

City of Taylorsville
REDEVELOPMENT AGENCY
OF TAYLORSVILLE CITY BOARD MEETING
Minutes

Wednesday, December 8, 2010
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84118

Attendance:

Mayor Russ Wall, Chief Executive Officer

Board Members:

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

City Staff:

John Inch Morgan, Treasurer
John Brems, City Attorney
Mark McGrath, Community Development Director
Cheryl Peacock Cottle, Secretary
Keith Snarr, Economic Development Director
Donald Adams, Grants Manager
Del Craig, Police Chief
Scott Harrington, Chief of Finance
John Taylor, City Engineer
Patrick Tomasino, Building Official

Others: Ken Acker, Laura Lewis, Steve Ashby, Jerry Milne, Gordon Wolf, Dan Fazzini, Anna Barbieri

20:18:05 Chairman Morris Pratt called the Redevelopment Agency of Taylorsville City Meeting to order at 8:18 p.m. and welcomed those in attendance. Secretary Cheryl Cottle conducted a Roll Call, wherein all board members were present.

1. ***Resolution RDA 10-09 -- Consideration For Adoption Of A Resolution Of The Board Of Directors Of The Redevelopment Agency Of Taylorsville City, Utah, Authorizing The Issuance And Sale Of Not More Than \$10,000,000 Aggregate Principal Amount Of Its Sales Tax Revenue And Tax Increment Revenue Bonds, Series 2010; Fixing The Maximum Aggregate Principal Amount Of The Bonds, The Maximum Number Of Years Over Which The Bonds May Mature, The Maximum Interest Rate Which The Bonds May Bear, And The Maximum Discount From Par At Which The Bonds May Be Sold; Providing For The Publication Of A Notice Of Bonds To Be Issued; Providing For The Running Of A Contest Period; And Related Matters***
– John Inch Morgan, City Attorney John Brems, Bond Counsel Blaine Carlton & Financial Advisor Laura Lewis

20:15:34 City Administrator John Inch Morgan presented Resolution RDA 10-09 and referenced the parameters for bond issuance contained within the resolution. He clarified that the framework for which a bond may be issued identified for investors. He cited considerations that investors give in making an offer.

20:17:09 Financial Advisor Laura Lewis gave explanation on the maximum interest rate within the parameters resolution. She recommended setting maximum interest rate at 6%. She indicated that once terms are finalized, she will bring the resolution back to the Board and present those specific terms.

20:21:56 Ms. Lewis called for any additional questions.

20:22:17 Mr. Morgan reviewed attachments to the resolution and referenced the term sheet.

20:22:53 Board Member Rechtenbach cited language in the resolution and requested clarification on the December 31, 2013 deadline. Ms. Lewis explained that the deadline date gives flexibility to allow draws within 3 years. She confirmed that after that date, the bonding process must start process all over.

20:30:02 Discussion was held regarding the proposed interest rate in the parameters resolution.

20:32:37 Board Member Johnson inquired about the City's financial status and Ms. Lewis confirmed that the City is in good shape and should obtain a good rate.

20:34:02 Board Member Jerry Rechtenbach **MOVED** to adopt Resolution RDA 10-09 -- Consideration For Adoption Of A Resolution Of The Board Of Directors Of The Redevelopment Agency Of Taylorsville City, Utah, Authorizing The Issuance And Sale Of Not More Than \$10,000,000 Aggregate Principal Amount Of Its Sales Tax Revenue And Tax Increment

Revenue Bonds, Series 2010; Fixing The Maximum Aggregate Principal Amount Of The Bonds, The Maximum Number Of Years Over Which The Bonds May Mature, The Maximum Interest Rate Which The Bonds May Bear, And The Maximum Discount From Par At Which The Bonds May Be Sold; Providing For The Publication Of A Notice Of Bonds To Be Issued; Providing For The Running Of A Contest Period; And Related Matters. Board Member Dama Barbour **SECONDED** the motion. Chairman Pratt called for discussion on the motion. Board Member Catlin inquired about the 6% interest rate referenced in paragraph 7 and whether that is binding in any way. It was affirmed that the rate is not binding and must come back to the RDA Board for approval. There being no further discussion, Chairman Pratt called for a roll call vote. The vote was as follows: Catlin-yes, Barbour-yes, Pratt-yes, Rechtenbach-yes, and Johnson-yes. **All board members voted in favor and the motion passed unanimously.**

2. **Resolution RDA 10-10 – A Resolution of the Redevelopment Agency of Taylorsville City Adopting an Interlocal Cooperative Agreement Between the Redevelopment Agency of Taylorsville City and the City of Taylorsville Approving the Pledge of Certain City Sales Tax Revenues to Secure the Payment, in Part, of RDA Tax Increment Bonds – John Inch Morgan, City Attorney John Brems, Bond Counsel Blaine Carlton & Financial Advisor Laura Lewis**

20:35:58 City Administrator John Inch Morgan relayed that Resolution RDA 10-10 is the counterpart to City Council Resolution 10-50 regarding the pledge of sales tax. He noted that the documents are nearly identical.

20:36:36 Board Member Larry Johnson **MOVED** to adopt Resolution RDA 10-10 – A Resolution of the Redevelopment Agency of Taylorsville City Adopting an Interlocal Cooperative Agreement Between the Redevelopment Agency of Taylorsville City and the City of Taylorsville Approving the Pledge of Certain City Sales Tax Revenues to Secure the Payment, in Part, of RDA Tax Increment Bonds. Board Member Dama Barbour **SECONDED** the motion. Chairman Pratt called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Catlin-yes, Barbour-yes, Pratt-yes, Rechtenbach-yes, and Johnson-yes. **All board members voted in favor and the motion passed unanimously.**

3. **Resolution RDA 10-11 – Adopting the Taylorsville Economic Development Investment and Infrastructure Funds Policies and Procedures Policy No. 001 – John Inch Morgan**

20:37:15 Chairman Pratt asked for a modification in the TDIF Policy. Grants Manager Donald Adams indicated that the change is on the second page of the Policy, Point 1.

20:38:23 Mr. Adams recommended addition of the following statement: “Once a project area has been identified and funds are allocated for the project by the Redevelopment Board, the City

Administration can undertake public infrastructure incentive investments from the budget amount without further Redevelopment Board approval.”

20:39:02 Chairman Pratt confirmed that projects must be identified and funded first and then Administration does not need to come back to the Board for change orders, as long as the amount falls within the budget amount.

20:39:54 Mayor Wall called for clarification on the policy and explanation was given that this policy addresses only public infrastructure and the stipulation that Administration does not need to come back for additional RDA Board approval once infrastructure projects are budgeted.

20:41:02 Discussion was held regarding the change to a requirement for a super majority vote. Mr. Adams noted that Point 3 is non-economic development in nature and has been changed to just require a vote of the Board. Chairman Pratt relayed that he is fine with the change to Point 3, but would like to see a 4/5 vote requirement under Point 2, instead of just a majority vote.

20:44:13 Board Member Barbour expressed her faith in the Administration and the Economic Development Staff to do the right thing.

20:44:38 Mayor Wall made a clarification on the ability to change the policy by a majority vote, if desired.

20:45:28 Chairman Pratt said that he feels a super majority vote allows for a better informed decision.

20:46:50 Board Member Rechtenbach commented on the Redwood Road Project and reviewed the Council’s decision not to provide Wal-Mart with incentives to expand. He stated that he believes there is a place for incentives in some instances.

20:47:57 Mr. Adams gave explanation on non-public infrastructure developments and incentives.

20:49:33 Mr. Morgan cited scenarios when incentives may be considered.

20:50:01 Board Member Johnson expressed concern regarding the potential amounts of incentives offered. It was noted that such amounts will be discussed and considered when presented.

20:50:46 Board Member Catlin stated that he doesn’t want a policy that allows for interpretation.

20:53:28 Board Member Rechtenbach said that he is comfortable with 3-vote majority and does not believe the policy requires a super majority.

20:54:47 Mayor Wall noted that the Mayor has veto authority and asked for clarification on the ability to veto a super majority.

20:56:29 Mr. Adams noted a text error that needs to be corrected to reflect Policies 1 through 3.
20:56:27 The changes to the Policy being proposed by Administration were confirmed.

20:56:53 Board Member Dama Barbour **MOVED** to adopt Resolution RDA 10-11 – Adopting the Taylorsville Economic Development Investment and Infrastructure Funds Policies and Procedures Policy No. 001, with modifications as presented. Board Member Jerry Rechtenbach **SECONDED** the motion. Chairman Pratt called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Catlin-yes, Barbour-yes, Pratt-yes, Rechtenbach-yes, and Johnson-yes. **All board members voted and the motion passed unanimously.**

4. Consideration of Minutes of the 10-20-10 and the 11-03-10 RDA Meetings

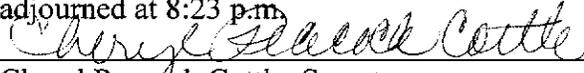
20:58:56 Board Member Jerry Rechtenbach **MOVED** to adopt the minutes from the 10-20-10 RDA Meeting and the 11-03-10 RDA Meeting, as presented. Board Member Dama Barbour **SECONDED** the motion. Chairman Pratt called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Catlin-yes, Barbour-yes, Pratt-yes, Rechtenbach-yes, and Johnson-yes. **All City board members voted in favor and the motion passed unanimously.**

5. Other Matters

There were no Other Matters.

5. Adjournment

20:23:19 Board Member Larry Johnson **MOVED** to adjourn the Redevelopment Agency of Taylorsville City Meeting. 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: Catlin-yes, 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 8:23 p.m.


Cheryl Peacock Cottle, Secretary

Minutes approved: 01-05-11

Minutes Prepared by: Cheryl Peacock Cottle, Secretary