, Matsumura-yes, Rechtenbach-yes, and Catlin-yes. **All Board Members voted in favor and the motion passed unanimously.**

7. **Resolution No. 06-06:** Resolution of the Board of Directors of the Redevelopment Agency of Taylorsville, Authorizing the Preparation of a Draft Economic Development Project Area Plan for the Proposed UDOT/6200 South Bangerter Highway Economic Development Project Area

21:30:51 Don Adams explained that the resolutions are required to establish or authorize work in which the Agency will study and create an Economic Development Area.

Mr. Adams further explained that by adopting this EDA survey area, the City can quickly proceed with the EDA study, which will allow the City to capture the full tax increment available at this site. Currently, this government owned land has a \$0 tax valuation. The land value should be over \$15,000,000 after its sale to a private entity. Currently UDOT is taking bids on the property with the intention to sell before the end of 2006.

21:33:30 Board Member Les Matsumura **MOVED** to approve Resolution No. 06-05. Board Member Jerry Rechtenbach **SECONDED** the motion. Chairman Pratt called for discussion. There being none, he called for a roll call vote. The vote was as follows: Pratt-yes, Handy-yes, Matsumura-yes, Rechtenbach-yes, and Catlin-yes. **All Board Members voted in favor and the motion passed unanimously.**

8. Other Matters

There were no other matters for discussion.

9. ADJOURNMENT

21:34:12 Board Member Bud Catlin **MOVED** to adjourn the Community Development and Renewal Agency Board Meeting. Board Member Jerry Rechtenbach **SECONDED** the motion. Chairman Pratt called for discussion. There being none, he called for a vote. The vote was as follows: Pratt-yes, Handy-yes, Matsumura-yes, Rechtenbach-yes, and Catlin-yes. **All Board Members voted in favor and the motion passed unanimously.** The meeting was adjourned at 9:34 p.m.

Virginia Loader, Secretary

Minutes approved: CDRA 01-03-07

Minutes Prepared by: Virginia Loader, City Recorder