

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

**Wednesday, September 15, 2010  
Council Chambers  
2600 West Taylorsville Blvd., Room No. 140  
Taylorsville, Utah 84118**

**Attendance:**

**Board Members:**

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

**City Staff:**

John Inch Morgan, Treasurer  
John Brems, City Attorney  
Cheryl Peacock Cottle, Secretary  
Jean Ashby, Admin. Assistant/Deputy Recorder  
Keith Snarr, Economic Development Director  
Mark McGrath, Community Development Director  
Donald Adams, Grants Manager  
Del Craig, Chief of Police  
John Taylor, City Engineer

**Excused:** Mayor Russ Wall, Board Member Bud Catlin

**Others:** Randall Feil, Bob Springmeyer, Jay Ziolkowski, John Gidney, Kristie Overson, Raili Jacquet, Edward Ortega, Brett Kee

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**1. Welcome and Roll Call – *Chairman Pratt***

20:10:16 Chairman Morris Pratt called the Redevelopment Agency of Taylorsville City Board Meeting to order at 8:10 p.m. and welcomed those in attendance. Secretary Cheryl Peacock Cottle conducted a Roll Call, wherein all Board Members were present except Board Member Bud Catlin who was excused. It was noted that Mayor Russ Wall was also excused. Chairman Pratt recognized Special Counsel Randall Feil in attendance.

**2. Public Hearing on the Draft "5400 South and Bangerter Highway Community Development Project Area Plan" Dated August 10, 2010**

20:11:29 Chairman Pratt opened the public hearing regarding the Draft "5400 South and Bangerter Highway Community Development Project Area Plan."

**A. Purposes of Public Hearing and Presentation of Summary Statement  
– *Randall Feil***

20:11:35 Special Counsel Randall Feil reviewed the purposes of the public hearing and presented a summary statement, a copy of which is attached and incorporated into this record therein.

20:14:07 Economic Development Director Keith Snarr confirmed that, to this point, no written or oral objections to the project area plan have been received by the RDA Board or Staff.

**B. Review of Proposed Draft 5400 South and Bangerter Highway Community Development Project Area Plan – *Keith Snarr and Randall Feil***

20:14:36 Economic Development Director Keith Snarr and Special Legal Counsel Randall Feil reviewed the proposed Draft 5400 South and Bangerter Highway Community Development Project Area (CDA) Plan. Mr. Snarr noted that the plan, dated August 10, 2010, has been provided to each of the property owners of record within the project area. He clarified that the boundaries for the project area are identical to the 5400 South and Bangerter Highway Urban Renewal Project Area (URA) that was established in 2008. He cited recent vacancies of commercial tenants in the location and explained that some needs cannot be satisfied through property tax increment only, as provided in the URA. Mr. Snarr relayed that establishing the 5400 South and Bangerter Highway Community Development Project Area will allow a "tap in" to sales tax revenue from certain entities. He said that this plan represents an additional step that must be taken by way of an overlay of the CDA District in order to utilize the sales tax increment tool for economic development project incentives.

20:16:22 Mr. Snarr noted that the most impactful vacancy in the project area at this time is the Albertsons building that was previously located in the West Point Shopping Center. He also cited the removal of the ingress/egress at that shopping center as a result of the UDOT Continuous Flow Intersection Project at 5400 South/Bangerter Highway. Mr. Snarr relayed that access at the shopping center is currently less than optimal and staff has determined that a three-way traffic signal at approximately 3900 West and 5400 South would be beneficial in rejuvenating the property. He stated that the City is currently in negotiations with UDOT to determine a project design. He indicated that use of the sales tax tool will be a way to accomplish financing for the project.

20:16:55 Mr. Snarr said that the Plan covers parking, landscape design objectives, and project improvement designs. He stated that specific designs will be worked out as the project progresses. He affirmed that there are currently no private developers waiting in the wings, although negotiations are underway with a prospective tenant for the Albertsons space.

20:17:19 Mr. Snarr reported that the West Point Shopping Center generated \$160,000 in sales tax revenue during 2009. He indicated that the loss of Albertsons accounts for a \$65,000 drop in revenue during 2010. He said that it is important to open up ways and means for a new tenant on the property to regain those revenues. Mr. Snarr said that a good portion of the potential sales tax revenue will be utilized to put improvements in place over the period of the plan. He referred to the project as a "pass-through deal" that will help stop deterioration in the project area, which is a gateway to the City of Taylorsville from the southwest.

20:18:37 Mr. Feil noted that the plan also contains some other provisions required by law, i.e. the legal description for the proposed area; a benefit analysis for Fowler Properties, as a potential developer for the expected project; a map of the project area; etc.

### **C. Agency Board Question Period Regarding Draft Project Area Plan**

20:19:31 Chairman Pratt called for questions from Board Members.

20:19:34 Board Member Johnson inquired about any potential plans to tear down structures in the area.

20:19:53 Mr. Snarr referenced discussions regarding façade improvements and renovations on the Albertsons building, i.e. roof repairs. He said that negotiations will take place to determine the Redevelopment Agency's responsibility in that regard. He indicated that participation in the amount of \$500,000 is being sought from the property owner to help with costs.

20:20:35 Mr. Snarr clarified that discussion has been held regarding tearing down a 10,000 square foot wing-building on the property. He said that determination has not yet been made as to the location of the semaphore access to the property, but that the location would optimally be at 3900 West. Mr. Snarr cited two existing businesses at that location that could be affected. He noted that those two business owners are in attendance and recognized them, as follows: Brett Key, owner of Innovative Audio and Mr. Ortega, owner of a hair salon in the area. He explained that preliminary discussions have been held with these two building owners, who would be compensated fairly through negotiation to purchase their properties.

20:21:54 Mr. Feil recognized Consultant Bob Springmeyer, of Bonneville Research, and asked him to address the Benefit Analysis included in the plan.

20:22:06 Mr. Springmeyer addressed questions regarding buildings in the project area and referenced new access into the shopping center that may be provided. He said that such access may result in a couple of businesses being lost. Mr. Springmeyer explained, however, that the plan before the board has no impact on that action, as it may take place either way.

20:25:19 Mr. Springmeyer reviewed the Benefit Analysis, as provided on Pages 17 and 18 of the proposed plan. He indicated that consideration was given to under-performing stores that are currently located in the shopping center and to a potential grocery store to replace the Albertsons business.

20:22:58 Mr. Springmeyer stated that review was given to the amount of typical sales for businesses and potential sales tax revenue to the City. He cited a 1% local option for sales tax and explained that half of that distribution amount is based on population and half is based on point of sale. He relayed that only net proceeds from the point of sale portion were examined, as the City would receive the population portion anyway. Mr. Springmeyer clarified that the percentage involved is actually very small, although it may result in a significant overall amount.

20:24:21 Board Member Johnson inquired about any consideration given to building codes for structures in the area.

20:24:24 Mr. Springmeyer explained that code issues are examined in relation to urban renewal projects. He cited urban renewal law that addresses current code. He said that current code only comes into play if the building use has changed.

**D. Receipt of Written or Oral Objections to the Project Area Plan; Public Comment on Draft Project Area Plan; and Public Comment on Whether Project Area Plan Should be Revised, Adopted or Rejected;**

20:25:44 Chairman Pratt opened the public comment period on this matter. He called for any written or oral objections to the plan, and none were presented.

**(1) Presentations by Owners of Property within Proposed Project Area, if any**

20:26:59 Chairman Pratt called for any presentations from property owners in the proposed project area, and there were none.

**(2) Presentations by Taxing Entities, if any**

20:26:56 Chairman Pratt called for any presentations from taxing entities.

20:27:11 Economic Development Director Keith Snarr stated that the City of Taylorsville has prepared, as requested by the Taylorsville City Council, an implementation plan (Redevelopment Action Plan) for the project area. Copies of the referenced "Draft" Redevelopment Action Plan were distributed to the Board and submitted as supplemental information for the public record. Mr. Snarr agreed to provide the draft action plan to the Board in electronic format.

No other presentations by taxing entities were made.

**(3) Presentations by Other Parties Having an Interest, if any**

20:28:46 Chairman Pratt called for any presentations by other interested parties, and none were given.

**E. Agency Board Question Period and Response by Agency Staff**

20:28:37 Chairman Pratt called for any additional questions from RDA Board Members. Clarification was given by Mr. Snarr regarding the informational nature only of the Draft Action Plan submitted by the City of Taylorsville, as a taxing entity within the project area.

**3. Motion to Close Public Hearing**

20:29:15 Board Member Jerry Rechtenbach **MOVED** to close the public hearing on the proposed 5400 South and Bangerter Highway Community Development Project Area. Board Member Dama Barbour **SECONDED** the motion. Chairman Morris Pratt called for discussion. There being none, he called for a roll call vote. The vote was as follows: Johnson-yes, Catlin-excused, Barbour-yes, Pratt-yes, and Rechtenbach-yes. **All Board Members voted in favor and the motion passed unanimously.**

**4. Summary, if Necessary, and Presentation of Proposed Findings of Agency  
– Randall Feil**

20:30:15 Mr. Feil stated that no further summary was necessary. He presented the proposed findings of the Agency and referenced Page 5 of Resolution RDA 10-05. Mr. Feil reviewed the findings, as follows:

A. Satisfy a public purpose by, among other things, encouraging and accomplishing appropriate development, economic development and/or redevelopment within the Project Area;

B. Provide a public benefit, as shown by the benefit analysis included in the Project Area Plan as required pursuant to Subsection 17C-4-103(11) of the Act;

C. Be economically sound and feasible; it is expected that the private sector will perform required construction and installation relating to projects, and any related funding from the Agency will be pursuant to interlocal agreements entered into between the Agency and one or more taxing entities and/or by way of grants received by the Agency;

D. Conform to Taylorsville City's general plan; the Plan provides that all development in the Project Area is to be in accordance with the City's zoning ordinances and requirements;

E. Promote the public peace, health, safety and welfare of Taylorsville City.

20:31:57 Mr. Feil stated that it is Staff's recommendation that the aforementioned findings be adopted as presented.

20:32:37 Board Member Johnson asked for clarification on the provision regarding "promoting public peace." Mr. Feil explained that making improvements to the area will generally benefit the community and affect public peace, health, safety and welfare.

## 5. Consideration and Adoption of Findings

20:31:59 Board Member Larry Johnson **MOVED** to adopt the Agency Findings, as listed in Section 5 A, B, C, D, & E of Resolution RDA 10-05. Board Member Jerry Rechtenbach **SECONDED** the motion. Chairman Morris Pratt called for discussion. There being none, he called for a roll call vote. The vote was as follows: Johnson-yes, Catlin-excused, Barbour-yes, Pratt-yes, and Rechtenbach-yes. **All Board Members present voted in favor and the motion passed unanimously.**

## 6. Consideration and Adoption of Resolution RDA 10-05 – Adopting the 5400 South and Bangerter Highway Community Development Project Area Plan Dated August 10, 2010

20:33:41 Board Chairman Morris Pratt **MOVED** to approve Resolution RDA 10-05 – Adopting the 5400 South and Bangerter Highway Community Development Project Area Plan Dated August 10, 2010. Board Member Dama Barbour **SECONDED** the motion. Chairman Morris Pratt called for discussion. There being none, he called for a roll call vote. The vote was as follows: Johnson-yes, Catlin-excused, Barbour-yes, Pratt-yes, and Rechtenbach-yes. **All Board Members present voted in favor and the motion passed unanimously.**

## 7. Other Agency Business

20:35:11 Bob Springmeyer, of Bonneville Research, apologized to the RDA Board for missing some deadlines for the proposed 6200 South Redwood Urban Renewal Project Area (URA) and

gave explanation regarding such. He cited the necessity of waiting to utilize a 2009 base year. Mr. Springmeyer referenced some health issues that he experienced earlier this year and also some delays related to requests from the Granite School District Board.

20:38:02 Mr. Springmeyer commended Mr. Feil and Mr. Snarr for their assistance in moving the process forward. He cited the potential concern of residents in the URA boundaries regarding any reference to blight.

20:39:41 Chairman Pratt inquired about Mr. Springmeyer's current health status, and Mr. Springmeyer reported that he is now doing extremely well.

#### **8. Motion to Adjourn Redevelopment Agency Board Meeting**

20:40:46 Board Member Jerry Rechtenbach **MOVED** to adjourn the Redevelopment Agency of Taylorsville City Board Meeting and reconvene the regular City Council Meeting. Board Member Larry Johnson **SECONDED** the motion. Chairman Pratt called for discussion. There being none, he called for a roll call vote. The vote was as follows: Johnson-yes, Catlin-excused, Barbour-yes, Pratt-yes, and Rechtenbach-yes. **All Board Members present voted in favor and the motion passed unanimously.** The meeting was adjourned at 8:40 p.m.

  
Cheryl Peacock Cottle, Secretary

Minutes approved: RDA 10-20-10

*Minutes Prepared by: Cheryl Peacock Cottle, Secretary*