

NORTH SALT LAKE CITY
REDEVELOPMENT AGENCY MEETING
OCTOBER 16, 2012

Chairman Arave called the meeting to order at 7:09 p.m., and Nathan Bullock, BSA Troop 679, led those present in the Pledge of Allegiance.

PRESENT: Len Arave, Chairman
Board Member Stewart Harman
Board Member Brian Horrocks
Board Member Matt Jensen
Board Member Conrad Jacobson
Board Member Stan Porter

STAFF PRESENT: Barry Edwards, City Manager; Brian Passey, Assistant City Manager and Finance Director; Ken Leetham, Community and Economic Development Director; Paul Ottoson, City Engineer; Rod Wood, Public Works Director; Craig Black, Police Chief; Brent Moyes, Golf Course Director; Marta Nielsen, Deputy Recorder and Administrative Assistant; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Ben Wellman, Horizon Manufacturing; Larry Jenkins, Wasatch Integrated Waste Management; Cami Slade and Jason Burningham, LYRB; Fred and Deb Campbell, Victor Kimball, Gordon and Darla Reily; Mel and Karen Ball, Natalie Gordon, Sandra Keeler and David Kimball, residents; BSA Troop 679 [individual names not listed].

1. PUBLIC HEARING TO ALLOW COMMENT ON THE BLIGHT STUDY
COMPLETED FOR PROPOSED I-215 LEGACY HIGHWAY URBAN RENEWAL
PROJECT AREA

Barry Edwards reported that this hearing is the continuation of a process begun where certain powers can be delegated to a Redevelopment Agency to review possible improvement projects within the City, and if necessary, approve, budget and authorize the project plans. In order to explain the process further, he invited Cami Slade from Lewis Young Robertson & Burningham, Inc. (LYRB), to address the RDA Board.

Cami Slade stated that their firm, LYRB, was commissioned by the City to conduct a blight survey for an area of the City referred to as the 1100 North Urban Renewal Project. She provided an overview of their blight study process and how it fits into the bigger picture in the Urban Renewal Area (URA) creation process. Some of the obstacles for North Salt Lake in this area are inadequate infrastructure, the lack of public improvements, and blight. Definitions of blight can be substantial dilapidation, criminal activity, vacancy, etc. Sometimes these factors make it difficult for the area to improve on its own. She stated that they looked at each parcel individually to determine whether at least 50 percent of the parcels were affected by at least one blight factor.

One potential tool of URA is eminent domain. However, eminent domain must be identified in the plan and has specific requirements to use it.

The next step is to develop a plan describing how blight will be reduced or eliminated, and specific projects for doing this. LYRB surveyed 35 parcels in an area of 162.69 acres and found that the survey area did not meet all statutory conditions for determination of blight. There were not a high enough percentage of parcels that met the 50% blight. Only 29% were affected by at least one of the statutory factors. Based on this information, LYRB is proposing to take a smaller parcel, which does meet the requirements, from the larger area to form the Urban Renewal Area. Eleven parcels did meet the required conditions to determine it blight.

If the City chooses to move forward, the RDA Board would then adopt a resolution finding the existence of blight, selecting one of more project areas and authorizing the preparation of a draft project area plan. They would form a taxing entity committee (TEX) to approve the finding of blight, create a project area plan made available to the public, and hold a public hearing on the draft project area. The Agency and Council would then adopt the project area plan.

At 7:35 p.m., Mayor Arave opened the meeting for public comment.

Larry Jenkins, representing Wasatch Integrated Waste Management, addressed the Council. He stated his client asked him to prepare a letter; however, it was their parcel that was carved out of the area by LYRB in order to meet the blight criteria. He asked if any property owners have consented to the blight designation.

Barry Edwards stated that some have, and some have not.

Mr. Jenkins said that Waste Management's parcel should not have been designated as blight as they do not believe their property meets those characteristics. He submitted a letter to the Council and stated that the rest of his comments are contained in the letter.

Cami Slade stated that the determination of blight for the Wasatch Integrated Waste Management District was excessive vacancy. When they looked at the building, it appeared to be vacant. She also mentioned that her report includes details of their findings on all of the parcels studied.

There were no other comments, and Mayor Arave closed the public hearing at 7:40 p.m.

2. RESOLUTION 2012-21R: (1) MAKING A FORMAL FINDING OF BLIGHT WITHIN A PORTION OF THE I-215 LEGACY HIGHWAY SURVEY AREA, (2) SELECTING AND OFFICIALLY DESIGNATING THE I-215 LEGACY HIGHWAY URBAN RENEWAL PROJECT AREA, AND (3) AUTHORIZING THE PREPARATION OF A DRAFT PROJECT AREA PLAN AND PROJECT AREA BUDGET

Council Member Harman stated that he understands the parcels are needed to make up the necessary blight area, but he does not understand how those parcels fit into the development of

the Kimball or Gun Club properties. He said he is struggling with how they relate, and why the City should consider those blighted. He asked if the City has heard from the property owners.

Barry Edwards responded that the owner to the east is in favor of the blight designation. He added that being in an area like this often assists property owners and becomes a valuable tool to help them improve their properties.

Council Member Harman asked what “tools” this will give the property owners. Mr. Edwards said it will enable them to qualify for tax increment financing.

Council Member Porter stated that there have been several RDA (or similar URA, or EDA) projects within the City that have been successful in improving the area.

Mayor Arave said this is just step one. After the blight area is found, a plan for the area will be developed, and approved, but this is just a preliminary step. We are not declaring eminent domain, etc. The Mayor then asked who comes up with that plan.

Jason Burningham, LYRB, stated that this is the first step. In order to designate an Urban Renewal Area in which the City wants to promote certain types of development activity, the RDA Board needs to accept the finding of blight, by resolution. The second part is to develop a draft project area plan that would include the types of elements the City wants to promote. In addition, the City would identify possible barriers. This third step is to determine whether this Board would want to include eminent domain as part of this plan. Just because you designate blight does not mean you have to use eminent domain. It is just one tool. For example, if the majority (75%) of land owners want to proceed with the project, then eminent domain could be used to prevent one or two property owners from derailing the project. It has a limited application and is only available for five years.

The last step is to go to the taxing entity committee and approve, by resolution, blight. The plan is really envisioned to lay out criteria for selecting how the development might occur. So any property owner really dictates whether they want to develop or not. Or, they could make a proposal to the RDA to develop their property in a certain way. If an owner does not want to develop, and it goes on for more than 5-10 years, there is no other tool, except eminent domain. However, the tax increment is used as a positive incentive, and the whole purpose of the URA is for economic development.

Board Member Jensen moved to approve Resolution 2012-21R: (1) Making a formal finding of blight within a portion of the I-215 Legacy Highway Survey Area, (2) selecting and officially designating the I-215 Legacy Highway Urban Renewal Project Area, and (3) Authorizing the preparation of a draft project area plan and project area budget. Board Member Stan Porter seconded the motion. The motion was approved by Board Members Jensen, Horrocks, Arave, Porter, Harman and Jacobson.

3. ADJOURN

At 7:55 p.m., Board Member Harman moved to adjourn the Redevelopment Agency Meeting. Board Member Jacobson seconded the motion. The motion was approved by Board Members Jensen, Horrocks, Arave, Porter, Harman and Jacobson.

Chairman

Secretary