

**MINUTES OF THE MEETING OF
THE REDEVELOPMENT AGENCY
OF LAYTON CITY**

NOVEMBER 6, 2025 – 5:31 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:

**CLINT DRAKE, WESTON APPLONIE, LON
CROWELL, TRACY PROBERT, STEPHEN
JACKSON, DAVID PRICE, JOELLEN GRANDY,
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 Roberts moved to approve the minutes of July 17, 2025, as written. Boardmember Bloxham seconded the motion, which passed unanimously.

AGENDA:

**2024 AGREEMENT FOR DEVELOPMENT OF LAND BETWEEN THE REDEVELOPMENT
AGENCY OF LAYTON CITY AND JL VENTURES, LLC – AMENDED AND RESTATED – RDA
RESOLUTION 25-05 – APPROXIMATELY 3675 NORTH FAIRFIELD ROAD**

Lon Crowell, Community and Economic Development Deputy Director, explained the request would be to amend an existing agreement between the Agency and JL Ventures from 2024. He shared a visual presentation and referenced an illustration which identified the layout of the proposed development. He identified key points associated with the original agreement:

- \$1,704,640 up-front incentive
- Annual reimbursement to Agency for up-front incentive defined by 8% of collected increment
- Remaining increment, if any, would go to the Developer for qualifying expenses outlined and defined in the Agreement
- Increment to Developer = 70%
- 55.47 acres

He stated the new agreement was similar to the original with the following changes:

- Additional property, being purchased from Kihomac, would increase the project to 90.05 acres
- Fulfills ‘Option Agreement’ for two additional properties owned by the ‘Agency’
- The 165,000 square foot building had been completed, and buildings 3 and 4 were currently under construction
- An additional \$1,000,000 up-front incentive was included
- Defined dollar amount annual reimbursement to the ‘Agency’ starting with 2026 collected increment
- Any remaining increment would go to the developer for qualifying expenses, as outlined in the Agreement

- Qualifying increment to developer would be 100%, per the matrix, (Northrop Grumman was designated a Prime Defense Contractor)
- Fulfills 'Option Agreement' obligation

He asked if there were any questions and there were none.

Chair Petro expressed her opinion the area might not have been developed without the use of the RDA and a discussion followed.

MOTION: Boardmember Thomas moved to approve the amended and restated 2024 Agreement for Development of Land between the Redevelopment Agency and JL Ventures, LLC, Resolution 25-05. Boardmember Roberts seconded the motion, which passed unanimously.

The meeting adjourned at 5:40 p.m.

Kimberly S Read, Secretary