

THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE



**AGENDA FOR THE REGULAR MEETING
OF THE REDEVELOPMENT AGENCY
OF THE CITY OF SPRINGVILLE, UTAH
COUNCIL CHAMBERS, 110 SOUTH MAIN STREET
MARCH 3, 2015 – 6:30 P.M.**

CALL TO ORDER

AGENDA

1. Discussion regarding moving forward with projects in the RDA area.
2. Motion for review and finalization of the March 3, 2015 minutes.

ADJOURNMENT

This meeting was noticed in compliance with Utah Code 52-4-202 on February 26, 2015. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendasminutes. Council Meeting agendas are available through the Utah Public Meeting Notice website at <http://www.utah.gov/pmn/index.html>. Email subscriptions to Utah Public Meeting Notices are available through their website.

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Recorder at (801) 489-2700 at least three business days prior to the meeting.



STAFF REPORT

DATE: February 26, 2015

TO: The Honorable Mayor and City Council

FROM: John Penrod, City Attorney

SUBJECT: DISCUSSION ON THE CITY'S FRONTAGE ROAD DEVELOPMENT PLAN.

RECOMMENDED ACTION

None.

BACKGROUND

In December 1999, the Redevelopment Agency of Springville City adopted the "Frontage Road Neighborhood Development Plan." This is the only active project area within the Agency's boundaries and consists of approximately 96.65 acres. To date, all blighted structures within the project area have been demolished, approximately 1.6 miles of fully improved streets and sidewalks have been installed, utilities have been installed, a drainage ditch has been enhanced, and, in 2012, an approximate 32,500 square foot commercial building was built.

The streets, sidewalks and utilities were installed as part of a special improvement district or subdivision process. All public improvements have been paid for in full.

The project area was originally owned by Spring Pointe Development LLC. Spring Pointe Development LLC had a number of approved development projects but backed out before pulling permits for the projects. The ownership of the property has since changed hands.

In 2010, Sam Dexy Properties LLC became owner of the northern approximate 20.5 acres of the project area. The owners of Sam Dexy Properties LLC subdivided the 20.5 acres and built a 32,500 square foot building for Infomercial, Inc. on a 9.12 acre lot. The owner has talked about asking the Agency to enter into a participation agreement for future development but has not yet done so.

In 2013, The Olds 2002 Family Trust became the owner of the remaining approximate 76.15 acres of the project area. The Olds 2002 Family Trust is working towards putting together a proposal for the Agency to consider in the near future.

Economic Update

The total project encompasses 96.65 acres of which approximately 9.12 acres (9.4%) have been developed. The only business in the project area is Infomercial, Inc. Taxable values within the

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project area have increased from \$389,535 in its base year to approximately \$8,178,256 after the 2013 valuation; a 2099% increase.

Tax Increment

To date, the Agency has received approximately \$220,000 in tax increment for the project. Twenty percent (20%) of that amount is supposed to be spent on affordable housing. The original budget for the Plan forecasted that the RDA would have collected approximately \$11.4 million in tax increment by 2016.

CURRENT DEVELOPMENT

The property that was purchased by The Olds 2002 Family Trust has started to develop. A proposal for an owner's participation agreement has been submitted for the Agency to consider.

Given the amount of time since the Plan was approved, staff feels that it would be a good idea to review the Plan and the recent proposal for an owner's participation agreement.

The Plan provides the Agency with guidance in the following areas:

- Specific Plan Projects
- Proposed Standards for Redevelopment
 - Development Objectives
 - General Design Objectives
 - Specific Design Objectives and Control
 - Techniques to Achieve Plan Objectives
 - Property Development
- Owner Participation Plans
- Budget
- Time Constraints

Staff proposes to discuss the above items to get direction on how the Agency wants to move forward with future development within the plan area.