

**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 December 7, 2023.**

AGENDA ITEMS:

1. Minutes of the Layton City Redevelopment Agency (RDA) Meeting - June 1, 2023
2. Minutes of the Layton City Redevelopment Agency (RDA) Meeting - June 15, 2023
3. Financial Report for the Year Ended June 30, 2023

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

JUNE 1, 2023 – 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, TRACY
PROBERT, DAVID PRICE, MICHELE MCMILLAN,
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 May 4, 2023, as written. Boardmember Morris seconded the motion, which passed unanimously.

AGENDA:

ACCEPT PUBLIC COMMENT ON THE REDEVELOPMENT AGENCY (RDA) MEETING – MAY 4, 2023

Tracy Probert, Finance Director, informed the Council the RDA Tentative Budget had been available on the City's website since Thursday, May 4, 2023, and announced no comments had been received. He recommended opening the public comment period, accept any public comments and closing the public hearing. He indicated the Fiscal Year 2023-2024 budget would come before the Board during its meeting on June 15, 2022.

Chair Petro asked if there were any questions and there were none.

Chair Petro opened the public hearing at 5:36 p.m.

There were no public comments.

D R A F T

MOTION: Boardmember Thomas moved to close the public hearing at 5:37 p.m. Boardmember Smith Edmondson seconded the motion, which passed with the following vote: **Voting AYE – Boardmember Morris, Bloxham, Smith Edmondson, Thomas, and Roberts. Voting NO – None.**

The meeting adjourned at 5:37 p.m.

Kimberly S Read, Secretary

D R A F T

MINUTES OF THE MEETING OF THE REDEVELOPMENT AGENCY OF LAYTON CITY

JUNE 15, 2023 – 5:32 P.M.

BOARDMEMBERS AND OFFICERS PRESENT:

**CHAIR JOY PETRO, VICE CHAIR CLINT MORRIS,
EXECUTIVE DIRECTOR ALEX JENSEN,
BOARDMEMBERS ZACH BLOXHAM, TYSON
ROBERTS, AND DAVE THOMAS**

PARTICIPATING ELECTRONICALLY:

BOARDMEMBER SMITH EDMONDSON

STAFF PRESENT:

**GARY CRANE, TRACY PROBERT, STEPHEN
JACKSON, DAVID PRICE, KEVIN WARD, DOUG
BITTON, GAVIN MOFFAT, 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:

AMEND THE FISCAL YEAR 2022-2023 BUDGET OF THE REDEVELOPMENT AGENCY OF LAYTON CITY – RESOLUTION 23-04

Tracy Probert, Finance Director, reviewed the budget amendment with the Board explaining it was specific to the East Gate EDA (Economic Development Area) with JL Properties. He stated \$2.2 million would be recognized from Fund Balance for the expenditure associated with site grading and preparation.

Chair Petro opened the Public Hearing at 5:33 p.m.

Chair Petro called for public comments.

There were no comments.

MOTION: Boardmember Bloxham moved to approve the amendment to the budget, Resolution 23-04. Boardmember Roberts seconded the motion, which passed with the following vote: **Voting AYE – Boardmember Thomas, Roberts, Bloxham, Morris, and Smith Edmondson. Voting NO – None.**

D R A F T

ADOPT FISCAL YEAR 2023-2024 BUDGET OF THE REDEVELOPMENT AGENCY FOR LAYTON CITY – RESOLUTION 23-03

Mr. Probert presented the proposed budget for the Redevelopment Agency (RDA), which included the Economic Development Area (EDA), and the Community Development Area (CDA) and reviewed the specifics with each of those pointing out the following:

- The commitment for Young Automotive Group Corporate Headquarters
- JL Properties commitment previously discussed with the budget amendments
- KIHOMAC payback agreement
- R.C. Willey payback agreement

Chair Petro asked if there were any questions or comments and there were none.

Chair Petro called for public comments.

There were no public comments.

MOTION: Boardmember Thomas moved to close the public hearing at 5:37 p.m. and approve the Fiscal Year 2023-2024 Budget of the Redevelopment Agency for Layton City, Resolution 23-03. Boardmember Bloxham seconded the motion, which passed with the following vote: **Voting AYE – Boardmember Smith Edmondson, Morris, Bloxham, and Roberts. Voting NO – None.**

The meeting adjourned at 5:39 p.m.

Kimberly S Read, Secretary

**REDEVELOPMENT AGENCY OF LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 3.

Subject:

Financial Report for the Year Ended June 30, 2023

Background:

The Redevelopment Agency is reported as a blended component unit of the City. The Agency is divided into three project areas and accounted for in three separate funds that are combined for financial reporting purposes. This item is to report the revenues, expenditures, and changes in fund balance for the fiscal year.

Alternatives:

Alternatives are to: 1) Accept the financial report by passing a motion to that affect; or 2) Request additional information from Staff.

Recommendation:

Staff recommends the Board accept the financial report for the fiscal year ended June 30, 2023.

ADDITIONAL

PACKET

ATTACHMENTS



Redevelopment Agency

June 30, 2023



Balance Sheet

(as presented in the Layton City Financial Statements)

	2023	2022
<u>Assets</u>		
Cash and cash equivalents	\$ 7,694,524	\$ 6,101,011
Receivables - taxes	2,090,736	2,039,909
Note receivable	10,713	30,206
Restricted assets:		
Restricted cash and cash equivalents - affordable housing	899,959	761,850
Restricted receivables - taxes - affordable housing	144,019	144,019
Total assets	<u>\$ 10,839,951</u>	<u>\$ 9,076,995</u>
<u>Liabilities and fund balance</u>		
Accounts payable	<u>\$ 367,750</u>	<u>\$ -</u>
Total liabilities	<u>367,750</u>	<u>-</u>
<u>Deferred inflows of resources</u>		
Property tax revenue	<u>2,234,755</u>	<u>2,183,928</u>
<u>Fund balance</u>		
Nonspendable	10,713	30,206
Restricted for affordable housing	899,959	761,850
Restricted for community development	<u>7,326,774</u>	<u>6,101,011</u>
Total fund balance	<u>8,237,446</u>	<u>6,893,067</u>
Total deferred inflows of resources and fund balance	<u>\$ 10,839,951</u>	<u>\$ 9,076,995</u>



Schedule of Revenue, Expenditures and Changes in Fund Balance

(as presented in the Layton City Financial Statement)

	2023			2022	
	Original Budget	Final Budget	Actual	Variance With Final Budget - Positive (Negative)	Actual
<u>Revenues</u>					
Intergovernmental	\$ 2,025,000	\$ 2,025,000	\$ 2,234,755	\$ 209,755	\$ 2,022,360
Miscellaneous	-	-	288,782	288,782	33,003
Total revenues	2,025,000	2,025,000	2,523,537	498,537	2,055,363
<u>Expenditures</u>					
Current:					
Community and economic development:					
Wages and benefits	67,382	70,500	70,497	3	65,580
Materials and supplies	56,600	56,600	500	56,100	-
Capital outlay - projects	400,000	567,000	142,381	424,619	33,000
Payback and purchase agreements	1,263,000	3,630,119	965,780	2,664,339	1,331,471
Total expenditures	1,786,982	4,324,219	1,179,158	3,145,061	1,430,051
Excess (deficiency) of revenue over (under) expenditures	238,018	(2,299,219)	1,344,379	3,643,598	625,312
Net change in fund balance	238,018	(2,299,219)	1,344,379	3,643,598	625,312
Fund balance - beginning	6,893,067	6,893,067	6,893,067	-	6,267,755
Fund balance - ending	\$ 7,131,085	\$ 4,593,848	\$ 8,237,446	\$ 3,643,598	\$ 6,893,067



Fund Balance

	<u>RDA</u>	<u>EDA</u>	<u>CDA</u>	<u>TOTAL</u>
FY 22 Fund Balance	\$ 3,455,115	\$ 3,414,421	\$ 23,531	\$ 6,893,067
Change in Fund Balance	<u>844,139</u>	<u>492,750</u>	<u>7,490</u>	<u>1,344,379</u>
FY 23 Fund Balance	4,299,254	3,907,171	31,021	8,237,446
Restricted for affordable housing	(899,959)	-	-	(899,959)
Nonspendable	(10,713)	-	-	(10,713)
Future commitments (estimated)*	<u>(3,951,840)</u>	<u>(3,041,878)</u>	<u>**</u>	<u>(6,993,718)</u>
Fund Balance - Uncommitted	<u>\$ (563,258)</u>	<u>\$ 865,293</u>	<u>\$ 31,021</u>	<u>\$ 333,056</u>
Projected annual tax increment revenue	\$ 780,000	1,310,000	148,000	\$ 2,238,000
Project area expires calendar year	2029	2035	2026	

* Based on information presented on page 66 of the Layton City Annual Comprehensive Financial Report

** Commitment in the CDA is approximately 95% of tax increment received annually until the project area expires.