

**MINUTES OF THE
KANE COUNTY REDEVELOPMENT AGENCY/ CRA
MEETINGS TO BE HELD TUESDAY April 2, 2024 at 1:00 P.M.
IN THE COMMISSION CHAMBERS AT THE COURTHOUSE**

PRESENT: Member Kubeja, Member Heaton, Member Meyeres, Attorney Van Dyke (Absent), Clerk/Auditor Chameill Lamb, Deputy Clerk/Auditor Candice Brown

CALL MEETING TO ORDER & WELCOME: Member Kubeja

CONSENT AGENDA: Approval of November 28, 2023 RDA Minutes

Motion to approve the Consent Agenda, which includes November 28, 2023 RDA Minutes made by Board Member Heaton and motion carried with all Board Members present voting in favor.

REGULAR AGENDA:

1. 1:05 P.M. Public Hearing for the 2024 RDA Budget

Motion to go in and out of public hearing at the call of the chair made by Member Heaton and motion carried with all Members present voting in favor.

Member Kubeja mentioned that we did have a line item in the Kane County budget for the RDA, but it was brought to their attention through UAC's assistance that they needed to have a separate budget through the RDA and approve it in an RDA meeting.

Member Heaton stated that within the county RDA we have a couple CRA's and wondered if that came into the same RDA fund.

Chameill said it does and that currently we have three CRA projects, but the East Zion CRA is the only one that has triggered. She also went over the proposed budget.

Member Kubeja called us out of public hearing.

2. Kane County Redevelopment Agency Resolution No. RDA 2024-1 a Resolution Adopting the Redevelopment Agency Budget for 2024

Motion to adopt Resolution RDA-2024-1 adopting the Redevelopment Agency Budget for 2024 made by Member Meyeres and motion carried with all Members present voting in favor.

Member Kubeja-aye

Member Meyeres-aye
Member Heaton-aye

3. RDA Bylaws Review/Discussion on Needed Updates

Member Kubeja said they were looking into the bylaws, which were established back in 2014 when the RDA was established and that there needs to be a few changes to them.

Member Meyeres had not had a chance to look at the bylaws so they decided to look at them and then come up with some suggestions for the next meeting.

4. CRA Discussion Little Ponderosa

Member Kubeja said she was approached by Morgan Chrust, who lives in Little Ponderosa, about why certain areas were put in the CRA. Morgan had talked to Steve Neeleman and were looking at having a financial plan re-looked at.

Morgan Chrust said that the Little Ponderosa neighborhood has been challenged in its formation with seasonal access, dirt roads, hauled water, and no bylaws to enable any decisions to be made. It has really been a challenged neighborhood. With the rise in visitors at the national park they are seeing a lot more public access out there and having a lot more impact. People are living out there year-round, it's not really a seasonal neighborhood anymore, even though the access is still seasonal. Water is one of the biggest concerns along with fire protection. The neighborhood is moving forward with an effort to install a water system. Morgan continued going over the things that they are needing out there and said that they are looking for help and thinks a tax increment could be a good way to potentially provide assistance.

Member Heaton mentioned that the reason the initial CRA boundaries were established the way they were was just for ease. He said that he does remember hearing that they are going to request that the East Zion CRA boundaries be changed and include a lot of the other properties that were left out. Member Heaton said to the concept of creating a new CRA, he loves the idea that local areas are solving their own problems, but he does have concerns.

Member Meyeres said she is feeling reticent in regard to CRA's, TIFF, and RDA's and would not want to create anymore unless there is extremely extenuating circumstances. She would be in favor of them being enveloped by an existing system.

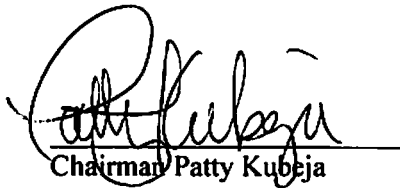
Morgan Chrust stated that no one has stepped up to provide any support for the neighborhood out there. They are self-funding all services for the public and you can't forget about the fact that they house two primary trailheads to Zion National Park and there are inherent benefits to making sure that they maintain a safe

environment out there. He feels that their neighborhood is investing millions of dollars to improve the situation out there and no one is stepping up to help.

Member Heaton is glad they are having this discussion and wants to be a part of the solution, but he doesn't feel good about using countywide taxpayer dollars to be a part of the solution, but any other way the county can support and help he is totally in support of.

Motion to adjourn made by Member Heaton and motion carried with all Members present voting in favor.

WHEREUPON MEETING ADJOURNED



Chairman Patty Kubeja



Secretary Chameill Lamb