

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
Board Member Zunayid Z. Zishan
Board Member Cheryl Parkinson
Vice Chair West
Board Member Michael Thomas
City Recorder Amy Rodriguez
City Manager Tom Hanson
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.

Hanson stated that the funds are considered private donation and do not come from a tax base. Hanson stated that in order for us to plan accordingly for grants or matching funds for grants, staff would like direction from the Council to use the funds for future park use improvements. He stated that the Mayor has said that he will never support raising taxes for parks. Hanson noted that we could have the \$650,000 earmarked for parks capital projects.

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

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

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

Board Member Parkinson asked for clarification, noting that she thought that RDA funds are to be used for encouraging building and economic development, as well as improvements in the business areas. Hanson explained that the City received the property as a donation years ago. The property was transferred to RDA through a contract that stipulated that the money from the sale was to be given back to the city to be put into the general fund to be used as the city wanted.

Hanson stated that the reason for the transfer was to allow the RDA to work with a developer to come up with a project that the RDA could get behind. After it is determined that significant completion of the project would trigger the funds being transferred back to the city general fund.

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

Board Member Zishan that we may or may not have other things that we need to be done. He stated that he does not want to earmark the entire \$650,000 amount for parks, noting that if something needed is reasonable, the Council can vote and use the funds for a specific project.

Chair Allen stated that the funds can be earmarked for parks, and if it is needed for other projects that may arise, it can be transferred out and used for a project that may be more of a priority.

Hanson stated that the reason for the earmark is to help plan for the projects in the five-year plan.

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

Board Member Parkinson stated that the city is not broke, but rather we spend within our means.

Board Member Zishan agreed, stating that might be a better phrase to use. He stated that he knows that during covid, some things were put on hold and employee raises were frozen and

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

Board Member Christiansen stated that this money is not taxed based and that is why it is special. She stated that it increases our leverage going into a grant because it is private money and we do not receive a lot of private donations. Board Member Christiansen stated that she likes the idea of earmarking for parks because we struggle with raising money for matches for parks. She noted that this seems wise to do with what we are hoping to achieve with the parks plan.

Chair Allen stated that the funds could be put into the parks capital improvement and we could move it to another project in three years if we haven't used it all in parks, noting that we may not be able to use all of the money. Chair Allen stated that he also agrees with Board Member Zishan on his points, and stated that the funds will not be locked into parks improvement.

Hanson agreed, noting that it gives the city a tool to plan for matching funds for projects and it can be moved out of the fund if needed elsewhere.

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

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

Motion by Board Member Thomas
Seconded by Board Member Christiansen
To approve the use of funds from the sale of the
5580 South Adams Avenue Property for the
Parks Capital Improvements
Approved (4-1)

Board Members Christiansen, Parkinson, West, Thomas- AYE
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

Date Approved

City Recorder