



# CITY OF NORTH SALT LAKE

## REDEVELOPMENT AGENCY (RDA) NOTICE & AGENDA JUNE 18, 2024

Notice is given that the City of North Salt Lake Redevelopment Agency will hold a meeting on Tuesday, June 18, 2024 at 8:00 p.m. or as soon thereafter as possible immediately following the 7:00 p.m. City Council meeting. The RDA meeting will be held in the City Council Chambers at City Hall located at 10 East Center Street, North Salt Lake, Utah. Some members may participate electronically.

The following items of business will be discussed; the order of business may be changed as time permits.

### REGULAR SESSION – 8:00 p.m.

1. Introduction by Chair Brian Horrocks
2. Public Hearing and Consideration of Resolution RDA 2024-01R: A Resolution Adopting Amendments to the Fiscal Year 2023-2024 Redevelopment Agency Budgets
3. Public Hearing and Consideration of Resolution RDA 2024-02R: A Resolution Adopting the Fiscal Year 2024-2025 Redevelopment Agency Funds Budgets
4. Consideration of Resolution RDA 2024-03R: A Resolution Amending the Redevelopment Agency's By Laws
5. Approval of Redevelopment Agency Meeting Minutes of June 20, 2023
6. Adjourn

Redevelopment Agency meetings are open to the public. If you need special accommodation to participate in the meeting, call (801) 335-8709 with at least 24 hours' notice. This meeting will be broadcasted live on the City's YouTube channel: <https://www.youtube.com/@nslutah4909/streams>.

#### **Notice of Posting:**

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the agenda for the Redevelopment Agency meeting to be held June 18, 2024 were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: June 12, 2024

  
Wendy Page, City Recorder





# CITY OF NORTH SALT LAKE FINANCE DEPARTMENT

10 East Center Street  
North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

Brian J. Horrocks  
Mayor

Heidi Voordeckers  
Finance Director

## MEMORANDUM

**TO:** Redevelopment Agency Board

**FROM:** Heidi Voordeckers, Finance Director

**DATE:** June 18, 2024

**SUBJECT:** Consideration of Resolution RDA 2024-01R: A Resolution Adopting Amendments to the Fiscal Year 2023-2024 Redevelopment Agency Budgets.

### **BACKGROUND**

Pursuant UCA 17C-1-602, the Redevelopment Agency annual budget may be modified or increased by Board resolution following a public hearing.

### **SUMMARY**

The Redevelopment Agency of North Salt Lake receives an annual distribution of tax increment each Spring based on prior year taxable values. The Eaglewood Village project area produced approximately \$97,000 more in tax increment revenue than originally budgeted. Because 95% of this increment is shared with the developer, the Agency has a need to increase the budget for the developer reimbursement in this project area by \$91,600.

In addition, tax increment from the Redwood Road project area is being used to support the debt service on the Hatch Park project, as authorized by Resolution RDA 2023-03R adopted June 20, 2023. In Fiscal Year 2023-2024, it was anticipated that the debt service fund would require approximately \$400,000 in transfers to make the annual debt payments totaling \$1,137,058. The remainder of the debt is being covered by Rap Tax revenues. In reviewing year end revenue projections, there is a possibility that RAP Tax collections will fall short of the budgeted amount, which could result in a negative cash balance at the close of the fiscal year. Staff recommends increasing the transfer from the Redwood Road project area by \$60,000 to preserve the Debt Service fund if needed.

### **POSSIBLE MOTION**

I move the Board approve Resolution RDA 2024-01R: A Resolution Adopting Amendments to the Fiscal Year 2023-2024 Redevelopment Agency Budgets.

#### Attachments:

- 1) Resolution RDA 2024-01R
- 2) Resolution RDA 2024-01R Exhibit A

**REDEVELOPMENT AGENCY OF  
THE CITY OF NORTH SALT LAKE**

**RESOLUTION NO. RDA 2024-01R**

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF  
NORTH SALT LAKE APPROVING AND ADOPTING AMENDMENTS TO THE  
FISCAL YEAR 2023~2024 RDA BUDGET**

**WHEREAS**, the Redevelopment Agency of the City of North Salt Lake has considered the adoption of an amendment to increase the 2023~2024 budget for the RDA Fund and finds that it is in the best interest of the citizens and the City as a whole to adopt the aforesaid budgets; and

**WHEREAS**, a public hearing was properly noticed and held on Tuesday June 18, 2024 for public comment concerning the adoption of said budget; and

**WHEREAS**, such action is authorized by statute.

**NOW, THEREFORE, BE IT RESOLVED** by the Redevelopment Agency of the City of North Salt Lake, Utah that the amendments as set forth in Exhibit "A" which is attached hereto and incorporated herein by this reference, are hereby authorized.

Immediately after its adoption, this resolution shall be signed by the appropriate officers of the Redevelopment Agency of the City of North Salt Lake, shall be recorded in the official records of the City of North Salt Lake, and shall take immediate effect.

**APPROVED AND ADOPTED** by the Redevelopment Agency of the City of North Salt Lake on this 18<sup>th</sup> day of June 2024.

CITY OF NORTH SALT LAKE  
REDEVELOPMENT AGENCY  
By:

\_\_\_\_\_  
BRIAN J. HORROCKS  
*Chair*

ATTEST:

\_\_\_\_\_  
WENDY PAGE  
*Secretary*

Redevelopment Agency Vote as Recorded:

Board Member Watts Baskin \_\_\_\_\_  
Board Member Clayton \_\_\_\_\_  
Board Member Horrocks \_\_\_\_\_  
Board Member Jackson \_\_\_\_\_  
Board Member Knowlton \_\_\_\_\_  
Board Member Van Langeveld \_\_\_\_\_

**EXHIBIT A**  
**RDA BUDGET AMENDMENT HEARING - June 18, 2024**

FUND/DEPT	ACCOUNT #	ACCOUNT TITLE	CURRENT BUDGET	BUDGET ADJUSTMENT	TOTAL BUDGET	REASON
<b>FUND 20 - EAGLEWOOD VILLAGE</b>						
	20-5071-31105	RDA INCREMENT-EAGLEWOOD	(630,000)	(97,000)	(727,000)	INCREASE FOR ACTUAL COLLECTIONS
	20-5074-47010	DEVELOPER REIMBURSEMENT	598,500	91,600	690,100	INCREASE FOR ACTUAL COLLECTIONS
				<b>5,400</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>FUND 21 - REDWOOD RD RDA</b>						
	21-5078-49132	TRANSFER TO DEBT SERVICE	400,000	60,000	460,000	INCREASE XFR TO DEBT SERVICE TO OFFSET POSSIBLE RAP TAX SHORTFALL
				<b>(60,000)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>TOTAL ALL FUNDS</b>				<b>(54,600)</b>		<b>NET INCREASE/(DECREASE) IN RDA FUND BALANCE</b>



# CITY OF NORTH SALT LAKE FINANCE DEPARTMENT

10 East Center Street  
North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

Brian J. Horrocks  
Mayor

Heidi Voordeckers  
Finance Director

## MEMORANDUM

**TO:** Redevelopment Agency Board

**FROM:** Heidi Voordeckers, Finance Director

**DATE:** June 18, 2024

**SUBJECT:** Consideration of Resolution RDA 2024-02R: A Resolution Adopting the Fiscal Year 2024-2025 Redevelopment Agency Funds Budgets.

### **BACKGROUND**

Pursuant UCA 17C-1-601.5, each agency shall prepare, hold a public hearing, and adopt an annual budget before June 30 of each year. The Redevelopment Agency annual budget may subsequently be modified or increased by Board resolution following a public hearing.

### **SUMMARY**

The City currently has three active project areas collecting tax increment which is used to meet existing obligations to developers, the housing fund, and the general fund. Budgeted revenues are unique to each project area, with growth projections based on historical collections.

Expenditures include the completion of the Foxboro Wetlands Park project, contributions of \$400,000 to the Debt Service on the Hatch Park Project, and just over \$1,430,000 in developer agreements.

The Agency will receive estimated increment revenue calculations from the County in the next month and may make additional budget adjustments as necessary.

### **POSSIBLE MOTION**

I move the Board approve Resolution RDA 2024-02R: A Resolution Adopting the Fiscal Year 2024-2025 Redevelopment Agency Funds Budgets.

#### Attachments:

- 1) Resolution RDA 2024-02R
- 2) 2024-2025 Redevelopment Agency Budget

# REDEVELOPMENT AGENCY OF THE CITY OF NORTH SALT LAKE

## RESOLUTION NO. RDA 2024-02R

### A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF NORTH SALT LAKE ADOPTING THE FISCAL YEAR 2024-2025 RDA BUDGETS

**WHEREAS**, the Redevelopment Agency of the City of North Salt Lake has considered the adoption of its 2024-2025 Redevelopment Fund Budgets and finds that it is in the best interest of the citizens and the City as a whole to adopt the aforesaid budgets; and

**WHEREAS**, the Fiscal Year 2024-2025 Redevelopment Agency Budget was made available for public inspection at the City Offices and on the City website; and

**WHEREAS**, a public hearing was properly noticed and held on Tuesday June 18, 2024 for public comment concerning the adoption of said budget; and

**WHEREAS**, such action is authorized by statute.

**NOW, THEREFORE, BE IT RESOLVED** by the Redevelopment Agency of the City of North Salt Lake, Utah that the following budgets totaling \$6,500,400 are hereby adopted for the 2024-2025 fiscal year:

<b>FUND</b>	<b>BUDGETED REVENUE</b>	<b>BUDGETED EXPENSE</b>	<b>(USE OF)/ CONTRIBUTION TO FUND BALANCE</b>
EAGLE WOOD VILLAGE PROJECT AREA	\$825,070	\$825,020	\$50
REDWOOD ROAD PROJECT AREA	1,564,600	5,056,350	(3,491,750)
HWY 89 PROJECT AREA	566,580	619,030	(52,450)
REDEVELOPMENT AGENCY	20,000	-	20,000
<b>TOTAL ALL FUNDS</b>	<b>\$2,976,250</b>	<b>\$6,500,400</b>	<b>\$(3,524,150)</b>

Immediately after its adoption, this resolution shall be signed by the appropriate officers of the Redevelopment Agency of the City of North Salt Lake, shall be recorded in the official records of the City of North Salt Lake, and shall take immediate effect.

**APPROVED AND ADOPTED** by the Redevelopment Agency of the City of North Salt Lake on this 18<sup>th</sup> day of June 2024.

CITY OF NORTH SALT LAKE  
REDEVELOPMENT AGENCY

By:

\_\_\_\_\_  
BRIAN J. HORROCKS  
*Chair*

ATTEST:

\_\_\_\_\_  
WENDY PAGE  
*Secretary*

Redevelopment Agency Vote as Recorded:

Board Member Watts Baskin	_____
Board Member Clayton	_____
Board Member Horrocks	_____
Board Member Jackson	_____
Board Member Knowlton	_____
Board Member Van Langeveld	_____

**REDEVELOPMENT AGENCY - 25**  
**REVENUE AND EXPENDITURES**  
**ACTUAL, BUDGET, PROJECTED AND RECOMMENDED**

	<b>Actual FY 2023</b>	<b>Budget FY 2024</b>	<b>Projected FY 2024</b>	<b>Final Budget FY 2025</b>
<b>Revenues</b>				
Taxes	\$ 2,493,000	\$ 2,619,800	\$ 2,690,600	\$ 2,855,200
Intergovernmental revenues	-	-	-	-
Interest	256,200	290,000	270,400	121,050
<b>Total Revenues</b>	<b>2,749,200</b>	<b>2,909,800</b>	<b>2,961,000</b>	<b>2,976,250</b>
<b>Expenditures</b>				
Community	\$ 996,100	\$ 1,145,200	\$ 1,171,600	\$ 1,435,500
Principal	285,000	295,000	295,000	305,000
Interest	87,300	78,800	78,800	69,900
Parks, recreation and public property	43,200	3,356,800	50,000	3,944,200
<b>Total Expenditures</b>	<b>1,411,600</b>	<b>4,875,800</b>	<b>1,595,400</b>	<b>5,754,600</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>1,337,600</b>	<b>(1,966,000)</b>	<b>1,365,600</b>	<b>(2,778,350)</b>
<b>Other Financing Sources (Uses)</b>				
Proceeds from borrowing	-	-	-	-
Transfer In	-	-	-	-
Transfer out	(314,000)	(787,200)	(793,000)	(745,800)
<b>Total Other Financing Sources (Uses)</b>	<b>(314,000)</b>	<b>(787,200)</b>	<b>(793,000)</b>	<b>(745,800)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,023,600</b>	<b>\$ (2,753,200)</b>	<b>\$ 572,600</b>	<b>\$ (3,524,150)</b>
<b>Fund Balance, Beginning</b>	<b>4,770,493</b>	<b>5,794,093</b>	<b>5,794,093</b>	<b>6,366,693</b>
<b>Fund Balance, Ending</b>	<b>\$ 5,794,093</b>	<b>\$ 3,040,893</b>	<b>\$ 6,366,693</b>	<b>\$ 2,842,543</b>



# CITY OF NORTH SALT LAKE

---

10 East Center Street  
North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

Brian J. Horrocks  
Mayor

Ken Leetham  
City Manager

## MEMORANDUM

**TO:** City of North Salt Lake Redevelopment Agency Board Members

**FROM:** Ken Leetham, City Manager

**DATE:** June 18, 2024

**SUBJECT:** Consideration of Resolution 2024-03R: A Resolution Amending the Redevelopment Agency's By Laws

---

### RECOMMENDATION

I recommend approval of Resolution 2024-03R: A Resolution Amending the Redevelopment Agency's By Laws.

### BACKGROUND

The City's established Redevelopment Agency (RDA) is a statutorily authorized governmental entity which allows for the City of North Salt Lake to enter into contracts and participate in authorized economic development programs and strategies for the purposes of creating jobs, attracting private capital investment to specific areas of the City and to incentivize desirable land uses and economic vitality within the City. In North Salt Lake, the creation of the Redevelopment Agency and subsequent redevelopment project areas has produced great results and continues to provide expanded opportunities for economic progress that might not otherwise be possible.

As a part of the organizational structure of the City's Redevelopment Agency, we also adopted formal by laws many years ago to describe basic operational details of how the RDA would perform its business. City staff has proposed some amendments to the by laws, mostly technical updates, and which are attached to this memo for your review.

One of the significant proposed changes is the removal of language that dictates the terms of the RDA Board officers (Article IV). This section leaves a provision which is that each year, the RDA will conduct an annual meeting (at the beginning of the calendar year or as soon thereafter) in order to select a Board Chair and Vice-Chair. In the history of the City's RDA, the Chair of the Board of Directors has always been the Mayor of the City Council. This has worked well, but the Board could also change that practice if you desire and the proposed by laws leaves that option open to you. The City's RDA Board

meets infrequently, particularly when we do not have active agreements or projects that require Board action.

**PROPOSED MOTION**

I move that the City of North Salt Lake Redevelopment Agency Board of Directors approve Resolution 2024-03R: A Resolution Amending the Redevelopment Agency's By Laws.

**REDEVELOPMENT AGENCY OF  
THE CITY OF NORTH SALT LAKE**

**RESOLUTION NO. RDA 2024-03R**

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE  
CITY OF NORTH SALT LAKE AMENDING THE BY LAWS ARTICLE  
IV – OFFICERS AND EMPLOYEES, ARTICLE V – MEETINGS, AS  
WELL AS CORRECTIONS TO THE AGENCY NAME**

**WHEREAS**, the Redevelopment Agency of the City of North Salt Lake has By Laws which were adopted in 1995; and

**WHEREAS**, the By Laws of Redevelopment Agency of the City of North Salt Lake may be amended with approval of at least four members of the Board and after a seven day written notice is given to all Board members; and

**WHEREAS**, a notice of proposed amendments were emailed to the Board on Tuesday, June 11, 2024 for review; and

**WHEREAS**, the Board desires to update the By Laws amending Article IV – Officers and Employees, Article V – Meetings, as well as make corrections to the Agency name throughout the document.

**NOW, THEREFORE, BE IT RESOLVED** by the Redevelopment Agency of the City of North Salt Lake, Utah that the attached amendments are hereby adopted.

Immediately after its adoption, this resolution shall be signed by the appropriate officers of the Redevelopment Agency of the City of North Salt Lake, shall be recorded in the official records of the City of North Salt Lake, and shall take immediate effect.

**APPROVED AND ADOPTED** by the Redevelopment Agency of the City of North Salt Lake on this 18<sup>th</sup> day of June 2024.

CITY OF NORTH SALT LAKE  
REDEVELOPMENT AGENCY  
By:

\_\_\_\_\_  
BRIAN J. HORROCKS  
*Chair*

ATTEST:

\_\_\_\_\_  
WENDY PAGE  
*Secretary*

Redevelopment Agency Vote as Recorded:

Board Member Watts Baskin	_____
Board Member Clayton	_____
Board Member Horrocks	_____
Board Member Jackson	_____
Board Member Knowlton	_____
Board Member Van Langeveld	_____

BY-LAWS OF THE REDEVELOPMENT AGENCY OF

THE CITY OF NORTH SALT LAKE ~~CITY~~

~~Adopted~~ Amended by the Redevelopment Agency of the City of  
North Salt Lake ~~City~~ on the ~~18<sup>th</sup> day of July, 1995~~ 18<sup>th</sup> day of  
June 2024

By-Laws

INDEX

	<u>Page Numbers.</u>
ARTICLE I - DEFINITIONS .....	2
ARTICLE II - THE AGENCY .....	2
ARTICLE III - LEGISLATIVE RESPONSIBILITIES OF THE AGENCY.....	2-3
ARTICLE IV - OFFICERS AND EMPLOYEES .....	3-4
ARTICLE V- MEETINGS .....	4-5
ARTICLE VI - AMENDMENTS .....	6

## By-Laws

### ARTICLE I - DEFINITIONS

Section 1. Definitions. For the purpose of these by-laws, the following words shall have the meanings as given herein:

- A. "Agency" means and refers to the Redevelopment Agency of the City of North Salt Lake~~City~~.
- B. "Board of Directors" means the Board of Directors of the Redevelopment Agency of the City of North Salt Lake~~City~~, consisting of the Mayor and City Council Members.
- C. "City" means and refers to the City of North Salt Lake~~City~~, a municipal corporation of the State of Utah.

### ARTICLE II - THE AGENCY

Section 1. Name of Agency. The name of the Agency shall be the "Redevelopment Agency of the City of North Salt Lake~~City~~."

Section 2. Governing Board. The governing board of the Agency shall be known as the Board of Directors of the Redevelopment Agency of the City of North Salt Lake~~City~~. The Board of Directors shall be comprised of the members of the City Council ~~of North Salt Lake City, Utah~~ and the ~~m~~Mayor of the City of North Salt Lake~~City~~. The Board of Directors of the Agency shall exercise all policy-making powers of the Agency as more fully described in Article III herein.

Section 3. Seal of Agency. The Agency shall have a seal in a form which it shall approve.

Section 4. Office of Agency. The office of the Agency shall be at ~~the~~ City Hall 10 East Center Street, of North Salt Lake~~City North Salt Lake~~, Utah.

### ARTICLE III - LEGISLATIVE RESPONSIBILITIES OF THE AGENCY

Section 1. Legislative Powers. The legislative powers shall consist of the policy making powers of the Agency or the right to determine and establish the policies of the Agency. The powers and duties of the Board of Directors exercising its legislative

## By-Laws

### ARTICLE III - LEGISLATIVE RESPONSIBILITIES OF THE AGENCY (continued)

powers shall include, but shall not be limited to, the following legislative functions:

- A. Adopt all ordinances, resolutions and by-laws of the Agency.
- B. Approve annual budgets.
- C. Review all acts of administration.
- D. Perform all other duties that may be required by the Board of Directors not inconsistent with these by-laws or as may be required by law.

Section 2. Rules and regulations for Governance of the Board of Directors. The Board of Directors shall have power to make and enforce any additional rules and regulations for the governance of the Board of Directors, the preservation of order at its meetings, and the transaction of business of the Board of Directors as may be necessary.

### ARTICLE IV - OFFICERS AND EMPLOYEES

Section 1. Officers. The officers of the Agency shall be a Chairperson and a Vice-Chairperson who shall be elected from the Board of Directors.

Section 2. Chairperson. The Chairperson shall preside at all meetings of the Agency. At each such meeting, the Chairperson shall submit such recommendations and information as the Chairperson may consider proper concerning the business, affairs, and policies of the Agency.

Section 3. Vice-Chairperson. The Vice-Chairperson of the Agency shall perform the duties of the chairperson in the absence or incapacity of the Chairperson; and in case of the resignation or death of the Chairperson, the Vice-Chairperson shall perform such duties as are imposed on the Chairperson until such time as the Agency shall elect a new Chairperson.

Section 4. Additional Duties. The officers of the Agency shall perform such other duties and functions as may from time to time be required by the Agency or the by-laws or rules and regulation of the Agency.

## By-Laws

### ARTICLE IV (continued)

Section 5. Election. The Chairperson shall be elected by members of the Board of Directors at the organization meeting, and thereafter shall be elected at the annual meeting of the Agency from among the members of the Board of Directors of the Agency. ~~The Chairperson shall hold office for a term of two years or until his or her successor is elected and qualified. A Chairperson shall not be eligible for re-election and may not serve successive full terms until one year after the expiration of the two-year term.~~

The Vice-Chairperson shall be elected by members of the Board of Directors of the agency at the organization meeting, and thereafter shall be elected at the annual meeting of the Agency from among the members of the Board of Directors of the Agency. ~~The Vice-Chairperson shall hold office for a term of one year or until his or her successor is elected and qualified. A Vice-Chairperson shall be eligible for re-election and may serve one or more successive terms.~~

Section 6. Vacancies. Should the offices of Chairperson or Vice-Chairperson become vacant, the Board of Directors of the Agency shall elect a successor from among the Board of Directors of the Agency at the next regular meeting, and such election shall be for the unexpired term of the vacant office.

Section 7.. Additional Personnel. The Board of Directors may, from time to time, employ such personnel as may be necessary to exercise the powers, duties, and functions of the Agency as prescribed by the laws of the State of Utah. The selection and compensation of personnel shall be determined by the policies established by the Board of Directors of the Agency.

### ARTICLE V - MEETINGS

Section 1. Annual Meeting. The annual meeting of the Agency shall be held on the third Tuesday of January at a time and place set by the Chairperson, or as near to that date as possible.

Section 2. Regular Meetings. Regular meetings of the Agency shall be held ~~monthly~~ as needed by official notice.

## By-Laws

### ARTICLE V - (continued)

Section 3. Special Meetings. The Chairperson of the Agency may, when the Chairperson deems it expedient, or shall, upon written request of two members of the Agency, call a special meeting of the Agency for the purpose of transacting any business designated in the call.

The call for a special meeting shall be delivered to each member of the Agency at the business or home address of each member of the Agency at least twenty-four hours prior to the date of such special meeting. At such special meeting no business shall be considered other than as designated in the notice.

Section 4. Quorum. Four members shall constitute a quorum for the purpose of conducting the Board's business and exercising its powers and for all other purposes, but a small number may adjourn from time to time until the quorum is obtained. Action may be taken by the Agency upon a vote of a majority of the membership of the Board of Directors at which a quorum is present.

Section 5. Order of Business. At the regular meetings of the Agency the Agenda may include but shall not be limited to the following order of business:

- A. Roll Call
- B. Approval of the minutes of the previous meeting(s).
- C. Report of the Chairperson.
- D. Project Area Matters.
  - 1. Unfinished Business.
  - 2. New Business.
- E. Adjournment

All resolutions shall be in writing and designated by number, reference to which shall be inscribed in the minutes and an approved copy filed in the official book of Resolutions of the Agency.

## ARTICLE VI - AMENDMENTS

Section 1. Amendments By-Laws. By-Laws of the Agency may be amended with the approval of at least four members of the Board of Directors of the Agency at a Regular or Special meeting, but no such amendment shall be adopted unless at least seven days written notice thereof has been previously given to all members of the Board of Directors of the Agency. Notice shall identify the section or sections of the by-laws proposed to be amended.

---

Chairperson

---

Vice-Chairperson

1 CITY OF NORTH SALT LAKE  
2 REDEVELOPMENT AGENCY MEETING  
3 ANCHOR LOCATION: CITY HALL  
4 10 EAST CENTER STREET, NORTH SALT LAKE  
5 JUNE 20, 2023

6  
7 **DRAFT**  
8

9 Chair Brian Horrocks called the meeting to order at 9:15 p.m.

10  
11 PRESENT: Chair Brian Horrocks  
12 Board Member Lisa Watts Baskin  
13 Board Member Natalie Gordon  
14 Board Member Ted Knowlton  
15 Board Member Stan Porter  
16 Board Member Alisa Van Langeveld  
17

18 STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Craig  
19 Black, Police Chief; Jon Rueckert, Public Works Director; Karyn Baxter, City Engineer; Todd  
20 Godfrey, City Attorney; Sherrie Pace, Community Development Director; Heidi Voordeckers,  
21 Finance Director; Wendy Page, City Recorder.  
22

23 OTHERS PRESENT: Collin Larsen, Dee Lalliss, Leslie Clark, Bruno Barron, residents; Jason  
24 Burningham, Lewis Young Robertson & Burningham Inc.  
25

26 1. CONSIDERATION OF RESOLUTION RDA 2023-03R: A RESOLUTION TO ALLOW  
27 HATCH PARK FUNDING FROM REDWOOD ROAD AND HWY 89 RDA PROJECT  
28 AREAS  
29

30 Heidi Voordeckers reported on using tax increment funds outside of the project area. She  
31 explained this was allowable by the Community Investment Act as long as certain parameters  
32 were met and provided community benefit. She noted Lewis Young Robertson & Burningham  
33 were contracted to prepare a study viewing the project, the area, and the different impacted areas  
34 (Highway 89 and Redwood Road).  
35

36 Jason Burningham, Lewis Young Robertson & Burningham Inc., reported that they were a  
37 financial advisory economic development firm that worked with Utah cities. He mentioned  
38 economic vitality in the City including the golf course. Mr. Burningham spoke on the proposed  
39 project and using funding from the community reinvestment/development areas or CDAs to fund  
40 the Hatch Park project. He mentioned the Town Center Plan and creating gathering areas. He  
41 indicated that Lewis Young Robertson & Burningham has prepared a study and resolution. Mr.  
42 Burningham spoke on formally adopting the study and using the funds outside of the designated  
43 area. He explained that 20 years ago the Legislature provided direction for quality of life

44 elements related to economic development such as RDAs. He said the Legislature also provided  
45 an opportunity to authorize project funds to be used outside of the project areas for public  
46 infrastructure. He noted some basic considerations to be met included quality of life and  
47 conformance with General Plan. He spoke on some concerns related to using the funds for public  
48 infrastructure related to retail activity. Mr. Burningham mentioned their study concluded that  
49 there may be a retail component, but it would be secondary and not the objective. He added the  
50 other significant item was when the City adopted the budget and plans for the Redwood Road  
51 and Highway 89 RDA, the statute required conformation to the project area plans and budgets.  
52 He pointed out the final item was determining that the interlocal agreements with the taxing  
53 entities were flexible and would allow for this. Mr. Burningham stated per analysis the Hatch  
54 Park redevelopment would provide a gateway, town center concept, promoted gathering places,  
55 walkability, recreation, cultural arts, and economic expansion. He continued this project would  
56 also provide the highest objective of connectivity from Redwood Road to the economic core of  
57 the City. He indicated this project would bring visitation by residents and nonresidents and  
58 attract commercial businesses to this area and meet the Redwood Road RDA objectives.

59  
60 Mr. Burningham spoke on the overall plan for financing the project and said that the Redwood  
61 Road fund balance or tax increment and the Highway 89 increment was only 21% of the overall  
62 financing. He stated other funding would come from park impact fees and 68% would come  
63 from RAP tax revenues. He said the quality of life objectives were in conformance with the  
64 City's General Plan, other quality of life measurements, and providing a unified and consistent  
65 plan with other developments within the City. He mentioned the last component was the  
66 economic benefit and enhancement. He noted annual visitation would be 10,000 to 15,000  
67 people per year at this venue with approximately \$3 to \$5 million annually. He acknowledged the  
68 ultimate conclusion was that the RDA would have justification and met the standards of the plan.  
69 Mr. Burningham stated the resolution authorized the use of the funds to be diverted from the  
70 project area to Hatch Park. He added the in depth study would be attached to the resolution.

71  
72 Board Member Gordon expressed concern about the Redwood Road redevelopment reinvestment  
73 and how much would stay for redevelopment in that area. She questioned if there would be  
74 enough funding to pay for the Foxboro Wetlands Park. Heidi Voordeckers replied that she did not  
75 have exact numbers but staff had run the numbers and took into account all of the existing  
76 commitments and found that there would be more money than they were taking for projects in  
77 the area.

78  
79 Ken Leetham said that \$4.3 million was being reserved for the Wetlands Park bond payments.

80  
81 Jason Burningham commented that the Wetlands project funding was already reserved. He said  
82 additional funds available after the Wetlands totaled approximately \$5.6 million.

83  
84 Board Member Gordon asked about the project overview section and the relationship with  
85 Woods Cross. Jason Burningham replied this was related to a recreation center with South Davis  
86 Recreation from 2013.

87 Ken Leetham said it was not accurate to state “in partnership with Woods Cross City.” He did say  
88 there was a letter of commitment to the Recreation District to set aside three acres in Hatch Park  
89 for a period of time.

90

91 Board Member Gordon asked about the library board. Ken Leetham responded that the library  
92 director informed him that the Library Board and the County Commission would make  
93 improvements to the Bountiful Library and would no longer consider the Hatch Park site. The  
94 County Commission was interested in a satellite service or meeting space at the park.

95

96 Board Member Van Langeveld asked for clarification on the requirements of building  
97 connectivity from Redwood Road. Jason Burningham responded the conclusion was that  
98 increased activity even in the common core would have an extension effect along Redwood  
99 Road. He mentioned they had previously seen economic regions prosper based on other  
100 amenities in the community. He stated this included gathering spaces such as Hatch Park and  
101 other social opportunities.

102

103 Board Member Van Langeveld questioned if this would count toward increasing commercial and  
104 retail in the Redwood Road community. Jason Burningham replied that they were suggesting that  
105 the Hatch Park improvements would help to increase commercial, etc. in the Redwood Road area  
106 as well. He added the belief was this was an amenity rich concept that would attract companies  
107 because of the quality of life element.

108

109 Board Member Gordon asked if the Redwood Road community reinvestment area included the  
110 industrial park. Ken Leetham replied affirmatively that several industrial properties on both sides  
111 of Redwood Road were included.

112

113 Board Member Van Langeveld said as a policy and funding choice to divert funding from the  
114 Redwood Road RDA that there be a priority on ensuring there were projects/improvements in the  
115 Redwood Road area as well.

116

117 Ken Leetham shared projects that were part of the Redwood Road CDA including sidewalk on  
118 Cutler Drive, sidewalk on Redwood Road/1100 North, tree planting on Redwood Road and  
119 Center Street, street light completion, City entrance and signage, and property assembly. He said  
120 the initial projection of the TIF at the creation of this CDA was less than \$7 million but due to  
121 industrial development the projection was now over \$12 million.

122

123 **Board Member Porter moved the Board approve Resolution 2023-03R: A Resolution**  
124 **approving the utilization of tax increment fund from the community development project**  
125 **areas (CDA) of the Highway 89 CRA Project Area and the Redwood Road CRA Project**  
126 **Area to be used for purpose of funding a portion to the Hatch Park project. Board Member**  
127 **Knowlton seconded the motion. The motion was approved by Board Members Baskin,**  
128 **Gordon, Horrocks, Knowlton, Porter and Van Langeveld.**

129 2. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION RDA 2023-04R: A  
130 RESOLUTION ADOPTING THE FINAL RDA BUDGET FOR THE FISCAL YEAR  
131 2023-2024  
132

133 Heidi Voordeckers reported that there were three active project areas, including Eaglewood  
134 Village, collecting tax increment. She mentioned there was \$400,000 of that increment from the  
135 Redwood Road RDA into the Parks Debt Service Fund. She indicated this would ensure  
136 adequate debt service coverage for the 2024 payments on this debt, totaling \$1,137,058. Ms.  
137 Voordeckers noted the remainder of this payment would be covered by RAP Tax and interest  
138 revenues. She stated the annual payment for the Hatch Park debt was \$1.3 million. She said the  
139 total budget was \$2,676,800 with \$630,000 from the Eaglewood Village project area fund,  
140 \$1,103,875 from the Redwood Road project area fund, and \$515,026 from the Highway 89  
141 project area fund.  
142

143 **At 9:50 p.m. Chair Horrocks opened the public hearing.**  
144

145 There were no public comments.  
146

147 **At 9:51 p.m. Chair Horrocks closed the public hearing.**  
148

149 **Board Member Porter moved the Board approve Resolution 2023-04R: A Resolution**  
150 **Adopting the Fiscal Year 2023-2024 Redevelopment Agency Funds Budgets. Board**  
151 **Member Van Langeveld seconded the motion. The motion was approved by Board**  
152 **Members Baskin, Gordon, Horrocks, Knowlton, Porter and Van Langeveld.**  
153

154 3. APPROVAL OF REDEVELOPMENT AGENCY MEETING MINUTES  
155

156 The Redevelopment Agency meeting minutes of May 2, 2023 were reviewed and approved.  
157

158 Board Member Gordon moved to approve the May 2, 2023 RDA minutes. Board Member Baskin  
159 seconded the motion. The motion was approved by Board Members Baskin, Gordon, Horrocks,  
160 Knowlton, Porter and Van Langeveld.  
161

162 4. ADJOURN  
163

164 Chair Horrocks adjourned the meeting at 9:52 p.m.  
165

166 *The foregoing was approved by the Board of the City of North Salt Lake Redevelopment Agency*  
167 *on Tuesday, June 18, 2024 by unanimous vote of all members present.*  
168  
169

170 \_\_\_\_\_  
171 Chair

\_\_\_\_\_  
Recorder