

City of Taylorsville
REDEVELOPMENT AGENCY
OF TAYLORSVILLE CITY BOARD MEETING
Minutes

Wednesday, December 19, 2012
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

Attendance:

Mayor Russ Wall, Chief Executive Officer

Board Members:

Chairman Jerry Rechtenbach
Vice Chairman Dama Barbour
Board Member Ernest Burgess
Board Member Kristie Overson

City Staff:

John Inch Morgan, Treasurer
John Brems, City Attorney
Cheryl Peacock Cottle, Secretary
Aimee Newton, Communications Director
Donald Adams, Economic Dev. Director
Mark McGrath, Community Development Director
Jean Ashby, Deputy Recorder
Scott Harrington, Chief of Finance
Tracy Wyant, UPD Precinct Chief

Excused: Board Member Larry Johnson

Others: Randy Feil, Dave Ballou, Pam Manson, Cody Deeter, Daryl Gudmunson

1. Welcome and Roll Call - ***Chairman Rechtenbach***

21:13:15 Chairman Jerry Rechtenbach called the Redevelopment Agency of Taylorsville City Meeting to order at 9:13 p.m. and welcomed those in attendance. Secretary Cheryl Peacock Cottle conducted a Roll Call, wherein all Board Members were present except Board Member Larry Johnson who was excused.

2. Public Hearing on the Draft Bennion Point Economic Development Project Area Plan Dated November 6, 2012 and on the Draft Bennion Point Economic Development Project Area Budget

A. Purposes of Public Hearing - **Randall Feil**

21:13:43 Randall Feil read the Statement of the Purposes of the Public Hearing, a copy of which is attached and incorporated therein as part of this record. It was confirmed that no objections have been received at this point.

B. Review of Project Area Budget for the Bennion Point Economic Development Project Area – **Lewis Young Robertson & Burningham, Inc.**

21:18:26 Donald Adams reviewed the Project Area via Power Point presentation and covered the following:

- Illustration of the Project Area Location
- Illustration of the Conceptual Project Area Site Plan
- Proposed Development: 10 acres office space; 51 acres flex space; 14 acres single-family homes (not included in the tax increment); 9 acres retail (not included in the tax increment); and 38 acres roads, parks, open space
- Overview of Topography
- Impediments to Development: remediated landfill site; former gravel pit; severe topography; lack of infrastructure; poor access; traffic for residential vs. business park
- Estimated Infrastructure Costs
- Total Benefits Project from the Project (over 15 years): \$15.5 million property tax; \$10.3 million sales tax; 800 total jobs at 110% of average county salary; and 390 new jobs
- 15-Year Budget Capped at \$14 Million

21:27:43 Board Member Dama Barbour inquired about potential help from the Granite School District with a pedestrian overpass. Mayor Wall indicated that assistance would likely come from the State legislature and not from the school district.

21:28:21 Board Member Barbour questioned whether the school district has any responsibility for walking students. The Mayor clarified that the City is responsible for students' safety until they arrive at school grounds.

C. Report of the Taxing Entity Committee – **John Inch Morgan**

21:29:39 Taxing Entity Committee (TEC) Chair John Inch Morgan reported that TEC Members met on December 6, 2012 and unanimously agreed to vote at that meeting; therefore, no second TEC Meeting was needed. Mr. Morgan relayed that the TEC Committee adopted the plan and budget as presented on December 6, 2012. Mr. Morgan listed the entities represented on the TEC, as follows: City of Taylorsville; Taylorsville City Council; Granite School District; Jordan School District; Salt Lake County Council; Utah State Board of Education; and Jordan Valley Water Conservancy District.

D. Agency Board Question Period Regarding the Draft Bennion Point Economic Development Project Area Budget

E. Review of Draft Bennion Point Economic Development Project Area Plan – *Wayne Harper, Donald Adams, Lewis Young Robertson & Burningham, Inc.*

21:32:18 Randall Feil described elements of the Draft Bennion Point EDA Plan.

F. Agency Board Question Period Regarding Draft Project Area Plan

21:33:53 Chairman Rechtenbach inquired about the purpose of the \$14 million cap. Donald Adams explained that a cap is often included as a protective measure. Mr. Adams and Mr. Feil gave additional explanation on how projections for the cap were made.

G. Receipt of Written or Oral Objections to the Draft Project Area Plan; Public Comment on Draft Project Area Plan and Draft Project Area Budget; and Public Comment on Whether Project Area Plan and Project Area Budget Should Be Revised, Adopted or Rejected:

21:37:05 Chairman Rechtenbach opened the public hearing regarding the Bennion Point EDA Plan and Budget.

21:37:27 There were no comments, and the public hearing was closed.

(1) Presentations by Property Owners within Proposed Project Area, If Any

(2) Presentations by Taxing Entities, If Any

(3) Presentations by Other Parties Having an Interest, If Any

H. Agency Board Question Period and Response by Agency Staff

21:39:07 Board Member Ernest Burgess asked for further clarification regarding the \$14 million cap. Donald Adams gave additional explanation on how the cap was determined.

3. Motion to Close the Public Hearing

21:40:42 Board Member Dama Barbour **MOVED** to adjourn the public hearing. Board Member Ernest Burgess **SECONDED** the motion. Chairman Jerry Rechtenbach called for discussion. There being none, he called for a roll call vote. The vote was as follows: Burgess-yes, Overson-yes, Johnson-excused, Rechtenbach-yes, and Barbour-yes. **All Board Members present voted in favor and the motion passed unanimously.**

4. Summary of Proposed Findings of Agency -- *Randall Feil*

21:41:06 Randall Feil presented the summary of proposed findings of the Redevelopment Agency, as follows:

- A. There is a need to effectuate a public purpose, and implementation of the Project Area Plan would accomplish the public purposes set forth in the Act.
- B. There is a public benefit under the benefit analysis referred to in the Project Area Plan and described in Subsection 17C-3-103(2) of the Act.
- C. It is economically sound and feasible to adopt and carry out the Project Area Plan.
- D. The Project Area Plan conforms to Taylorsville City's general plan.
- E. The Project Area Plan would develop the Project Area in conformity with the Act, and carrying out the Project Area Plan will promote the public peace, health, safety and welfare of Taylorsville City.

5. Consideration and Adoption of Findings by Motion.

21:43:12 Board Member Kristie Overson **MOVED** to adopt the findings as presented. Board Member Dama Barbour **SECONDED** the motion. Chairman Jerry Rechtenbach called for discussion. There being none, he called for a roll call vote. The vote was as follows: Burgess-yes, Overson-yes, Johnson-excused, Rechtenbach-yes, and Barbour-yes. **All Board Members present voted in favor and the motion passed unanimously.**

6. Consideration and Adoption of Resolution RDA 12-11 - Adopting the Bennion Point Economic Development Project Area Plan, Dated November 6, 2012.

21:44:09 Board Member Dama Barbour **MOVED** to adopt Resolution RDA 12-11 - Adopting the Bennion Point Economic Development Project Area Plan, Dated November 6, 2012. Board Member Ernest Burgess **SECONDED** the motion. Chairman Jerry Rechtenbach called for discussion. There being none, he called for a roll call vote. The vote was as follows: Burgess-yes, Overson-yes, Johnson-excused, Rechtenbach-yes, and Barbour-yes. **All Board Members present voted in favor and the motion passed unanimously.**

7. Consideration and Adoption of Resolution RDA 12-12 - Adopting the Bennion Point Economic Development Project Area Budget.

21:46:04 Board Member Kristie Overson **MOVED** to adopt Resolution RDA 12-12 - Adopting the Bennion Point Economic Development Project Area Budget. Board Member Dama Barbour **SECONDED** the motion. Chairman Jerry Rechtenbach called for discussion. There being none, he called for a roll call vote. The vote was as follows: Burgess-yes, Overson-yes, Johnson-excused, Rechtenbach-yes, and Barbour-yes. **All Board Members present voted in favor and the motion passed unanimously.**

8. Consideration of RDA Minutes from 10-17-12

21:46:38 Board Member Dama Barbour **MOVED** to adopt the minutes from the RDA Board Meeting of October 17, 2012. Board Member Kristie Overson **SECONDED** the motion. Chairman Jerry Rechtenbach called for discussion. There being none, he called for a roll call vote. The vote was as follows: Burgess-yes, Overson-yes, Johnson-excused, Rechtenbach-yes, and Barbour-yes. **All Board Members present voted in favor and the motion passed unanimously.**

9. Other Agency Business

21:47:20 There was no other agency business.

10. Motion to Adjourn Redevelopment Agency Meeting

21:47:30 Board Member Dama Barbour **MOVED** to adjourn the Redevelopment Agency of Taylorsville City Meeting. Board Member Kristie Overson **SECONDED** the motion. Chairman Rechtenbach called for discussion. There being none, he called for a roll call vote. The vote was as follows: Overson-yes, Johnson-yes, Rechtenbach-yes, Barbour-yes, and Burgess-yes. **All Board Members voted in favor and the motion passed unanimously.** The meeting was adjourned at 9:47 p.m.


Cheryl Peacock Cottle, Secretary

Minutes approved: RDA 01-02-13

Minutes Prepared by: Cheryl Peacock Cottle, Secretary