

City of Washington Terrace

Minutes of a Redevelopment Agency Meeting Held on Tuesday, July 21, 2015
at City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

CHAIR, BOARD, AND STAFF MEMBERS PRESENT

Chair Mark C. Allen
Board Member Blair Brown
Board Member Mary Johnston
Board Member Robert Jensen
Board Member Scott Monsen
Vice-Chair Val Shupe
City Manager Tom Hanson
Secretary Amy Rodriguez

OTHERS PRESENT

Reba and Charles Allen, Scott Barker, Del Kraaima

1. ROLL CALL

2. INTRODUCTION OF GUESTS

3. CONSENT ITEMS

3.1 APPROVAL OF AGENDA

3.2 APPROVAL OF MEETING MINUTES FROM JUNE 16, 2015

Items 3.1 and 3.2 were approved by general consent.

4. NEW BUSINESS

4.1 DISCUSSION: AN UPDATE ON THE SOUTHEAST RDA EXTENSION

Hanson stated that the city is requesting to extend the RDA timeframe for another 10 years to capture 5.6 million in increments that would be placed back into infrastructure to help with economic development. If not for the RDA the land would stay vacant.

Hanson stated that the City is looking to extend the timeframe to capture the bookends of the RDA areas. Hanson stated that Zions Bank has been serving as our advisor on the request. He stated that the City has been able to build a relationship with the people on the committee and the Boards that they represent. Hanson stated that residents and business owners in the RDA area received letters explaining the RDA and the way in which the property taxes will be distributed. Hanson clarified that the RDA will not change the tax levy on their property and there will not be any increases. Hanson stated that another option would be to extend it to a cap of 5.6 million and not the ten years. He stated that if the tax base increases, it helps all taxing entities. Board Member Monsen stated that some of the tax entities can raise taxes any time that they want and they could raise taxes to compensate for the RDA. Hanson stated that is a possibility, however, the City is not raising taxes.

Board Member Monsen asked if money was given to the grocery store. Hanson stated that it was a loan from the RDA that was paid back.

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Hanson stated that the only area that may expand would be by the west side of the hospital; however he noted no plans have been expressed at this point. He also noted that the property belongs to the hospital and would not involve RDA monies. Hanson stated that the area of most concern for the RDA is Adams Ave. Hanson stated that the City has received grants based on the fact that we do have an RDA.

4.2 DISCUSSION: AN UPDATE ON THE ADAMS AVENUE ROAD PROJECT

Hanson stated that the curb, gutter, and black top have been completed. He stated that sidewalk is still being completed. Hanson stated that the City is still working on a survey issue. Hanson stated that there will be some realignment of some of the sidewalk heights, particularly by the library. Hanson stated that the library requested that the City replace some of their trees. Hanson stated that there is an agreement signed stating that the Library Board and County will be taking care of the trees and roots because the tree chosen is non-conforming. Vice-Chair Shupe inquired as to why the City is allowing them to have a tree that is against our ordinance. Hanson stated that the City has been working to resolve the issue with the Library Board to come to a resolution. Hanson stated that the project is under budget at this time, but overbid with some change orders. He stated that the project is almost complete.

5. COMMENTS CONSIDERED

There were no other comments considered.

6. ADJOURNMENT OF MEETING: CHAIR ALLEN

Chair Allen adjourned the meeting at 7:46 p.m.

Date Approved

City Recorder