

REDEVELOPMENT AGENCY

of the

CITY OF OREM

March 12, 2024

CONDUCTING

Mayor David A. Young

BOARD OF DIRECTORS

David Young, David Spencer, LaNae Millett, Chris Killpack, Jeff Lambson and Jenn Gale

APPOINTED STAFF

Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager/Development Services Director; Steve Earl, City Attorney; Brandon Nelson, Finance Director; Marc Sanderson, Fire Chief; Chris Tschirki, Josh Adams, Police Chief; Public Works Director; Bryce Merrill, Library and Recreation Director; Jesse Riddle, Director of Legislative Counsel; Jason Bench, Assistant Development Services Director; Tyler Peay, Public Services Division Manager; Peter Wolfley, Communications Manager, PIO; Carson Hardy, Management Analyst; Teresa McKitrick, City Recorder

RDA CONSENT ITEMS

Approval of RDA Meeting Minutes June 13, 2023

Mr. Lambson moved to approve the RDA meeting minutes for June 13, 2023, **seconded** by Ms. Millett. Those voting yes: David Young, LaNae Millett, Chris Killpack, David Spencer, Jeff Lambson, Tom Macdonals and Jenn Gale. The motion **passed**.

<https://www.youtube.com/watch?v=YbpyuY7YL0o&t=11721s>

RDA SCHEDULED ITEMS

Resolution to amend the Participation Agreement for the University Place Community Development Project Area *Presenter: Steve Earl, City Attorney*

Mr. Earl explained that this is a proposed amendment to the participation agreement for the University Place Community Development Project Area. Tax increment is the difference in the taxable value of land in the project area on a base year versus the increase in the taxable value as additional buildings and improvements are constructed. The University Place would qualify for certain amounts of this tax increment as they obtained or achieved certain

benchmarks or criteria that were outlined in a participation agreement. Mr. Earl displayed a table of the Tax Increment Reimbursement Structure. The redline is the proposed changes. The University Place has completed the benchmarks for 1 and 2. Benchmark 3 requires 300,000 square feet of Class A office space. One of the results of COVID-19 is a reduction in the demand for office space, but they are experiencing demand for additional retail space. The resolution recommends replacing 300,000 square feet of office space with 100,000 square feet of new retail. This is a shift of increased retail space up one benchmark.

Mr. Earl spoke of the City's interest to protect the neighboring residential properties. The new retail space is on the edge of some existing residential dwellings. The City is requiring separation requirements for the development. University would need to maintain the setbacks required and to install buffering in terms of trees that would be installed as part of the landscaping. He reviewed the development standards requirements. Mayor Young asked Mr. Earl to clarify the changes in the increment reimbursement structure. Each of the benchmarks, starting at 3, will shift down 100,000 square feet until benchmark 8. All requirements in benchmark 8 will remain the same. Mr. Lambson asked about time limits for each benchmark and Mr. Earl said there is not a time limit, but to collect the maximum amount of increments they would need to complete it by 2039. Ms. Gale asked Mr. Earl to explain the benefit to the City. The benefit is it keeps the incentive for University Place to improve and expand. This means there will not be an increase in jobs or sales tax. The money is a reimbursement for infrastructure.

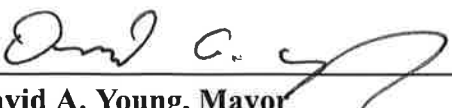
Mr. Earl continued to explain that the PD-34 zone was amended to allow additional retail, office, and residential. The intention was for the project to stay largely retail and a provision was included that the number of residential units that they could construct would be limited to 1.5 residential units per 1,000 square feet of retail space. They currently have about 1.2 million square feet of retail space, which would entitle them to around 1,500 residential units. A provision was included in this proposed amendment that whatever retail space they construct to meet this new benchmark 3, will not be used to allow them to construct new residential units.

Mr. Lambson moved to amend by resolution the Participation Agreement for the University Place Community Development Project Area, **seconded** by Mr. Killpack. Those voting yes: David Young, LaNae Millett, Chris Killpack, David Spencer, Jeff Lambson, and Jenn Gale. The motion **passed**.

ADJOURN MEETING

Ms. Millett moved to adjourn, **seconded** by Mr. Lambson. Those voting yes: David Young, LaNae Millett, Chris Killpack, David Spencer, Jeff Lambson, and Jenn Gale. The motion **passed**.

PASSED and APPROVED this 14th day of May 2024.


David A. Young, Mayor

ATTEST:


Teresa McKittrick, City Recorder



COUNCIL MEMBER

AYE NAY ABSTAIN

Mayor David A. Young	☒	☐	☐
Chris Killpack	☒	☐	☐
David Spencer	☒	☐	☐
Jeff Lambson	☒	☐	☐
Jenn Gale	☒	☐	☐
LaNae Millett	☒	☐	☐
Tom Macdonald	☐	☐	☐