

Redevelopment Agency of Taylorsville City

BOARD MEETING MINUTES

August 21, 2019

6:15 p.m.

Council Chambers

2600 West Taylorsville Blvd., Room No. 140

Taylorsville, Utah 84129

Attendance:

Kristie Overson, Chief Executive Officer

Board Members:

Chair Dan Armstrong
Vice Chair Meredith Harker
Board Member Ernest Burgess
Board Member Brad Christopherson
Board Member Curt Cochran

City Staff:

John Taylor, RDA Treasurer
Wayne Harper, Economic Development Dir.
Tracy Cowdell, City Attorney
Cheryl Peacock Cottle, City Recorder
Scott Harrington, Chief of Finance
Jean Ashby, RDA Secretary
Tracy Wyant, UPD Precinct Chief
Mark Stenquist, City Engineer

Excused:

Others: Carl Fauver, Mark McElreath, Brandon Johnson, Judy Bunkall

Chairman Dan Armstrong called the Redevelopment Agency of Taylorsville City Board Meeting to order at **6:17 PM** and welcomed those in attendance. RDA Secretary Jean K. Ashby conducted a Roll Call, wherein all Board Members except Board Member Christopherson were present.

1. Consideration of RDA Board Meeting Minutes of May 15, 2019

6:23 PM Board Member Burgess **MOVED** to approve the Minutes from the May 15, 2019 RDA Board Meeting. Board Member Cochran **SECONDED** the motion. Chair Dan Armstrong called for discussion. There being none, he called for a roll call vote. The vote was as follows: Cochran-yes, Burgess-yes, Harker-yes, Armstrong-yes, and Christopherson-yes. **All Board Members present voted in favor and the motion passed unanimously.**

2. Resolution No. RDA 19-04 – A Resolution of the Redevelopment Agency of Taylorsville City Board Authorizing Use of Housing Funds – ***Wayne Harper, Economic Development Director***

6:18 PM Over about the past six years since the 5400 South and Bangerter Highway URA and the 6200 South Redwood Road URA were triggered, the City has been using tax increment from these project areas. 20% of these funds have been reserved in an account for RDA housing funds, to be used for specified purposes. Last session of the Utah Legislature, SB 34 was passed, which requires that each city update its moderate housing plan. Part of that is the discussion of what redevelopment agencies across the state are doing with their housing funds. This resolution states exactly what we are doing. On pages 1 and 2, it talks about the uses as authorized by the state code; following pages talk about why we are collecting it and the purposes. Beginning at the bottom of page 3, it states that the city will retain the housing increment funds for city purposes rather than giving it to the County or the Olene Walker Housing Trust Fund, as authorized other options. City RDA housing funds will be used for replacement housing units, planned and proposed housing, affordable housing, targeted housing, mobile home park resident assistance, student housing, debt service on bonds for housing, and other purposes. This resolution clarifies that we are keeping these funds in Taylorsville for the betterment of the city and the benefit of those who are low income or moderate income in the city. Chair Armstrong called for questions, discussion, or public comment. There was none.

6:20 PM Board Member Harker **MOVED** to adopt Resolution No. RDA 19-04. Board Member Cochran **SECONDED** the motion. He called for a roll call vote. The vote was as follows: Cochran-yes, Burgess-yes, Harker-yes, and Armstrong-yes. **All Board Members present voted in favor and the motion passed unanimously.**

3. Resolution No. RDA 19-05 – A Resolution of the Redevelopment Agency of Taylorsville City Board Authorizing the Use of \$2,100,000 of the Agency’s Sales Tax Revenue and Tax Increment Revenue Bonds for the Redevelopment of the Agency’s 5400 South and Bangerter Highway Urban Renewal Project– **Wayne Harper, Economic Development Director**

6:20 PM Mr. Harper explained that this is an updated resolution that was just delivered from the bond counsel that is a little longer than the one the board members received earlier from staff in their packets. This updated resolution supports the bond covenants and approval steps that will be part of the bond issuance. It calls for a public hearing to receive comments on the issuance of the bond. In summary it states the same thing as the one that staff reviewed earlier, but in a little bit longer format. It is still for \$2.1 Million that will be used in the 5400 South and Bangerter Highway project area to acquire property. Board Member Burgess inquired what this bond money would be used for. Mr. Harper responded that it will be used to acquire a piece of property in the project area for redevelopment purposes. Chair Armstrong asked for public comment. There was none.

6:22 PM Board Member Cochran **MOVED** to adopt Resolution No. RDA 19-05. Board Member Burgess **SECONDED** the motion. He called for a roll call vote. The vote was as follows: Cochran-yes, Burgess-yes, Harker-yes, and Armstrong-yes. **All Board Members present voted in favor and the motion passed unanimously.**

6:22 PM Board Member Christopherson joined the meeting.

4. Other Matters - none

5. Adjournment

The meeting was adjourned at **6:24 PM**.



Jean K. Ashby, RDA Secretary

Minutes approved: RDA 9-18-19