

City of Taylorsville
REDEVELOPMENT AGENCY
OF TAYLORSVILLE CITY BOARD MEETING
Minutes

August 23, 2017

City Council Chambers, Taylorsville City Hall
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

Attendance:

Board Members:

Board Chair Brad Christopherson
Board Vice Chair Dan Armstrong
Board Member Kristie Overson
Board Member Ernest Burgess
Board Member Dama Barbour

City Staff:

Tracy Cowdell, City Attorney
Scott Harrington, CFO
Cheryl Peacock Cottle, City Recorder
Wayne Harper, Economic Dev. Director
Jean Ashby, RDA Secretary
Tiffany Janzen, Public Information Officer
Kris Heineman, City Council Coordinator
Tracy Wyant, UPD Precinct Chief
Jay Ziolkowski, UFA Assistant Chief

Excused:

Larry Johnson, Chief Executive Officer, and John Taylor, RDA Treasurer,

Others: Pam Roberts, Howard Wilson, Jeffrey Summerhays, Meredith Harker, Gordon Wolf, Ric Morley, Janice Auger Rasmussen, Ronald Allred, Lynn Handy, Carl Fauver, Scouts from Troop 771, Officer Steven White, Kendall Peterson, Nefi Garcia, Kelly Kiesel, Mark Padjen, Eleanor Nave, Barbara Stallone, Debbie Peterson, Lucas Turner, Roger Timmerman, Gordon Willardson, Jackie Willardson

6:21:33 PM - Chair Brad Christopherson called the Redevelopment Agency of Taylorsville City Board Meeting to order at 6:21 PM and welcomed those in attendance. RDA Secretary Jean Ashby conducted a Roll Call, wherein all Board Members were present.

1. Consideration of RDA Board Meeting Minutes of July 5, 2017

[6:22:13 PM](#) Board Member Barbour MOVED to approve the Minutes from the July 5, 2017, RDA Board Meeting. Board Member Burgess SECONDED the motion. Chair Christopherson called for discussion. There being none, he called for a roll call vote. The vote was as follows: Barbour-yes, Chair Christopherson-yes, Vice Chair Armstrong-yes, Overson-yes, and Burgess-yes. All Board Members present voted in favor and the motion passed unanimously.

2. Continuation of a July 5 discussion of the Redevelopment Agency of Taylorsville City Board, considering amending the Escrow Agreement between the Redevelopment Agency of Taylorsville City and Legacy Plaza 5400, LLC – *Wayne Harper, Economic Development Director*

[6:22:59 PM](#) Wayne Harper, Economic Development Director, reviewed last month's discussion of the request by David Werts (Legacy Plaza 5400, LLC), seeking to extend his escrow agreement with the RDA and also to change the criteria for the fourth work. The Board requested time to consider several things before a further discussion tonight.

Mr. Werts sent in a letter dated August 16, which was distributed to the RDA Board, outlining several items, stating that both he and the City have lived up to the obligations of the agreement. This agreement will expire on September 10. He is requesting that the fourth work be extended for one year and stating lastly that his company and the city are partners in this last quest.

The Board needs to decide if they are going to come back and extend this incentive agreement or let the agreement lapse, allowing the money to revert back to the Agency. Mr. Harper recommended that if the Board decides to let the agreement expire and the escrow agent releases the \$200,000 to the RDA, they opt to deposit it in an account to hold for future economic development incentives. He then invited questions from the Board.

[6:25:16 PM](#) Vice Chair Armstrong asked if there are any rumblings about potential tenants. Mr. Harper said that discussions are continuing and that there are two that would be larger than 45,000 sf. The smaller tenants are just not moving right now, and there is nothing that is close. Mr. Armstrong asked if the new tenants would require building a new building, to which Mr. Harper responded that they would.

[6:26:04 PM](#) Board Member Barbour thanked Mr. Harper for his efforts and the letter. She asked, "Should we just let the contract lapse?" She then had Mr. Harper clarify that, if it is allowed to lapse, the money will go back into the RDA fund, where it could be held to be used later either at Legacy Plaza or at another place. Because that is a budgetary item, it will be up to the RDA Board to decide when the opportunity arises.

Mr. Werts stated in the letter that he would like to use this incentive, if possible, in the future.

[6:27:39 PM](#) Board Member Overson said that if the Board lets the agreement lapse, it is not a reflection on the good working relationship the Board and City have with David Werts. As a council member, she would welcome his return when an opportunity arises. Everyone involved wants the same things to happen.

[6:28:42 PM](#) For the public in attendance, Chair Christopherson gave a little background on the issue. He explained the purchase and sale of the Plaza 5400 Center where the Furniture Warehouse building was, including an incentive agreement between the RDA and Legacy Development. \$900,000 was set aside as incentive and the goal was to spur development at a time when nothing was happening in the Valley or the City. The agreement has been successful in getting development started again in this area. There is \$200,000 outstanding for work not yet accomplished, but the terms expire next month. Through no lack of effort on Mr. Werts's part or that of the City, this has not been completed yet.

Chair Christopherson would be fine changing it from one large tenant to two smaller ones. There is no real need at this point to change that in the agreement. He would prefer to put it into the RDA coffers for a future opportunity to help spur development through this incentive.

[6:32:34 PM](#) Board Member Overson asked if there is a need for a motion or if the Board should just allow it to lapse. Chair Christopherson said a motion is necessary to reallocate the funds to the RDA budget.

[6:33:30 PM](#) City Attorney Tracy Cowdell said it is just as well to do that tonight. Mr. Werts has been very good to work with and may come back when there is an opportunity for him to use these monies in the future.

6:34:21 PM Vice-chair Armstrong said if the Board gives him a one-year extension, it would give Mr. Werts a greater incentive to continue his efforts in a timely manner and would be to the advantage of the City.

6:35:05 PM Board Member Burgess said that the Board must be careful with tax dollars. But Mr. Werts could still come back and ask for those monies in the future.

6:35:41 PM Board Member Barbour moved that the contract be allowed to expire since both sides have met and lived up to the contract and that the remaining \$200,000 be placed in the RDA fund to be used for future incentives as needed and approved by the Board.

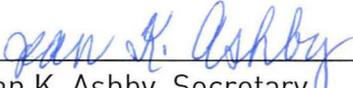
6:36:31 PM Board Member Burgess seconded the motion after clarification. Chair Christopherson called for discussion. There being none, he called for a roll call vote. The vote was as follows: Barbour-yes, Chair Christopherson-yes, Vice Chair Armstrong-no, Overson-yes, and Burgess-yes. All Board Members present voted and the motion passed 4-1.

3. Other Matters

6:37:11 PM There were no other matters.

4. Adjournment

6:37:20 PM The meeting was adjourned at 6:37 PM.



Jean K. Ashby, Secretary

Minutes approved: RDA Board Meeting 1/3/2018

Minutes Prepared by: Jean K. Ashby, RDA Secretary