



HOOPER CITY
CITY COUNCIL WORK MEETING
FEBRUARY 19, 2026, 6:00 PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Council will hold a work meeting at 6:00pm on Thursday, February 19, 2026, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:00 PM

1. Discussion

- a) Rob Sant: Economic Development Policy
- b) Open and Public Meeting Training; Darren Curtis; City Attorney
- c) Discussion of proposed goals, projects, and priorities for Hooper City in 2026 and the City's vision for supporting residents and community growth.
- d) Other discussion items (If needed)

2. Adjournment

Morghan Yeoman

Morghan Yeoman, City Recorder

**Please see notes regarding public comments and public hearings*

In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.gov at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 19th day of February, 2026 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.com/meetings>.

****CONFLICT OF INTEREST***

As per Utah State Code §67-16-9; Public officers and employees cannot have personal investments in a business entity that would create a substantial conflict between their private interests and public duties. This also applies to board members.

Hooper City Economic Incentive Policy

I. Purpose and Intent

The Hooper City Council adopts this Economic Incentive Policy to provide clear guidance to property owners, developers, business owners, and other interested parties (“Petitioners”) regarding the types of projects the City may consider for economic incentives and the conditions under which such incentives may be offered.

Hooper City seeks to encourage commercial development that:

- Supports everyday needs of residents,
- Strengthens the local tax base,
- Creates quality employment opportunities, and
- Preserves the community’s rural and small-town character.

This policy is intended to promote transparency and predictability in how the City evaluates incentive requests, while recognizing that every project is unique and must be reviewed on its own merits.

Nothing in this policy creates a right to receive incentives or obligates the City to approve any development or incentive request. Final approval of any incentive will be at the City Council’s sole discretion.

II. Community Values and Development Vision

Hooper City values:

- Locally serving businesses,
- Agriculture heritage and compatible industrial activity,
- Modest-scale commercial development, and
- Thoughtful growth that does not outpace infrastructure capacity.

The City prioritizes development that primarily serves local and nearby residents. Projects that align with these values are more likely to be considered favorably for public participation.

III. Eligible and Priority Business Types

A. Priority Business Categories

The City may prioritize funding for projects that include:

- Grocery stores and essential neighborhood businesses
- Locally owned or locally operated businesses
- Agricultural, ag-support, or value-added agricultural uses
- Light industrial/flex space uses compatible with surrounding areas
- Employment-generating uses offering competitive wages

B. Lower-Priority or Discouraged Uses

Public funding is generally not intended to support:

- Higher density, multi-unit housing projects
- Uses incompatible with rural residential or agricultural surroundings
- Large regional or destination retail developments

IV. Geographic Focus Areas

Economic incentives will be geographically targeted and are generally intended to be considered within areas where infrastructure is available or reasonably feasible, including:

- 5500 South corridor and nearby commercial areas
- 5100 West corridor near future West Weber Corridor interchange

The City intentionally uses general corridor-based descriptions to allow flexibility while discouraging incentive requests in locations where infrastructure is unavailable or long-term commercial development is not planned or reasonable feasible.

V. Infrastructure and Public Benefit Considerations

Incentives may be considered when projects contribute to or require public infrastructure that benefits both the project and the broader community, including:

- Sewer and water extensions or upgrades
- Road and access improvements
- Stormwater facilities
- Public spaces or parks serving commercial areas

In some cases, off-site infrastructure improvements may be considered eligible when they clearly support the designated commercial corridor and reduce barriers to future development.

VI. Investment Thresholds and Project Prioritization

The City may apply thresholds or triggers that influence incentive eligibility or incentive levels, including:

- Availability or completion of sewer and other infrastructure
- Minimum private investment amounts
- Employment or wage benchmarks
- Development benchmarks

Projects may receive higher priority when they demonstrate:

- Strong private investment relative to public participation
- Long-term business commitment to the community
- Willingness to share in public infrastructure costs
- Willingness to partner with the City on community programs and investments

VII. Public Incentive Tools Available

When legally permitted and financially appropriate, the City may consider the following incentive mechanisms:

A. Community Reinvestment Areas (CRA)

- Used to reimburse eligible public improvements and other expenses as allowed under the Community Reinvestment Agency Act
- Funded only from new tax revenue generated by the project
- Payments occur only after performance is demonstrated

B. Public Infrastructure Districts (PID)

- Used to assist with projects that include large public infrastructure investments.
- No City guarantee of district debt
- City participation limited to formation, oversight, and coordination

C. Other Performance-Based Assistance

May Include:

- Fee reimbursements
- Other rebates or programs authorized by state law.

The creation and use of public incentives is subject to the sole discretion of the City. Compliance with this policy shall not obligate the City to approve the use of any incentive tool.

VIII. Performance Requirements and Accountability

Participation agreements shall include:

- Clearly defined performance standards
- Post-performance reimbursement structures
- Claw-back or repayments provisions for non-performance
- Ongoing reporting requirements

Performance may include:

- Minimum investment levels
- Job creation or wage thresholds
- Business operation timelines

Failure to meet or maintain performance requirements may result in a reduction or termination of incentive payments and/or repayment obligations where applicable.

IX. Application and Review Process

Petitioners seeking public incentives should expect to follow the following review process:

Community Reinvestment Area

A. Application

An application to create a CRA shall be submitted to the City and contain the following information:

- a. A brief narrative that describes the proposed development, identifies the need for public participation that cannot be overcome by the private market, and how the creation of a CRA will benefit the City and its residents generally.
- b. Site plan showing development planned to be built within the CRA
- c. Development schedules
- d. Infrastructure and other funding needs
- e. Other information necessary to evaluate the public benefit of creating a CRA.

B. Application Review

- a. Applications shall be reviewed to determine whether or not to direct the petitioner to proceed with the preparation of a fiscal impact/cost-benefit analysis.
- b. If approved, the City may require that a fiscal impact/cost-benefit analysis be conducted by a qualified, independent third-party consultant.

- c. The City's consultant will report the results of the application and fiscal analyses to the City Council for consideration. The City's discretion to create a CRA is neither limited to the review criteria indicated in this policy, nor does compliance with all of the criteria outlined in this policy obligate the City to create a CRA.

C. CRA Creation

- a. If the City elects to create a CRA, the petitioner shall work with the Hooper Community Reinvestment Agency to complete all the steps needed to finalize the creation of a CRA.

D. Participation Agreement

- a. Following successful creation of a CRA, the petitioner and Agency shall enter into a participation agreement

Public Infrastructure District

A. Petition and Letter of Intent

- a. A petition to create a PID shall be submitted to the City Offices
- b. A petition shall contain evidence of consent to the creation of a PID and for the issuance of debt by 100% of property owners within the proposed PID boundary.
- c. Each petition shall include a letter of intent to create a PID that contains the following:
 - i. Description of PID area including size, location, development history, and proposed development.
 - ii. Description of proposed development within the boundaries of the proposed PID including general distribution of land uses and densities and phasing of development.
 - iii. Summary of needed infrastructure, services, and facilities:
 - a) Current expected development scenario;
 - b) Required local and regional infrastructure and facilities for such development;
 - c) Regional and local infrastructure the proposed District is to provide;
 - d) Estimated construction costs for the proposed improvements;
 - e) General description of phasing of construction;

- f) Anticipated maximum or fixed maximum mill levy required to meet debt service of the District;
 - g) A sample plan of finance depicting the possible sources and uses of funds for the District;
 - h) A summary overview of the differences between the proposed development with a District in place and the plan without a District.
- iv. Proposed timeline for District creation
 - v. Acknowledgement that a consent must be signed prior to the hearing date for the governing document by all property owners within the proposed District boundaries approving of the creation of the proposed District and consenting to the issuance of debt in the amount sufficient for the proposed plan of financing.
 - vi. Proposed public benefit of creating proposed District.
 - vii. Disclosure of any conflicts of interest between the applicant and the officers and employees of the City.
 - viii. Copies of signed engagement letters between the applicant and applicable consultants and legal counsel retained by the City and/or the proposed District whereby applicant agrees to pay fees related to the review of the application and governing document.

B. Application Review

- a. City Staff and Financial Consultants will review the Letter of Intent utilizing these criteria to determine whether or not to direct the applicant to proceed with the preparation of a draft Governing Document for submittal.

C. Governing Document

- a. If the concept for the District as outlined in the Letter of Intent is approved, City staff and consultants will work jointly with the applicant to submit a Governing Document to the City Council.
- b. The Governing Document will be forwarded to the City Council for action through the standard City and statutory processes.

D. Disclosure and Reporting Requirements

- a. Applicant, homebuilders, commercial developers, and commercial lessors, as applicable, shall be required to disclose the following information to initial homeowners, renters, commercial property owners, and/or commercial tenants:

- i. Statement that a copy of the Governing Document is on file at the office of the City.
- ii. A disclosure outlining the impact of any applicable property tax, in substantially the following form

“Under the maximum property tax rate of the District, a primary residence value at \$[insert average residential property value] would have an **additional annual property tax of \$_____** for the duration of the District’s Bonds. A business property valued at \$[insert average commercial property value] would have an **additional annual property tax of \$_____** for the duration of the District’s Bonds.”

- iii. Such disclosures shall be contained on a separate-colored page of the applicable closing or lease documents and shall require a signature of such end user acknowledging the foregoing.

b. At least annually following the formation of the District, the District shall notify property owners in the District of the existence of the District and the next scheduled meeting of the Board of the District. Such meeting shall occur within 30 days following the date of the notice. Such notice shall contain names and contact information of the District and its Board of Directors.

c. The District shall provide the following information to the City Council on an annual basis, and the District shall create and maintain a file for public review of the following information:

- i. Annual District Budget
- ii. Annual financial report and audit of the District, as applicable under statute
- iii. Total debt authorized and total debt issued
- iv. Names and terms of Board members
- v. Rules and regulations of the District, including conflict of interest and contracting
- vi. List of all current agreements
- vii. List of all current contracts for services or construction
- viii. Official statements of current outstanding bonded indebtedness
- ix. District Office contact information

All consultant, legal, and other reasonable fees associated with the application, evaluation, negotiation, documentation, and approval on any economic incentive request shall be the sole responsibility of the petitioner.

These costs may include, but are not limited to:

- Application and processing fees
- Legal review and documentation costs
- Fiscal impact, cost-benefit, or economic analyses
- CRA creation fees
- Consultant or third-party review fees required by the City.

Payment of such costs does not guarantee approval of any incentive request.

X. City Council and Agency Authority

The ultimate decision to offer any economic incentive rests solely with the Hooper City Council and/or the applicable Agency Board, if a community reinvestment area is involved. The City is under no obligation to approve any development proposal or provide any economic incentive. Each request will be evaluated individually based on public benefit, fiscal responsibility, infrastructure capacity, and consistency with community goals and this policy.

XI. Policy Amendments

This policy may be amended by the Hooper City Council at any time to reflect:

- Changes to infrastructure capacity
- Market conditions
- Community priorities
- State law requirements