REDEVELOPMENT AGENCY MEETING AGENDA
LAYTON, UTAH

PUBLIC NOTICE is hereby given that the Redevelopment Agency (RDA) of Layton, Utah, will hold a public meeting in the Council Conference Room of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on January 19, 2023.**

AGENDA ITEMS:

1. Minutes of the Layton City Redevelopment Agency (RDA) Meeting – September 15, 2022

2. Minutes of the Layton City Redevelopment Agency (RDA) Meeting – October 6, 2022

3. Election of Vice-Chairperson

ADJOURN:

Notice is hereby given that:

- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. The anchor location for the meeting shall be the Layton City Council Conference Room, 437 North Wasatch Drive, Layton City. Elected Officials at remote locations may be connected to the meeting electronically.

Date: ______________________________ **By:** ______________________________
Kimberly S Read, City Recorder

LAYTON CITY does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in the employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify Layton City eight or more hours in advance of the meeting. Please contact Jamie Senninger at 437 North Wasatch Drive, Layton, Utah 84041, 801.336.3826 or 801.336.3820.

_D R A F T_

MINUTES OF THE MEETING OF THE REDEVELOPMENT AGENCY OF LAYTON CITY | **SEPTEMBER 15, 2022 – 5:33 P.M.**

BOARDMEMBERS AND OFFICERS PRESENT: | **CHAIR JOY PETRO, VICE CHAIR CLINT MORRIS, EXECUTIVE DIRECTOR ALEX JENSEN, BOARDMEMBERS ZACH BLOXHAM, TYSON ROBERTS, BETTINA SMITH EDMONDSON, AND DAVE THOMAS**

STAFF PRESENT: | **GARY CRANE, CHAD WILKINSON, STEPHEN JACKSON, ED FRAZIER, AND SECRETARY KIM READ**

The meeting was held in the Council Conference Room of the Layton City Center.

Chair Petro opened the meeting.

MINUTES:

Boardmember Bloxham moved to approve the minutes of June 16, 2022, as written. Boardmember Morris seconded the motion, which passed unanimously.

AGENDA:

<u>AMEND THE TERM UNDER THE REAL ESTATE OPTION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF LAYTON CITY AND J.F. DEVELOPMENT, LLC – RDA RESOLUTION 22-05</u>

Chad Wilkinson, Community and Economic Development Director, explained the request was to extend the term of the existing Real Estate Option Agreement between the RDA (Redevelopment Agency) and J.F. Development. He identified RDA owned parcels in the downtown area which had the potential to be part of a larger development. He stated the buyer had requested an extension to the agreement based on market conditions, experienced over the past 18 months, associated with assembling adjacent parcels. He reminded the Council of the contingencies included within the agreement which allowed the developer an opportunity to purchase all identified properties, with the exception of the Maverik parcel; however, efforts were being made to also acquire that parcel to make for a more comprehensive development. The Agreement was also contingent upon the developer providing a Development Plan which would be part of an Agreement for

Development of Land (ADL) prior to the sale and closing of the property. The request proposed to grant an additional year to the Agreement and Staff recommended approval. He asked if there were any questions.

Boardmember Smith Edmondson clarified the extension only allowed additional time to negotiate with adjacent property owners and Mr. Wilkinson responded in the affirmative and explained the benefit in having a large cohesive development as opposed to a piece-meal development. A discussion took place regarding the general success with negotiations with some of the adjacent property owners.

Chair Petro inquired if the one year extension was a reasonable request and Mr. Wilkinson expressed his opinion this was reasonable. A discussion took place specific to the unstable market conditions and the property values of parcels for the redevelopment project. Vice Chair Morris inquired if the parcel was compliant with the Station Area Planning requirements of recently adopted State Legislation and Mr. Wilkinson responded in the affirmative. Gary Crane, City Attorney, clarified this was compliant.

There were no other questions from the Board.

MOTION: Boardmember Thomas moved to amend the terms under the Real Estate Option Agreement between the Redevelopment Agency (RDA) of Layton City and J.F. Development, LLC – RDA Resolution 22-05. Boardmember Bloxham seconded the motion, which passed unanimously.

The meeting adjourned at 5:42 p.m.

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Kimberly S Read, Secretary

D R A F T

MINUTES OF THE MEETING OF THE REDEVELOPMENT AGENCY OF LAYTON CITY — **OCTOBER 6, 2022 – 5:35 P.M.**

BOARDMEMBERS AND OFFICERS PRESENT: **CHAIR JOY PETRO, VICE CHAIR CLINT MORRIS, EXECUTIVE DIRECTOR ALEX JENSEN, BOARDMEMBERS ZACH BLOXHAM, TYSON ROBERTS, BETTINA SMITH EDMONDSON, AND DAVE THOMAS**

STAFF PRESENT: **GARY CRANE, CHAD WILKINSON, TERRY COBURN, DAVID PRICE, ALLEN SWANSON, ED FRAZIER, AND SECRETARY KIM READ**

The meeting was held in the Council Conference Room of the Layton City Center.

Chair Petro opened the meeting.

AGENDA:

<u>REIMBURSEMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF LAYTON CITY AND BOULDER RANCH L.C., BOULDER RANCH L.L.C., 159 S MAIN L.L.C., NORTH UTAH HOLDINGS L.L.C., AND WINKEL ROCK, LLC – RDA RESOLUTION 22-02</u>

Chad Wilkinson, Community and Economic Development Director, explained the agreement with the identified groups was in relation to the relocation of some residents within the Cedarwood Mobile Home Park for Phase I. He stated as part of the RDA (Redevelopment Agency) funds had been set aside, as required, for affordable housing type uses. He indicated a percentage of the tax increment was required to go toward affordable housing and the City had received a request for financial reimbursement costs associated with the relocation of residents in the mobile home park. He indicated the City had worked closely with the developer’s team and the amount identified, and agreed to on behalf of the City was $23,400. He stated proof of payment would be required prior to reimbursement to the parties. A discussion took place regarding the reimbursement and Chair Petro clarified proof of performance was required prior to reimbursement for the 15 residents.

Alex Jensen, Executive Director, clarified this was not the total amount paid to residents. He stated this was the portion established by sitting down with the developer and reviewing circumstances and situations. He mentioned the City provided input and this amount represented some increases from what was originally proposed. He suggested more funding was justified in certain situations and negotiated and he believed this was a result as a matter of fairness associated with those residents. Mr. Wilkinson pointed out this amount wasn’t all that had been reimbursed to the residents and the discussion continued. Boardmember Smith Edmondson expressed her desire for a smooth and expeditious process for the remaining phases for relocation of residents. Mr. Jensen explained the respective viewpoint for the owner and the developer, which wasn’t always the same, as it related to relocation and reimbursement for the remaining Cedarwood residents. He also explained the City’s frustration and involvement with identifying the dollar amount for reimbursement and the City’s contribution to the residents.

Vice Chair Morris inquired how the reimbursement amount was determined and Mr. Jensen reviewed that process pointing out the City did provide direction, when it believed was necessary, based on residents’ circumstances. He commented the mediator had done a thorough job in trying to assess residents’ needs and approach in working with the City. Mr. Wilkinson emphasized the use of RDA Fund Balance, set aside for this purpose, was not only allowed, but it was called out in the Statute. He indicated the Fund Balance could accommodate this request.

Mr. Jensen clarified the Tax Increment generated from the Project would remain within the RDA to be used for future projects and the discussion continued. Mr. Wilkinson pointed out it was the owner and developer’s responsibility to take care of these type of expenses. He also pointed out every resident’s situation pertaining to an agreement was different with the mobile home park owner; however, the City recognized an opportunity that enough wasn’t being done with respect to the residents and once the reimbursement approach on behalf of the City, was presented, it allowed a seat at the table to facilitate some fairness. Mr. Wilkinson stressed the importance with the owner and/or developer proving the funding was being used for reimbursement purposes. Mr. Jensen further explained how these funds were generally used to provide low to moderate income housing associated with the RDA project.

Boardmember Smith Edmondson expressed her desire the City seek affordable housing initiatives within the City. Vice Chair Morris expressed his concern this Reimbursement Agreement could set precedent with the owner and/or developer being less willing to contribute relocation costs with future phases. Mr. Jensen responded the results of the discussions were driven by City Staff and didn’t accommodate the owner and/or developer’s requests and the discussion continued.

MOTION: Boardmember Smith Edmondson moved to approve the Reimbursement Agreement with Boulder Ranch L.C., Boulder Ranch L.L.C., 159 S Main L.L.C., North Utah Holdings L.L.C., and Winkel Rock, LLC, RDA Resolution 22-02. Boardmember Roberts seconded the motion. The motion passed with the following vote; **Voting AYE – Boardmembers Roberts, Thomas, and Smith Edmondson, Voting NO – Boardmembers Bloxham and Morris**.

D R A F T

The meeting adjourned at 6:11 p.m.

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Kimberly S Read, Secretary

REDEVELOPMENT AGENCY OF LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 3.

Subject:
Election of Vice-Chairperson

Background:
The Redevelopment Agency (RDA) is a separate legal entity formed by the City to pursue redevelopment and economic development in special areas of the City.

The RDA by-laws provide that the Mayor of Layton City shall be the Chairperson of the RDA Board of Directors, The City Manager shall be the Executive Director, and the City Recorder shall be the Secretary. Annually, the Board is to elect a Vice-Chairperson.

The Vice-Chairperson elected in January 2022 was Clint Morris, who has held this office up to the present.

Nominations should be accepted from the Board for the office of Vice-Chairperson and an election held by the Boardmembers.

Alternatives:
N/A

Recommendation:
N/A