

**MINUTES OF THE MEETING OF  
THE REDEVELOPMENT AGENCY  
OF LAYTON CITY**

**MAY 4, 2023 – 5:31 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:**

**STEVE GARSIDE, CHAD WILKINSON, LON  
CROWELL, TRACY PROBERT, TERRY COBURN,  
DAVID PRICE, LAYNE JENKINS, JOELLEN  
GRANDY, SCOTT MAUGHAN, 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 Smith Edmondson moved to approve the minutes of January 19, 2023, as written. Boardmember Roberts seconded the motion, which passed unanimously.

**AGENDA:**

**CONSENT AND ACKNOWLEDGEMENT FOR TRANSFER OF PROPERTY FROM NORTH UTAH HOLDINGS, LLC, TO WINKEL ROCK, LLC, INCLUDING CERTAIN OBLIGATIONS AS REQUIRED IN THE PARTICIPATION AGREEMENT BY AND BETWEEN THE REDEVELOPMENT AGENCY OF LAYTON CITY AND NORTH UTAH HOLDINGS, LLC – RDA RESOLUTION 23-01 – 127 SOUTH, 137 SOUTH, AND 143 SOUTH MAIN STREET**

**CONSENT AND ACKNOWLEDGEMENT FOR TRANSFER OF PROPERTY FROM F. M. WINKEL FAMILY, LLC, TO WINKEL ROCK, LLC, INCLUDING CERTAIN OBLIGATIONS REQUIRED IN THE PARTICIPATION AGREEMENT BY AND BETWEEN THE REDEVELOPMENT AGENCY OF LAYTON CITY AND F.M. WINKEL FAMILY, LLC – RDA RESOLUTION 23-02 – 159 SOUTH MAIN STREET**

Lon Crowell, Economic Development Deputy Director, announced he would be presenting the agenda items together since the resolutions were authorizing the same action by the same property owner of separate properties. He explained the proposed project required the change of ownership to that of a partnership between the Winkel Family and Rockworth Companies. He explained the previous agreements with the Redevelopment Agency (RDA) were executed in 2016 and 2018, respectively, for the purpose of assembling the property. He mentioned those agreements called out certain obligations specific to development. In order for that to take place, both agreements required approval of the RDA allowing the transfer of those specific properties, including the obligations. He identified the same language outlining specifics associated with development of the properties was included in both agreements. Mr. Crowell referred to map illustrations identifying the parcels for consolidation. He also identified the obligations which would be completed by the respective property owners following approval of Resolution 23-01 and 23-02 and recommended approval.

Alex Jensen, Executive Director, introduced Tom Henriod, Rockworth Companies, the development arm of the property owners. He also acknowledged other representatives from Winkel Rock and Rockworth Companies.

Boardmember Morris requested clarification regarding the development and Chad Wilkinson explained commercial development was proposed along Main Street with the residential component at the rear and mentioned the Planning Commission had approved the proposed development plan.

Boardmember Bloxham inquired if there was any reason the City wouldn't want to agree to the proposed property transfer and Steve Garside, Acting City Attorney, responded approval of the resolutions and subsequent action would be beneficial to the City.

Mr. Jensen reiterated this would be positive action pointing out it allowed the developer to drive the development forward.

Boardmember Smith Edmondson inquired whether the transfer of properties would also be applicable for the next phase of the project and Mr. Henriod responded in the affirmative and further explained how the proposed development would come to pass and reported on what Mr. Winkel had accomplished thus far in relation to the proposed development.

Chair Petro inquired about the proposed timeline and Mr. Henriod reviewed tasks and processes which needed to be completed associated with the development and provided a date of approximately 730 days.

Boardmember Morris inquired about the existing mobile home residents and Mr. Henriod responded development for a new mobile home park was currently in the process of being approved by the City for existing residents of Cedarwood Mobile Home Park.

**MOTION:** Boardmember Roberts moved to approve the Consent and Acknowledgement for Transfer of Property from North Utah Holdings, LLC, to Winkel Rock, LLC, Including Certain Obligations as Required in the Participation Agreement By and Between the Redevelopment Agency of Layton City and North Utah Holdings, LLC – RDA Resolution 23-01 – 127 South, 137 South, and 143 South Main Street; and approve the Consent and Acknowledgement for the Transfer of Property from F. M. Winkel Family, LLC, to Winkel Rock, LLC, Including Certain Obligations as Required in the Participation Agreement By and Between the Redevelopment Agency of Layton City and F. M. Winkel Family, LLC – RDA Resolution 23-02 – 159 South Main Street, as presented. Boardmember Thomas seconded the motion, which passed unanimously.

**The meeting adjourned at 5:44 p.m.**

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Kimberly S Read, Secretary