

City of Washington Terrace
Minutes of a Redevelopment Meeting
Held on Tuesday, October 7, 2025
Following the Regular City Council Meeting
City Hall, 5249 South 400 East, Washington Terrace City, Utah

BOARD MEMBERS AND STAFF MEMBERS PRESENT

Chair Mark C. Allen

Board Member Jill Christiansen

10 Board Member Zunavid Z. Zishan

11 Board Member Cheryl Parkinson

12 Vice Chair West

13 Board Member Michael Thomas

14 City Recorder Amy Rodriguez

15 City Manager Tom Hanson

16 Lt Sean Endsley, Weber County Sheriff

Others Present

Jennifer

1. ROLL CALL

2. INTRODUCTION OF GUESTS

3. CONSENT ITEMS

3.1 APPROVAL OF AGENDA AND SEPTEMBER 16, 2025, MEETING MINUTES

Item 3.1 was approved by general consent.

4. NEW BUSINESS

4.1 DISCUSSION/DIRECTION: APPROVE THE USE OF FUNDS FROM THE SALE OF THE 5580 SOUTH ADAMS AVENUE PROPERTY FOR THE PARKS CAPITAL IMPROVEMENTS

Hanson stated that Parks is one of the most challenging areas of the budget. He stated that it is hard to get money into the Parks fund for Capital Projects because it is not tax supported. Hanson stated that the funds from the sale of the 5580 South Adams Ave. Property are in the RDA waiting on significant completion of the building before they will be transferred to the General Fund.

41 Hanson stated that the funds are considered private donation and do not come from a tax base
42 Hanson stated that in order for us to plan accordingly for grants or matching funds for grants,

43 staff would like direction from the Council to use the funds for future park use improvements.
44 He stated that the Mayor has said that he will never support raising taxes for parks. Hanson noted
45 that we could have the \$650,000 earmarked for parks capital projects.

47 Board Member Zishan stated that he understands that funding for park improvements has been
48 challenging. He stated that considering the current economic circumstances and uncertainty, he
49 does not feel comfortable putting all the funds in for parks. He stated that he would rather the
50 funds be put into the general fund to be used for investment in the PTIF instead of holding on to
51 it for park improvements.

52 Hanson stated that Little Rohmer Park is failing. He stated that the park will continue to implode
53 on itself. Hanson stated that Wright Park is failing as well. He noted that Victory Park is failing,
54 however, we may receive the funding from the CDBG grant once it is released. He stated that
55 these are the parks that would be receiving the improvements, as well as the Phase 4 of the
56 Rohmer Project. He noted that the funds are one time monies used for one time projects. Hanson
57 stated that we need to have the funds available for the improvements or at some point the
58 playgrounds will be taken away as equipment become faulty, noting that we would be at risk if
59 we leave the equipment in the parks.

60 Board Member Zishan stated we are a broke city and his gut is telling him that we should hold
61 on to the funds and not designate them for only parks. He stated that if something is important or
62 needs immediate repair, that he is open to fixing the equipment. He stated that he is not in favor
63 of putting the entire amount of the funds away for parks.

64 Board Member Parkinson asked for clarification, noting that she thought that RDA funds are to
65 be used for encouraging building and economic development, as well as improvements in the
66 business areas. Hanson explained that the City received the property as a donation years ago. The
67 property was transferred to RDA through a contract that stipulated that the money from the sale
68 was to be given back to the city to be put into the general fund to be used as the city wanted.
69 Hanson stated that the reason for the transfer was to allow the RDA to work with a developer to
70 come up with a project that the RDA could get behind. After it is determined that significant
71 completion of the project would trigger the funds being transferred back to the city general fund.
72

73 Chair Allen stated that Victory Park is a done deal and that now we are looking at the two parks.
74 He stated that the entirety of the funds will not be spent within the next year, as we will be
75 waiting on the projects until we can receive RAMP grant funding. He stated that the funds would
76 be in the PTIF investment during that time.

77 Board Member Zishan that we may or may not have other things that we need to be done. He
78 stated that he does not want to earmark the entire \$650,000 amount for parks, noting that if
79 something needed is reasonable, the Council can vote and use the funds for a specific project.
80 Chair Allen stated that the funds can be earmarked for parks, and if it is needed for other projects
81 that may arise, it can be transferred out and used for a project that may be more of a priority.
82 Hanson stated that the reason for the earmark is to help plan for the projects in the five-year plan.
83

84 Hanson stated that he wanted to make it very clear that we are not a broke city at all. He stated
85 that the city has excellent planning and vision. He stated that we have a sustainable budget vision
86 and participate in opportunities to make sure that we are not broke. Hanson stated that staff
87 works to get resources outside of the tax stream and that we are very diligent in the fact that we
88 tax appropriately. Hanson encouraged Council to sit down with him and the Finance Director to
89 go through the budget process.
90

91 Board Member Parkinson stated that the city is not broke, but rather we spend within our means.
92 Board Member Zishan agreed, stating that might be a better phrase to use. He stated that he
93 knows that during covid, some things were put on hold and employee raises were frozen and

94 things of the like. He stated that he doesn't want to run into a problem where we don't take care
95 of people. He stated that he is not against using the funds for parks, but would rather that the
96 funds were put into the general fund and could be used as needed. Board Member Parkinson
97 stated that we could put a line item in the budget to authorize to use the funds as needed. Vice
98 Chair West noted that the only revenue for Parks are taxes and we do not want to raise taxes. He
99 stated that grants are a way to double our money and Council would have to approve to change
100 or move funds for a grant application or match.

101 Board Member Christiansen stated that this money is not taxed based and that is why it is
102 special. She stated that it increases our leverage going into a grant because it is private money
103 and we do not receive a lot of private donations. Board Member Christiansen stated that she likes
104 the idea of earmarking for parks because we struggle with raising money for matches for parks.
105 She noted that this seems wise to do with what we are hoping to achieve with the parks plan.
106 Chair Allen stated that the funds could be put into the parks capital improvement and we could
107 move it to another project in three years if we haven't used it all in parks, noting that we may not
108 be able to use all of the money. Chair Allen stated that he also agrees with Board Member
109 Zishan on his points, and stated that the funds will not be locked into parks improvement.
110 Hanson agreed, noting that it gives the city a tool to plan for matching funds for projects and it
111 can be moved out of the fund if needed elsewhere.

112 Allen we will not be able to use all the money. Also agrees with z and it is not locked in the
113 parks improvement. Hanson it gives us a tool to plan for matching funds for project.

114 Board Member Thomas stated that larger cities are also taking advantage of grants for parks. He
115 stated that over time, we might be spending a million dollars to fix our parks and we could be
116 using half a million of this one time money to help.

119 Motion by Board Member Thomas
120 Seconded by Board Member Christiansen
121 To approve the use of funds from the sale of the
122 5580 South Adams Avenue Property for the
123 Parks Capital Improvements
124 Approved (4-1)
125 Board Members Christiansen, Parkinson, West, Thomas
126 Board Member Zishan- NAY

5. ADJOURN MEETING

**Motion by Board Member Parkinson
Seconded by Board Member Thomas
To adjourn the meeting
Approved unanimously (5-0)
Time: 7:18**

139 Date Approved

City Recorder