

NORTH SALT LAKE CITY  
REDEVELOPMENT AGENCY MEETING  
JULY 16, 2013

Chairman Len Arave called the meeting to order at 6:38 p.m.

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

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

OTHERS PRESENT: Scott Fornelius, Mary Fornelius, Darrel Menlove, June Allen, Ryan Macfarland, Ryan Mumford, Steve Aase, Ben Thompson, Kirk Adams, Carl Pond, Cindy Pond, Mark Allen, Lyndse Allen, Carol Arave, Samuel Call, Steven Horsely, Laurel Roberts, Mark Zaugg, Dennis Strong, Benson Whitney, John McGee, Marv Hendrickson, Tricia Jarret, Bruce Jarret residents; Garrett Seely, Woodside Homes; Jason Burningham, Lewis Young Robertson & Burningham, Inc.

1. PUBLIC HEARING TO RECEIVE COMMENT ON RESOLUTION 2013-08R  
APPROVING THE DRAFT REDWOOD ROAD COMMUNITY DEVELOPMENT  
PROJECT AREA PLAN AS THE OFFICAL PROJECT AREA PLAN

Jason Burningham presented a community development plan relative to the Redwood Road area in North Salt Lake. He explained that the consideration items are twofold with the first action item being the adoption of the project area plan to be approved, amended or rejected. The second resolution is an Interlocal Cooperative Agreement between the Redevelopment Agency (RDA) and the City, whereby the City would commit a certain amount of tax increment to be used by the RDA to further the purposes of the plan.

Mr. Burningham explained that the major resource for Community Development Area (CDA) is tax increment. A tax increment would not be the result of a tax increase in the area. It is a result of the property taxes that increase because of the economic or community development that

occurs there and would only be the portion of incremental increase in the property tax base that is used for the purposes of the plan. The current tax base would remain in place and property tax would be paid to the tax entities. The new infrastructure and development would increase the incremental tax base which then would translate into incremental taxes. He explained that the first step the RDA took was the resolution allowing the preparation of the draft area plan along with a description of the proposed project area. The second step was to research the potential development and project needs including drafting the area plan and budget. The third step, which is where the project is at now, includes adequate notices of the plan and budget being sent to residents, and placed in the newspaper with adoption of the plan and budget by the RDA and the City. The fourth step would be to approach the taxing entities through an Interlocal Agreement process for participation with the tax increment.

Mr. Birmingham stated that the proposed area is 585 acres with a total developable area of 251 acres. A small percentage of the area is residential with the majority being commercial space. The main objectives outlined in the plan include stimulated capital investments and development, to provide funding for infrastructure enhancements, job creation and expansion of the tax base. The tax increment under consideration is 45% over a 15 year period of time with the estimated uses of what would be developed with the 7 million dollar budget. This budget would be used for land assemblage, project administration, and infrastructure and housing revitalization.

Board Member Horrocks asked why the taxing entities might not want to participate. Mr. Birmingham responded that sometimes the tax increment is misunderstood or that there is a perception that the areas would be developed without the extra assistance. Mr. Birmingham stated that the program provides a better way to proceed to keep the area from remaining underutilized and to stimulate the capital investment.

Chairman Arave commented that there had been previous discussions on particular projects and that the City would have complete discretion over how these funds would be spent.

**Chairman Arave opened the public hearing at 6:56 p.m.**

Jim Allen addressed the board and asked if the housing revitalization cost was 10% and what areas it could be used for. Chairman Arave responded that the allotted redevelopment funds could be used Citywide.

Barry Edwards commented that if the funds weren't used within the City for redevelopment they would be distributed to the State. He said that the percent available each year would be enough to improve one house or assist one homeowner with financial needs on their home. Board Member

Jensen asked why the budget has 10% set aside for housing revitalization. Mr. Edwards responded that this portion was recommended for the redevelopment needs of the community.

**Chairman Arave closed the public hearing at 7:04 p.m.**

2. CONSIDERATION OF RESOLUTION 2013-08R APPROVING THE DRAFT REDWOOD ROAD COMMUNITY DEVELOPMENT PROJECT AREA PLAN AS THE OFFICIAL PROJECT AREA PLAN

**Board Member Jensen moved to approve Resolution 2013-08R approving the Redwood Road Community Development Project Area Plan as the official Project Area Plan. Board Member Porter seconded the motion. The motion was approved by Board Members Arave, Jensen, Horrocks, Porter, Harman, and Jacobson.**

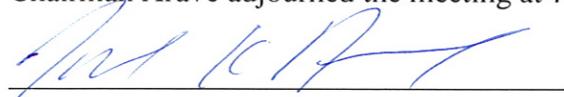
3. CONSIDERATION OF RESOLUTION 2013-09R APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF NORTH SALT LAKE REDEVELOPMENT AGENCY AND THE CITY OF NORTH SALT LAKE FOR THE COLLECTION AND REMITTANCE OF INCREMENTAL PROPERTY TAXES COLLECTED FROM PROPERTY WITHIN THE REDWOOD ROAD COMMUNITY DEVELOPMENT PROJECT AREA

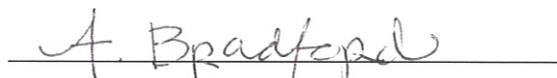
Chairman Arave commented that this would be the approval for the participation in the tax increment financing. This resolution authorizes the RDA to enter into the Interlocal Agreement with the City. The City will then have an opportunity to consider committing the tax increment to the RDA.

**Board Member Porter moved to approve Resolution 2013-09R approving an Interlocal Cooperation Agreement between the City of North Salt Lake Redevelopment Agency and the City of North Salt Lake with the collection and remittance of incremental property tax. Board Member Jensen seconded the motion. The motion was approved by Board Members Arave, Jensen, Horrocks, Porter, Harman, and Jacobson.**

4. ADJOURN

Chairman Arave adjourned the meeting at 7:07 p.m. to begin the City Council regular session.

  
Chairman

  
Secretary