

**City of Taylorsville**  
**REDEVELOPMENT AGENCY**  
**OF TAYLORSVILLE CITY BOARD MEETING**  
*Minutes*

**Wednesday, May 18, 2011**  
**Council Chambers**  
**2600 West Taylorsville Blvd., Room No. 140**  
**Taylorsville, Utah 84118**

**Attendance:**

Mayor Russ Wall, Chief Executive Officer

**Board Members:**

Chairman Jerry Rechtenbach  
Vice Chairman Larry Johnson  
Board Member Dama Barbour  
Board Member Morris Pratt

**City 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  
Jean Ashby, Administrative Assistant  
Scott Harrington, Chief of Finance  
John Taylor, City Engineer  
Don Adams, Grants Manager

**Excused:** Board Member Bud Catlin

**Others:** Kristie Overson

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22:30:47 Chairman Jerry Rechtenbach called the Redevelopment Agency of Taylorsville City Meeting to order at 10:30 p.m. and welcomed those in attendance. Secretary Cheryl Peacock Cottle conducted a Roll Call, wherein all Board Members were present, except Board Member Catlin who was excused.

**1. Approval of RDA Board Minutes of January 5, 2011**

22:31:25 Board Member Dama Barbour noted a correction needed to the minutes (Under Others Present, "Kristie Barbour" should be "Kristie Overson"). Secretary Cheryl Cottle agreed to make the change.

22:32:17 Board Member Morris Pratt **MOVED** to approve the RDA Board Meeting Minutes of January 5, 2011, with the modification noted. Board Member Larry Johnson **SECONDED** the motion. Chairman Morris Rechtenbach called for discussion. There being none, he called for a roll call vote. The vote was as follows: Catlin-excused, Barbour-yes, Rechtenbach-yes, Johnson-yes, and Pratt. **All Board Members voted in favor and the motion passed unanimously.**

**2. Resolution No. RDA 11-01 – Acknowledging Receipt of a Balanced Tentative Budget Submitted by the Secretary of the Redevelopment Agency for Consideration for the Fiscal Year Beginning July 1, 2011 and Ending June 30, 2012 and Setting a Date of June 1, 2011 for the RDA Budget Public Hearing**

22:32:57 It was clarified that John Inch Morgan is the Treasurer of the RDA Board. RDA Secretary Cheryl Peacock Cottle stated that Economic Development Director Keith Snarr will present the RDA Budget to the Board.

22:33:18 Mr. Snarr referenced the RDA 2011-2012 Budget previously provided in the Board Packets and noted that the amount of funds anticipated for receipt from the 6200 South Redwood Road Urban Project Area is less than initial projections. He relayed that the Salt Lake County Assessor's Office estimated the assessed value for the Nelson Laboratories Project at approximately one-half of actual construction costs. Mr. Snarr said revenues are estimated to come in at \$92,713 during November, 2011. He noted that this will be the first time revenue is received through the Redevelopment Agency of Taylorsville City.

22:34:22 Mr. Snarr explained that, because of the terms of the Redevelopment Area Plan, 25% of the monies are passed through to the other taxing entities, and Taylorsville will receive a 75% tax increment. He reported that the amount of the pass-through divided among various taxing entities is estimated at \$23,178.

22:34:52 Mr. Snarr clarified that Taylorsville will receive an estimated \$69,535 for the project area expenditures, of which 20%, or \$13,907, is earmarked for housing assistance within or without the project area, pursuant to the Redevelopment Law.

22:35:20 Board Member Pratt called for examples of housing assistance that may be provided. Mr. Snarr cited possible programs to repair residents' roofs, provide low interest loans, or for use

on a housing project in the project area, i.e. improvements or relocation of the Heritage Bennion Care Center. He noted that the funds are also available for use anywhere within the City.

22:36:01 Mr. Snarr reported that 5%, or \$3,477, of the tax increment is allocated for administration of RDA programs. He clarified that the amount left for direct project area expenditures will be \$52,151, based on estimated revenue.

22:36:25 Mr. Snarr indicated that funds will be distributed, in the form of a check to the Agency, in November, 2011. He said that once certified tax rates are determined and adjusted, an additional check will be distributed in March, 2012 to reflect any difference.

22:36:59 Mr. Snarr cited project needs within the 6200 South Redwood Road Project Area that should be addressed, i.e. internal access, etc. He relayed that those project proposals will be presented to the RDA Board at a later time once funds are received.

22:37:20 Mr. Snarr clarified that the RDA Board is only being asked to acknowledge receipt of the tentative budget at this time and to set a public hearing for the budget for June 1, 2011. He said that, once the RDA Board reviews the budget and the public hearing is held, action will then be required to adopt the RDA Budget.

22:37:38 Board Member Pratt inquired where the money literally goes for RDA program administration. Mr. Snarr cited costs for RDA mailings, legal consultant Randy Feil, etc. that could be reimbursed to the City. He suggested that a reimbursement contract be implemented between the City and the Agency for reimbursement of costs incurred. Board Member Pratt noted that the City would be able to recognize revenue once reimbursement is made by the Agency.

22:39:25 Treasurer John Inch Morgan noted that the housing component is ultimately 20% of the revenue. Mr. Snarr clarified that the 20% amount for housing is calculated off of the City's 75% increment.

22:40:48 Board Member Morris Pratt **MOVED** to approve Resolution RDA 11-01 -- Acknowledging Receipt of a Balanced Tentative Budget Submitted by the Secretary of the Redevelopment Agency for Consideration for the Fiscal Year Beginning July 1, 2011 and Ending June 30, 2012 and Setting a Date of June 1, 2011 for the RDA Budget Public Hearing. Board Member Larry Johnson **SECONDED** the motion. Chairman Rechtenbach called for discussion. There being none, he called for a roll call vote. The vote was as follows: Catlin-excused, Barbour-yes, Rechtenbach-yes, Johnson-yes, and Pratt. **All Board Members voted in favor and the motion passed unanimously.**

**3. Other Matters**

There were no Other Matters.

**4. Adjournment**

22:41:49 Board Member Morris Pratt **MOVED** to adjourn the Redevelopment Agency of Taylorsville City Meeting. Board Member Dama Barbour **SECONDED** the motion. Chairman Rechtenbach called for discussion. There being none, he called for a roll call vote. The vote was as follows: Catlin-excused, Barbour-yes, Pratt-yes, Rechtenbach-yes, and Johnson-yes. **All Board Members voted in favor and the motion passed unanimously.** The meeting was adjourned at 10:44 p.m.



Cheryl Peacock Cottle, Secretary

Minutes approved: RDA 06-01-11

*Minutes Prepared by: Cheryl Peacock Cottle, Secretary*