

**Housing and Transit Reinvestment Zone Committee
City of Farmington - North Station
Virtual Follow-up Meeting via Zoom**

July 9, 2024 • 10:15 AM – 10:45 AM

Minutes

Committee Members Attending: Senator Wayne Harper, Senator Kirk Cullimore, Representative Stephen Whyte, Representative Jim Dunnigan, Chairman Jim Grover, Brigham Mellor, Jim Evans, Beth Holbrook, Craig Carter, Liz Mumford, Scott Parsell (not sworn in)

Members Excused: Kirt Slaugh, Bob Stevenson

GOEO Staff Attending: Tanner Anderson, Allison James-Garcia

Guests Attending: Todd Jenson (AG's Office), Michelle Larsen (UTA), Maricarmen Tellez
Farmington presenters and guests: Mayor Brett Anderson, Lyle Gibson, Trevor Evans, Andrew Bybee
MPO representatives: Miranda Jones Cox

1. Welcome

Jim Grover of the Governor's Office of Economic Opportunity welcomed all to the HTRZ Follow-up meeting. This meeting is occurring because the City of Farmington submitted an application for the creation of an HTRZ and the committee asked for additional clarifications at the previous committee meeting on June 10, 2024.

Prior to moving forward with the agenda, Chairman Jim Grover had Scott Parsell from Benchland Water introduce himself to the committee. Mr. Parsell was absent at the previous meeting and was therefore not sworn in. Chairman Grover explained that due to this meeting being virtual and Mr. Parsell being unable to sign the affidavit, he would only be able to provide a vote of support, not in an official capacity.

2. Approval of Minutes

The minutes from the last HTRZ Committee (Farmington), which took place on June 10, 2024, were approved. The motion to approve was made by Representative Dunnigan and seconded by Jim Evans.

3. Overview of Proposal

Mr. Lyle Gibson presented an overview of the HTRZ response memo submitted by Farmington City. His comments focused on the financing piece and a more detailed map. The memo provides new calculations with only 3 trigger dates. Mr. Gibson highlighted that the City's numbers (\$139 million) is now much closer to the gap analysis (\$136 million). Mr. Gibson indicated that the map shows that each parcel within the HTRZ area is within a $\frac{1}{3}$ mile of the proposed North Station and the fixed-guideway extension is approximately one mile from the Farmington FrontRunner station. Mr. Gibson indicated that the City understands the concern with the fixed-guideway extension being in operation but that some of the development needs to come before the extension can be operable.

The committee reviewed the language of a motion prepared by the chairman based on the proposal and ask as well as what has already been discussed at the previous committee meeting.

Representative Dunnigan had a clarifying question on the 9% and 3% affordable housing. Mr. Gibson clarified that these are two separate percentages for a total of 12%.

Senator Harper asked for clarification on the interim plan for the transportation between HTRZ and the FrontRunner station. Mr. Brigham Mellor from Farmington indicated that one of the conditions includes language about the fixed-guideway extension being installed before tranches two and three can be triggered. Senator Harper asked for additional information for what will happen during the first trigger and if 'plan' is a sufficient term. Ms. Beth Holbrook from UTA discussed the challenges with capital investment is ridership and that using the term 'plan' would allow for the City, UTA, and other shareholders to look at all options, whether federal or local, as the time comes. Senator Harper highlighted how this piece, in particular, is tied into maximizing the investment in transit.

4. Deliberation

Funding Request: Maximum capture of 80% property tax increment with a duration of 25 consecutive years per parcel over a 45-year period with 3 trigger dates.

Motion: The Housing and Transit Reinvestment Zone Committee approves the project, as presented to the committee, located at a planned fixed guideway extension north-west from the Farmington Frontrunner Station, with the following conditions:

- Located within $\frac{1}{3}$ mile of planned North Station
- Duration of 25 consecutive years per parcel over a 45-year period

- **Maximum capture of 80% property tax increment**
- **No more than 3 trigger dates with county consultation at beginning of each trigger for cap amount**
- **Executing the triggers for tranches two and three are contingent upon executed development agreements between the developer(s) and the City which commit to achieving the residential densities required by statute and which also commit to the installation and operation of the fixed-guideway and transit hub infrastructure**
- **Requirement of 9% of affordable housing of less than or equal to 80% of AMI and an additional 3% of affordable housing of less than or equal to 60% of AMI**
- **Shrink CRA boundary to accommodate HTRZ boundary**
- **Interim plan for transportation between HTRZ and FrontRunner station**
- **Estimated at \$139 million**

The motion was made by Representative Dunnigan and seconded by Jim Evans. The motion passed unanimously. Kirt Slauch and Bob Stevenson were absent for the vote, Scott Parsell only provided a support vote (unofficial) as he was not able to be sworn-in.

5. Adjourn