

NORTH SALT LAKE CITY
REDEVELOPMENT AGENCY MEETING
APRIL 21, 2015

FINAL

Chairman Len Arave called the meeting to order at 6:24 p.m.

PRESENT: Chairman Len Arave
Board Member Brian Horrocks
Board Member Conrad Jacobson
Board Member Stan Porter
Board Member Matt Jensen
Board Member Ryan Mumford

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and Community and Economic Development Director; Paul Ottoson, Public Works Director and City Engineer; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Troy Johnson, Police Lieutenant; David Church, City Attorney; Brent Moyes, Golf Course Director, Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Robert Drinkall, JR Hood, residents.

1. CONSIDERATION OF TAX INCREMENT FINANCING AGREEMENT WITH
AMSOURCE

Barry Edwards reported that City staff has been in negotiations with a landowner for a potential grocery store in the Foxboro area. The grocer is asking for \$1,500,000 in assistance through the Redevelopment Agency (RDA) with 60% of the tax increment to be paid out. The total revenue would be in excess of \$4,000,000. City staff believes this would be a better fit for the Foxboro area as it is a smaller, more accessible store than a big chain type store.

Board Member Jacobson asked how the property would be situated on the site. Barry Edwards replied that the building will face south with entrances on Foxboro and Cutler Drives. This will necessitate the completion of Cutler Drive. The other aspect of this agreement includes giving the grocer a portion of the sales tax over \$75,000 which would then be split 50/50 with the City. This will help incentivize the grocer to bring other retail businesses to the property. Mr. Edwards explained that this is not a development agreement but a tax sharing agreement and that the agreement is not contingent on tax sharing but that the sales tax is contingent on keeping the location. He also explained that a sales tax agreement can only be done by a Redevelopment

Agency and not a City and that current and potential neighboring business would not be affected by this agreement.

Board Member Horrocks commented that he had not heard of sales tax sharing before. Barry Edwards replied that sales tax sharing is common and that the sales tax sharing would be for ten years while the tax increment would be for fifteen years.

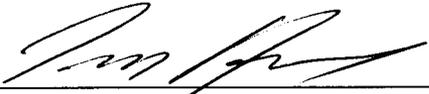
Board Member Arave commented that this project would tie up some funds for quite awhile but that it would help create jobs and would be important for the Foxboro community. Barry Edwards replied that it would create approximately 200 jobs and that construction would start in August with the grocery store to open in April of 2016.

Ken Leetham stated that AmSource would prefer that the first sales tax payment be due in November of 2017.

Board Member Jensen moved to approve the Tax Increment Financing Agreement with AmSource with the modification that the first sales tax payment would not occur until November 2017. Board Member Porter seconded the motion. The motion was approved by Board Members Arave, Jensen, Horrocks, Porter, Mumford and Jacobson.

2. ADJOURN

Chairman Arave adjourned the meeting at 6:41 p.m.



Chairman



Secretary